



Council Minutes – Regular Meeting

February 18, 2025

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of February 18, 2025 at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Law Director Benjamin Albrecht, Finance Director Bethany Staats, Deputy Director of Finance Morgan Joeright, Administrative Services Director Adrienne Joly, Police Lieutenant Kris Daniels, Development Director Jennifer Chrysler, Public Service Director Ryan Ohly, Deputy Public Service Director Steve Mayer, Economic Development Manager Sara Zeigler, Planning Manager Chris Christian, Chief Communications and Marketing Officer Josh Poland, and Clerk of Council Jennifer Mason.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Marlene Brisk	P
CM Michael Durik	P
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P
CM Andrea Wilttrout	P

ACTION ON MINUTES:

Council adopted the February 4, 2025 meetings by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

COUNCIL COMMENT:

Mayor Spalding recalled the February 4 shooting in the New Albany business campus. He thanked the New Albany Police Department and first responders for their tremendous response. Officers were on the scene in 4 minutes. He thanked City Manager Stefanov for his leadership and the city's communications team for putting in many extra hours. New Albany drilled for those scenarios and had learned from other municipalities' experiences. He was grateful for the city's ability to react. He had met with several victims' family members. It had been a tough situation for the entire community and their hearts went out to everyone impacted. Council members concurred.

Council Member Wilttrout echoed the mayor's remarks, thanking City Manager Stefanov and the police department. It was an unexpected event that could happen anywhere. The city was trained and prepared. She thanked New Albany Plain Local School District and the school resource officers for providing the students a safe and comforting school environment the following day. The community response had exceeded expectations.

Council Member Durik stated he never expected this and felt fortunate for the all the first responders. He described the coordination and high quality of the response. He extended his deepest sympathy to the impacted families. Council Member Brisk expressed appreciation for the city's leadership. She remarked on Mayor Spalding's, Chief Jones's, and City Manager Stefanov's tremendous work. She acknowledged and thanked the many police, fire, and rescue responders, including those from the Plain Township Fire Department.

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Council Member Fellows stated we were all fortunate to live in such a great community and felt blessed to have the city leadership. He had been confident in the city’s preparation and the emergency response was spectacular.

Council Member Shull praised Mayor Spalding for representing the city well in such a tragic situation and expressed condolences to the victims’ families. He thanked the first responders for their bravery and tireless work. Safety was the city’s top priority.

Council Member Kist was proud of the city’s leadership, including Chief Communications and Marketing Officer Josh Poland, who worked while ill. Welcoming a workforce of 15,000-20,000 people, the community doubled in size every day. While the 2 victims weren’t New Albany residents, they were still part of the New Albany community.

Mayor Spalding praised the heroic actions of those working on site who helped subdue the gunman and hoped to pay recognition to those individuals. He thanked the press for helping to communicate information and all of the first responders.

HEARING OF VISITORS:

Proclamation: Declaring February as Black History Month

Mayor Spalding read the proclamation. Kimberly Minor, a New Albany resident and member of SOAR Parents Network and the Juneteenth Focus Group, thanked council for the proclamation. It was especially important as many changes were happening in the country. The proclamation meant much to the community and their children - letting them know how they related to the community and the greater good. Ms. Minor invited audience members present in support of the proclamation to stand.

New Albany-Plain Local Schools – Master Plan Overview and Upcoming Projects

Paul Miller introduced himself and Nathan Gammella from Schorr Architects, Inc. He presented the attached slides. The purpose of the presentation was to offer an overview of the capital facility improvement projects for the school district. He pointed out representatives in the audience from the school, fire department, and The New Albany Company (NACO). Schorr Architects primarily worked on publicly funded projects including many area schools. He reviewed school bond issue phase 1 and phase 2 projects. Funding for phase 2 would become available in 2027, and all projects were slated for completion in 2030. Other potential projects depended on funding and other factors. He reviewed phase 1 in more detail which included the elementary school for Grades K, 1, and 2, Swickard Woods Boulevard improvements, baseball and softball fields and associated amenities, transportation and fire substation, a new high school tech hub, and middle school stadium improvements. Ground would be broken for the elementary school in the fall, so they planned to utilize Bevelhymer Park for the 2026 baseball and softball season. Phase 2 would include the middle school/high school cafeteria and fine arts and school science hubs. He reviewed the potential projects listed on the slide. City council was the last stop of the jurisdictional review process, after meeting with city staff, the Architectural Review Board, NACO, the Planning Commission, and the Rocky-Fork Blacklick Accord (RFBA). They would be going to the RFBA, city boards, and council for zoning changes. Transportation site approvals were targeted for March-April. He described outside organization meetings and communications.

Nathan Gammella was overseeing the transportation/fire substation projects. He described the location of the site. The facility was a single building with a firewall divider. The 2 sides would be occupied by the New Albany Plain Local Schools Transportation Facility and the Plain Township Fire Department Substation. The parcel was

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currently zoned Infill Planned Unit Development District (I-PUD). City staff recommended rezoning the site to Community Facilities District (CF). He described the distances to curbs and proposed setbacks. The building's orientation related to site constraints, including 2 high pressure gas mains and a stream corridor protection zone. He described the site layout and features. There would be a total 227 parking spaces. He displayed the building orientation and traffic flow across the site. He described the exterior design using example buildings and noting New Albany standards. He explained the review and feedback processes to date and how they impacted the design and site adjustments. He listed the upcoming meetings at which they would be seeking approval. This was an overview and progress update. They were interested in feedback.

Council Member Fellows asked if there had been discussions with the neighborhood to the north regarding traffic concerns and if there would there be any screening. Mr. Miller responded they had heard comments from neighbors to the north, particularly on the sightlines of the buses. He stated the buses would be located on the south side of the site and car parking would be located on the north side. The development was positioned further south to maintain existing landscape and there would be further screening with planned landscape.

Council Member Fellows asked if there would be any screening north of Schleppi Road. Tom Rubey, Director of Planning, The New Albany Company, stated NACO owned that parcel and it was zoned for limited commercial uses. Additional screening would occur when that parcel was developed. There was landscaping installed along SR 605 a year ago. The New Albany Company had suggested Schorr move the facility's access points away from the nearby intersection to more evenly distribute traffic on SR 605.

Council Member Kist asked if there would be a way to keep the curb cut south of the tree line. Mr. Rubey responded that the intention was for the northern parcel's future commercial development to use the same curb cut.

Council Member Kist inquired if school buses would exit onto SR 605 via the northern curb cut in the morning. Mr. Gammella answered that busses would exit onto New Albany Road East in the morning and return to the transportation center via the northern SR 605 curb cut. There was substantial room for bus stacking on the site and there would not be much seen on Schleppi Road or SR 605.

Council Member Kist asked if bus drivers arrived at the same time each morning to start their buses. New Albany Plain Local School Superintendent Michael Sawyers replied that the maximum time for idling was 3-10 minutes and that buses left the lot at staggered times, with the first wave leaving at 6:25 am and the second leaving at 7 am. There would be more buses leaving simultaneously in the afternoon, as most left the lot between 1:45 and 2:00 pm.

Council Member Wiltout asked and Superintendent Sawyers confirmed that buses returned to the transportation lot at 3 different times in the afternoon. Superintendent Sawyers stated that all buses were back in the lot by 4:45 pm, with the majority being back between 4:15 and 4:45 pm.

Council Member Shull asked and Superintendent Sawyers confirmed that there would be no overhead coverage for the buses, but there would be landscape screening.

Council Member Shull asked and Mr. Rubey answered that NACO's northern commercial parcel's zoning called for convenience retail associated to the adjacent residential uses.

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Council Member Shull asked if there was an alternative to the current layout that would provide a buffer between the school bus lot and the northern residents. Mr. Gammella stated that the current layout was determined by the site's restrictions and, out of the few possible permutations, the current option was the best for fire. No option would have provided less bus visibility.

Council Member Fellows stressed the point that it was important to keep the area aesthetically fitting.

Mayor Spalding asked and Mr. Gammella pointed out the fueling station location. Mayor Spalding asked and Mr. Gammella confirmed that Schleppe Road was designed for 2-way traffic. Mr. Gammella stated they needed to make sure the improvements included heavy duty pavement.

Mayor Spalding asked and Public Service Director Ryan Ohly responded that turn lanes would be restriped to provide room for bus drivers and motorists. The traffic engineer was working on the pavement configuration. Council Member Fellows expected the road would need a long turn lane for buses to stack up by the entry.

Council Member Kist asked and Mr. Miller answered the baseball facility options were driven by site, space, and land commitment. The fields were taking up a large portion, with parking pushing beyond 15 acres. The Ganton Parkway site was a great location, but they were working on the rest of the development details.

Mr. Rubey recalled conversations about creating comprehensive park system from Taylor Farm to Rose Run to a park across from the future children's hospital. NACO's commitment was donating 15 acres. They were struggling with how to present a meaningful termination of the "green necklace" and were questioning if there were other site options for the school's baseball and softball facilities. Superintendent Sawyers stated that the school considering factors including schedule, price, and timeline for the ballfields.

Council Member Fellows asked if NACO would still build a park if the baseball fields were built at Bevelhymer. Mr. Rubey stated the 15-acre land donation was unwavering, but NACO was determining where the best location was to meet the school district's needs.

Development Director Jennifer Chrysler added the city had begun plans for Rose Run 3 and were focused on bringing all of the park spaces together in a way that would meet taxpayer expectations. Considerations for the ballfields included size constraints, shelter space, and parking. There were some potential synergies with Plain Township's planned fieldhouse being explored.

Council Member Fellows asked and Director Chrysler responded that there would not be enough room to add a play space if the ballfields remained at Ganton Parkway.

Mr. Rubey stated that NACO was willing to donate more land, if necessary. He noted the distance between Rose Run 2 and Ganton Parkway and anticipated more connectivity would be needed to make the park system work.

Council Member Fellows stated the cost-benefit might be greater if they were to locate the ballfields adjacent to the fieldhouse and utilize Ganton Parkway as a greenspace amenity, better serving the future surrounding homes. Superintendent Sawyers agreed and stated the Bevelhymer location could open up the possibility of tournament play, bringing in more people to the community and benefitting local businesses.

Superintendent Michael Sawyers noted wetland mitigation would have to be done at the Ganton Parkway site, requiring 9-12 months of work with the Ohio EPA. Mr. Rubey stated there was a huge cost to mitigate the wetlands.

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Council Member Kist asked if there were any encumbrances with the Metro Parks for the Bevelhymer site? City Manager Stefanov stated there had been discussions regarding contributing to the Metro Parks on the property's western side, but there were no contractual obligations.

Council Member Shull stated, while his children did not prefer the travel time to Bevelhymer for sports, it sounded like that location might be a good option.

Mayor Spalding thanked New Albany Plain Local Schools and Plain Township their attendance.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: No meeting.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD (ARB): Council Member Brisk reported the ARB tabled an application for exterior changes to 20 S. High Street. The petition didn't contain enough detail and the petitioner was not present. The ARB approved Mershad Development's project in the Village Center which came back to the ARB with all requested changes made. Council Member Fellows asked and Council Member Brisk stated she believed all 104 units were intended to be rental, but over time that could change. They were mostly 1-bedroom apartments and rental pricing would be market rate. They were required to have 130 parking spaces, but were providing 180 spaces. The 180 spaces included on-street parking. The duration of on-street parking could be limited. Council Member Shull remained concerned for area business owners who were already encountering problem parkers. He thought hourly parking could be a good idea to manage the parking, especially during working hours. Council Member Brisk agreed parking would become more of an issue in the historic Village Center. She noted the development had parking underground and underneath the townhomes and felt it was a huge plus. Council Member Fellows asked and Planning Manager Christian replied a school impact study was not required, however, historically, townhomes didn't add as many students as single-family homes. Director Chrysler stated this project was taxed at the higher commercial rate, which meant more revenue to the school. Other area apartments still added low numbers of students. Often, families with children who were renovating or building homes in New Albany rented from the local apartments.

BOARD OF ZONING APPEALS: No meeting.

SUSTAINABILITY ADVISORY BOARD (SAB): Council Member Kist reported that the SAB re-elected Charles Schumacher as chair, Laura Gall as vice chair, and Molly Scott as secretary. Student leaders in Sustainability (SLS) potential applicant Alexa Briggs presented a bird box project for her Eagle Scout Badge project. Existing boxes would be repaired and new ones would be added around the school. SLS applications were open until February 28. 3 parks were selected to test pocket prairies in March: Taylor Farm, Planter's Grove, and James River Park. Mad Scientist Associates would present options for native plantings. These were test patches that could be rolled out to larger areas. Council Member Fellows asked and Council Member Kist replied that public education was part of this project, including educational signage. Green Guardians, volunteers who helped sort trash and recycling at events, would now get t-shirts with a recognizable logo, kid sizes would be available. The 2024-2025 invasive species program only had 2 applications. The SAB brainstormed strategies to make it more effective and would reassess at end of year. Upcoming projects included the Windsor subdivision curbside food waste pick-up test program. The SAB was getting quotes. The SAB was planning Earth Day to Arbor Day events which included a household

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hazardous waste, e-waste, and paper shredding drop-off on April 26 at the Public Service Complex. There would also be a tree planting event around Rose Run Park again.

IDEA IMPLEMENTATION PANEL: Council Member Wiltrout reported that the successful SOUPeR Supper event offered 18 soups and the winner was a venison chili. The panel was excited about the Accessibility Focus Group listening session at the library on March 1. Community Connectors training started February 19 and additional connector applications were incoming.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-05-2025

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 28.10+/- ACRES OF LAND GENERALLY LOCATED TO THE SOUTHEAST OF AND ADJACENT TO STATE ROUTE 161/BEECH ROAD INTERCHANGE, FROM OFFICE CAMPUS DISTRICT (OCD) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS “BEECH INTERCHANGE SOUTHEAST ZONING DISTRICT” AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL.

Planning Manager Chris Christian stated the subject property was currently zoned Office Campus District (OCD) and the applicant proposed to rezone it to Infill Planned Unit Development (I-PUD). It would be broken up into Subarea A and Subarea B. Both subareas allowed for commercial retail uses. Subarea B allowed for general employment uses. The proposed text was similar to adjacent zoning districts. The proposed uses were consistent with the strategic plan recommendations for the area and the zoning text was compatible with the future land use plan.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Shull moved to adopt the ordinance. Council Member Durik seconded and council voted with 7 yes votes to approve Ordinance O-O-05-2025.

ORDINANCE O-06-2025

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTER 1115.07 OF THE PLANNING AND ZONING CODE OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

Planning Manager Chris Christian stated this amendment applied to the city’s conditional use code and was in response to developer feedback. The amendment would allow conditional use plan approvals to run the length of their associated development plans. The current code stated conditional use approvals expired after 1 year, while final development plans expired after 2 years. If new construction was needed as part of a conditional use

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approval, the applicant would have 2 years to execute it before expiration. If a conditional use was needed for an existing building and no construction was needed, applicants would have 1 year to start the conditional use before expiration. Planning Commission (PC) members had requested a clean-up of the code’s conditional use violation process. Deputy Clerk Christina Madriguera assisted in revising and clarifying the code’s language. The changes received the PCs’s approval.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Wilttrout moved to adopt the ordinance. Council Member Kist seconded and council voted with 7 yes votes to approve Ordinance O-O-06-2025.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-07-2025

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT RIGHT-OF-WAY DEDICATION FOR GANTON PARKWAY WEST PHASE 4 AS REQUESTED BY THE CITY OF NEW ALBANY.

Planning Manager Chris Christian stated this was the final plat for Ganton Parkway phase 4. This ordinance was required for the adoption of the final plat for the 4th phase of a public street named Ganton Parkway West. This plat extended Ganton Parkway West to the east from the Theisen Drive stub which intersected with US-62. Theisen Drive would be renamed Ganton Parkway. The plat also realigned the intersection of East Dublin-Granville Road and Kitzmiller Road, vacated a portion of East Dublin-Granville Road, and replaced the vacated portion with a utility easement. The Ganton Parkway West phase 4 plat dedication, extension, and realignment consisted of approximately 7,175 feet of new right-of-way totaling 12.3313 acres. There were drainage, utility, and streetscape easements on both sides of the proposed right-of-way area. Ganton Parkway West was identified as a “Business Park Road” character classification in the Engage New Albany strategic plan. The right-of-way and additional easements met and exceeded the 115-foot recommendation in the strategic plan. The Planning Commission reviewed and recommended approval of the final plat during their February 3 meeting.

Council Member Fellows asked and Manager Christian answered roundabouts were being studied for 2 intersections. The road alignments were being driven by traffic studies and area topography.

Council Member Wilttrout asked and Manager Christian responded he didn’t anticipate a longer drive time using Dublin-Granville Road with the added extension.

Council Member Fellows asked and Manager Christian responded a 3-way stop was planned for the Kitzmiller/Dublin-Granville intersection.

Council Member Durik asked and council discussed various routes to drive south to Morse Road. Council Member Durik anticipated confusion about Ganton Parkway and old Dublin-Granville Road designations and stated the city’s signage would have to be very clear. Director Chrysler noted this was just 1 phase of Ganton Parkway. Another planned piece of Ganton Parkway starting at Beech Road would also connect into Dublin-Granville Road. Ultimately, SR 161 a.k.a. old Dublin-Granville Road would end at the Ganton Parkway roundabout. Then Ganton Parkway would run through to Beech Road. Council and staff discussed the old Dublin-Granville Road name changes along certain sections.

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Council Member Durik expressed concern about the complexity of the proposed street changes. Director Chrysler responded this was studied as part of the strategic plan. To turn the Kitzmiller/SR 161 intersection into a roundabout, the roundabout would have to be as large or larger than the roundabout at Morse Road. There was a bridge and topographic constraints. The city wanted to pull traffic away from the Village Center using the Market Street extension, the newly improved SR 62, and what would be Ganton Parkway. The intersections at High/Main and Main/Dublin-Granville experienced extensive traffic issues. Staff studied these alignments and had discussions with property owners to make sure things made sense from a traffic standpoint.

Council Member Fellows asked why Kitzmiller Road couldn't stay where it was and the city could connect Dublin-Granville Road to Ganton Parkway and be done. Council Member Durik agreed. There seemed to be sufficient land for a large roundabout in that area. Director Chrysler replied the large roundabout couldn't be installed due to the grade drop. Staff viewed aerial studies and found the elevation changes north of SR 161 were significant and extended east, north, and south to Kitzmiller Road. Additionally, there were requests from property owners and increased traffic numbers to accommodate.

Council Member Fellows asked and Director Chrysler responded that staff looked extensively at moving the Kitzmiller Road intersection to the east instead of west. However, due to grade changes, culvert structures, etc., it would cost millions of dollars to change that infrastructure. They spent a year and 3 months evaluating and running traffic numbers with Carpenter Marty Transportation, Inc. Council Member Fellows stated he had confidence in staff and, at first glance, it was hard to conceive, until he had all the information. Director Chrysler described the extensive work Carpenter Marty did looking at alternatives. She further described the grade changes going east down Ganton Parkway and Dublin-Granville Road - there were topographical changes unlike the rest of New Albany. The topography even impacted the proposed school ball fields. Retaining walls would be needed. One could see the elevation layers on the Franklin County Auditor's website. The entire quadrant was difficult to design and this was the best solution given the factors at play.

Council Member Fellows asked Mayor Spalding replied that shutting down Kitzmiller Road was considered, but rejected. Director Chrysler stated connectivity was one of the city's principles of planning.

Council Member Shull asked why the Ganton area was considered for ballfields if the topography was so challenging. Director Chrysler explained the topography was deceiving and that most wouldn't notice the grade changes unless they were on a bike. There were other challenges, too, like wetlands. Overall, it was a complex situation.

Council Member Kist stated people used Kitzmiller Road to drop down to Clark State. During peak times, he expected southbound traffic would get pushed from Kitzmiller over to SR 605 He expected the proposed road alignment to increase traffic on SR 605 and Dublin-Granville Road. Director Chrysler stated staff had discussed other needed area improvements and were looking at the terminus just west of Beech Road to Babbitt Road. They were also looking at Babbitt Road improvements. Based on modeling, traffic was likely to prioritize going south on Babbitt - with improvements on Morse Road and roundabouts at Babbitt and Kitzmiller, there were no traffic lights and it became the clearer path south.

Council Member Durik understood the grade changes that Director Chrysler explained, but he didn't know why Kitzmiller Road couldn't stay the same. Director Chrysler stated, based traffic projections for Dublin-

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Granville Road, traffic would pick-up significantly, and a 4-way stop at that intersection might not be the best solution. Council Member Shull noted this was the first reading of this ordinance and the matter could be investigated further. City Manager Stefanov stated he would follow up with Council Member Durik regarding his questions.

Mayor Spalding set the ordinance for second reading at the March 4, 2025 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

NONE

COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Stefanov reported ODOT awarded MORPC a \$300,000 grant to update bicycle mapping for Franklin County. The MORPC executive team was in Washington, DC to discuss re-authorization of transportation funding. On February 27, MORPC would host a Future of Transportation program. On February 18, MORPC held the first Regional Policy Roundtable meeting. MORPC formed a by-laws committee since the by-laws were last updated in 2016. MORPC completed the 4th phase of Leaders Who Listen survey and the topic was economic development. The Central Ohio Greenways board announced its goal to oversee the construction of 50 additional miles of trail in Franklin County over 5 years. In May-June, MORPC would be marketing sustainable transportation options with their “bike to work” program, advocating for motorists to explore different commuting options. Mayor Spalding reported chairing the Regional Policy Roundtable which featured Liz Brown from the YWCA and Rachel Luck from Lutheran Social Services. The speakers talked about homelessness in the region and how federal dollars may dry up or not be appropriated, shifting responsibility to the region. The final version of the roundtable’s next 2-year policy priorities were posted on MORPC’s website.
- B. Council Representative to Joint Parks and Recreation: No report.
- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Kist reported the school board held a retreat and talked about communications, policies, and proper channels to communicate with the board president and superintendent. There was a lengthy discussion on how to navigate the new Ohio House Bill regarding gendered bathrooms. The NAPLS attorney provided a history of how the policy evolved and case law, stating it was a difficult policy to navigate since it could be argued from all sides. NAPLS’ own policy didn’t change much.
- D. Council Representative to Plain Township: Council Member Durik reported the township approved \$15,000 for new pool deck furniture. The 2025 pool rates were staying the same. The township approved \$74,000 to repair and reseal the fire station bay floor. The township trustees heard a presentation from Baker Tilly on financial options for the fire station, no action was taken.

REPORTS OF CITY OFFICIALS:

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- A. Mayor: Mayor Spalding reported the COMMA meeting had a MORPC presentation and a regional housing advocacy presentation. Both provided information about their view on the housing situation in central Ohio.
- B. Clerk of Council: No report
- C. Finance Director: Finance Director Bethany Staats stated she received an Ohio Municipal League email regarding the federal government’s possible interest in eliminating tax-exempt municipal bonds. The National League of Cities had created a movement called “built by bonds” and collected stories on how municipal bonds were used. New Albany was planning to issue \$50 million in bonds this year and she felt it was important to show support. She would bring a resolution to the next meeting.
- D. City Manager: City Manager Stefanov reported that the consultants performing the city’s organizational analysis sent out a survey. If council need any help scheduling appointments to speak with the consultants, staff would assist.
- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Kist reported on reading about a public information meeting at the school annex for a gas-fired power plant slated to serve a datacenter. The parcel was for EdgeConneX at SR 161 and Mink Street. Council Member Fellows wanted to know if the plant would use Ohio-produced natural gas. City Manager Stefanov was planning to attend the public information meeting.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to New Albany Charter Section 4.03 (E) for economic development purposes and pursuant to Ohio Revised Code 121.22(G)(2) to consider the purchase of property for public purposes, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest. Council Member Shull seconded and council voted with 7 yes votes to go into executive session at 8:29 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Kist seconded and council voted with 6 yes votes to come out of executive session and resume the regular meeting. Council resumed the regular meeting at 10:04 pm.

OTHER BUSINESS:

NONE

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the February 18, 2025 regular council meeting at 10:05 pm.



Council Minutes – Regular Meeting

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ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor

04 MAR 2025
Date

NEW ALBANY-PLAIN LOCAL SCHOOLS FACILITIES MASTERPLAN OVERVIEW

February 18, 2025



New Albany-Plain Local Schools

FEBRUARY 18 PRESENTATION GOALS

- To provide an overview and progress update on the implementation of the NAPLS Campus Master Plan
- To seek input and answer questions regarding progress planning to date



NEW ALBANY-PLAIN LOCAL SCHOOL DISTRICT

Schorr Architects, Inc.
Architects

Tony Schorr, AIA, President
Principal Architect & QC Manager

Paul Miller, AIA, NCARB
Project Architect

Victoria Newell, AIA
Project Architect

Nathan Gammella, AIA
Project Architect

Harrison Planning Group
Planners

Kevin Harrison, AIA, LEED AP
Master Planning

Community Design Alliance
Associated Architects/Interior Design

Mike Dingeldein
AIA, LEED AP, CNU-A, Owner
Master Planning & Programming Lead

Cindy Dingeldein
IIDA, LEED AP, Owner
Interior Design Lead

Mary Knapp
IIDA, LEED AP
Interior Design Manager

Roger D. Fields Associates, Inc.
ME/P/Engineering

John Kerr, PE
Project Architect

HEAPY
Technology/Security Design

Mike Jankowski, PE, RCDD, CTS-D
Senior Technology Engineer

Kleingers
Civil Engineering/Surveying

Megan Cyr, PE, LEED AP
Project Manager

Randy Wolfe, PS
Survey Manager

Karla Salmans, PLA
Lead Landscape Architect

Mark Nolt, PE, PTOE,
Lead Traffic Engineer

SMBH
Structural/Engineering

Joe Noser, PE
Project Manager

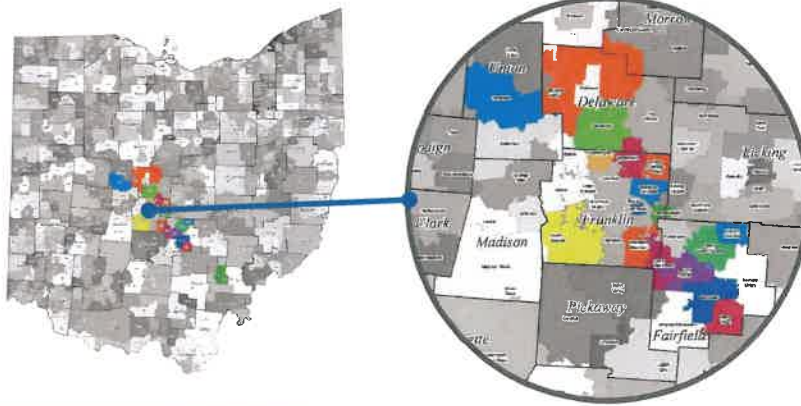


**NEW ALBANY
PLAIN LOCAL SCHOOLS**



Design Team Introduction

- Schorr Architects, Inc. was founded by Tony Schorr in 1988.
- 39 years of K-12 experience and public projects.
- Planned & designed education facilities for a total of (70) Districts since 1988.
- \$2.5-billion worth of educational facility construction on over (1,000) projects.



**NEW ALBANY
PLAIN LOCAL SCHOOLS**



■ PHASE 1 \$75,000,000

- Elementary School Grades K, 1-2.
- Swickard Woods Boulevard Improvements.
- Baseball & Softball Fields.
- High School Tech Hub.
- Middle School Stadium Improvements.
- Transportation Facility / Fire Substation.

■ PHASE 2 \$60,000,000

- Middle School/High School Expanded Cafeteria Space & Fine Arts Hub.
- High School Science Hub.

■ Potential PI Funded

- (D) Annex Demolition/Expansion of District Administration.
- (E) Site Improvements at Primary School.
- (F) Maintenance Storage Facility.
- (K) McCoy Storage Facility.
- M.S. Locker Room Improvements.
- H.S. Gym Locker Room Improvements.
- H.S., M.S., I.S Wellness & Athletics Storage.

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NEW ALBANY
PLAIN LOCAL SCHOOLS



schorr architects
inc.

CDA
COMMUNITY
DESIGN ALLIANCE

Ruscilli
CONSTRUCTION CO., INC.



Phase 1

- Elementary School for Grades K, 1, 2.

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NEW ALBANY
PLAIN LOCAL SCHOOLS



schorr architects
inc.

CDA
COMMUNITY
DESIGN ALLIANCE

Ruscilli
CONSTRUCTION CO., INC.



Upper Level
32,575 Sq Ft



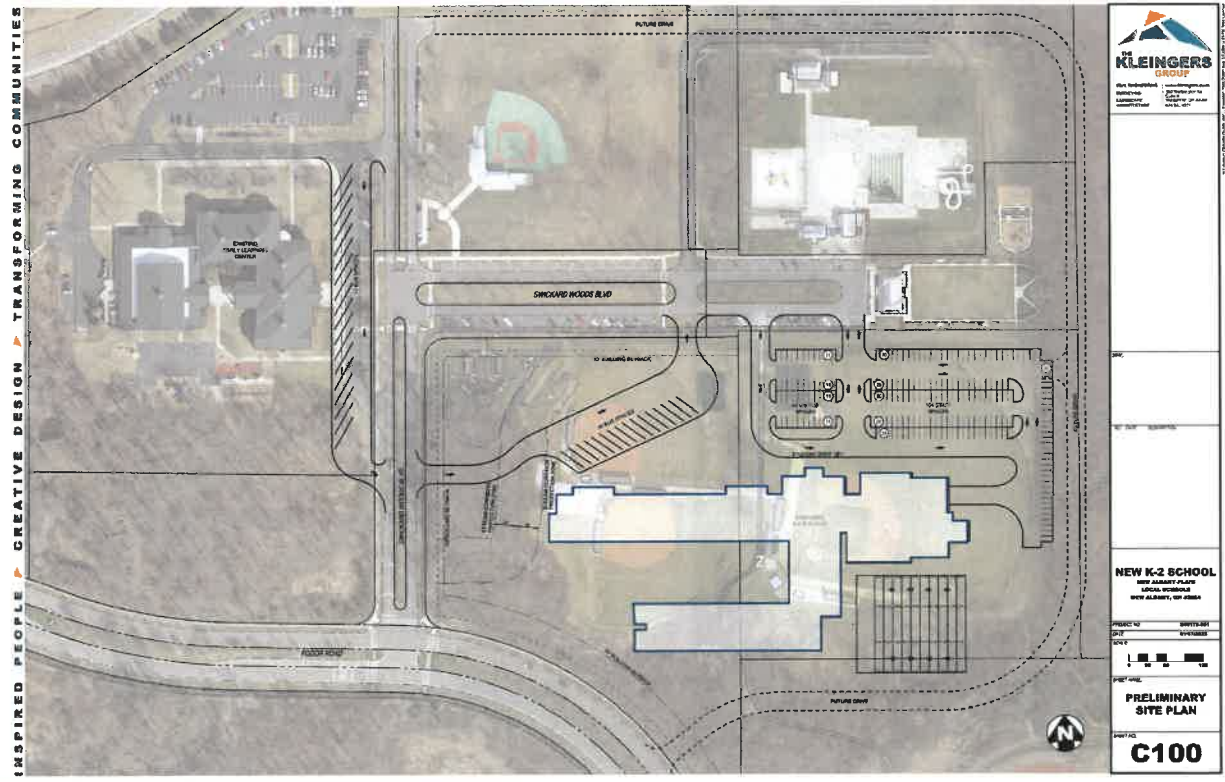
Main Level
99,542 Sq Ft

- Academic
- Special Needs/OCR
- Administration
- Media Center
- Art
- Music
- Phys Ed
- Student Commons
- Food Service
- Building Services

132,116 Sq ft
New K-2 School
New Albany Plain Local School District
POR CONCEPT PLAN v.16
Dec 12th, 2024



7 NEW ALBANY PLAIN LOCAL SCHOOLS



INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES

KLEINGERS GROUP
1000 W. MARKET STREET, SUITE 1000
COLUMBUS, OH 43260
PH: 614.291.1111
WWW.KLEINGERSGROUP.COM

NEW K-2 SCHOOL
1000 W. MARKET STREET, SUITE 1000
COLUMBUS, OH 43260
WWW.KLEINGERSGROUP.COM

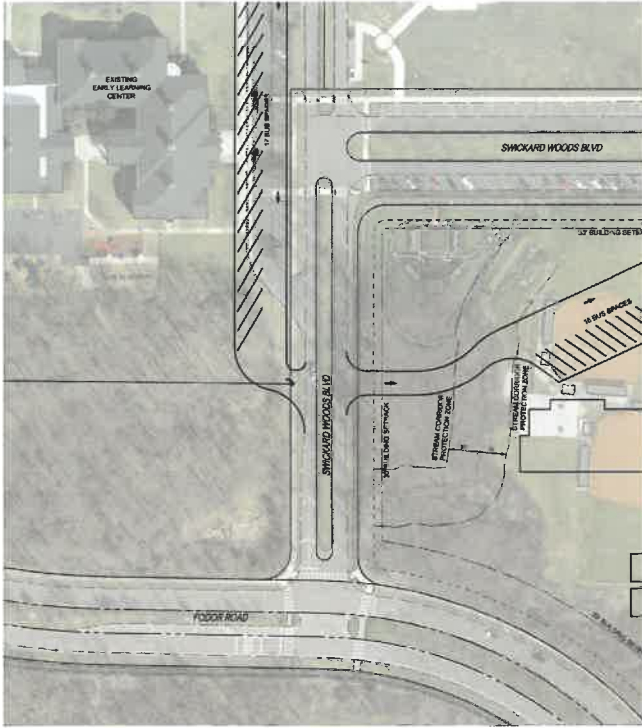
PROJECT NO: 2024001
DATE: 12/12/24
SCALE: 1" = 40'

PRELIMINARY SITE PLAN

DRAWN BY: C100

8 NEW ALBANY PLAIN LOCAL SCHOOLS





Phase 1

- Swickard Woods Boulevard Improvements

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Conceptual Option 1: Ganton Parkway

Phase 1

- 2 Baseball Fields
- 2 Softball Fields
- Dugouts
- Pressbox
- Concessions
- Practice Hitting Facility

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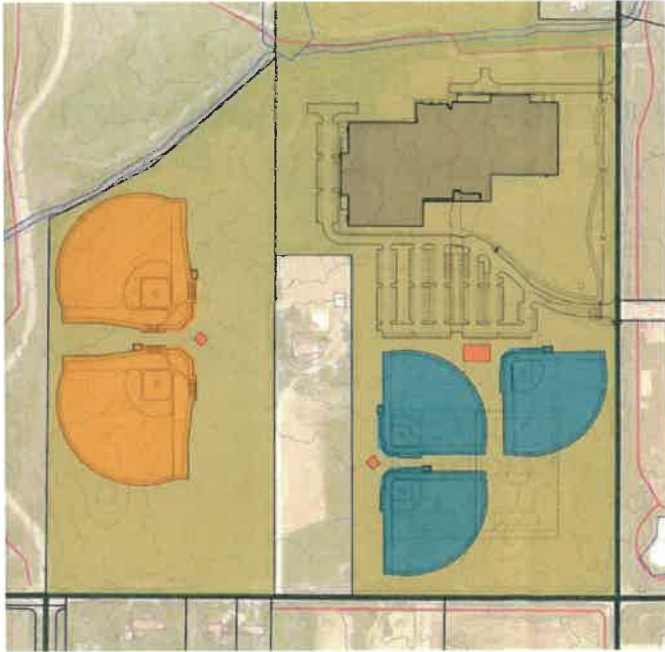
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Phase 1

- 2 Baseball Fields
- 2 Softball Fields
- Dugouts
- Pressbox
- Concessions
- Practice Hitting Facility

Conceptual Option 2: Bevelhymer Park

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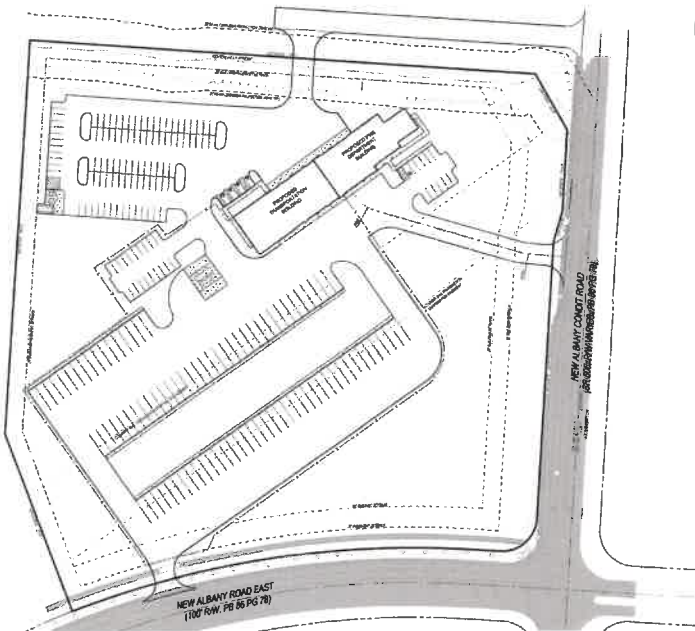
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Phase 1

- Transportation Facility & Fire Substation



12



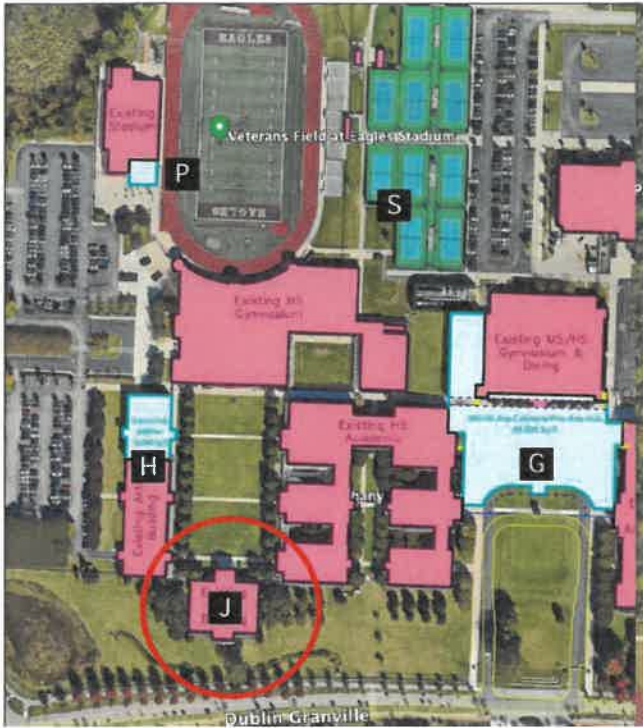
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Phase 1

- High School Tech Hub

13  **NEW ALBANY
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Phase 1

- Middle School Stadium Improvements

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Phase 2

- Middle School High School Cafeteria & Fine Arts Hub (G)
- High School Science Hub (H)

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PLAIN LOCAL SCHOOLS**



Potential / PI-Funded

- (D) Annex Demolition/Expansion of District Administration
- (E) Site Improvements at Primary School
- (F) Maintenance Storage Facility
- (K) McCoy Storage Facility
- M.S. Locker Room Improvements
- H.S. Gym Locker Room Improvements
- H.S., M.S., I.S Wellness & Athletics Storage

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PLAIN LOCAL SCHOOLS**



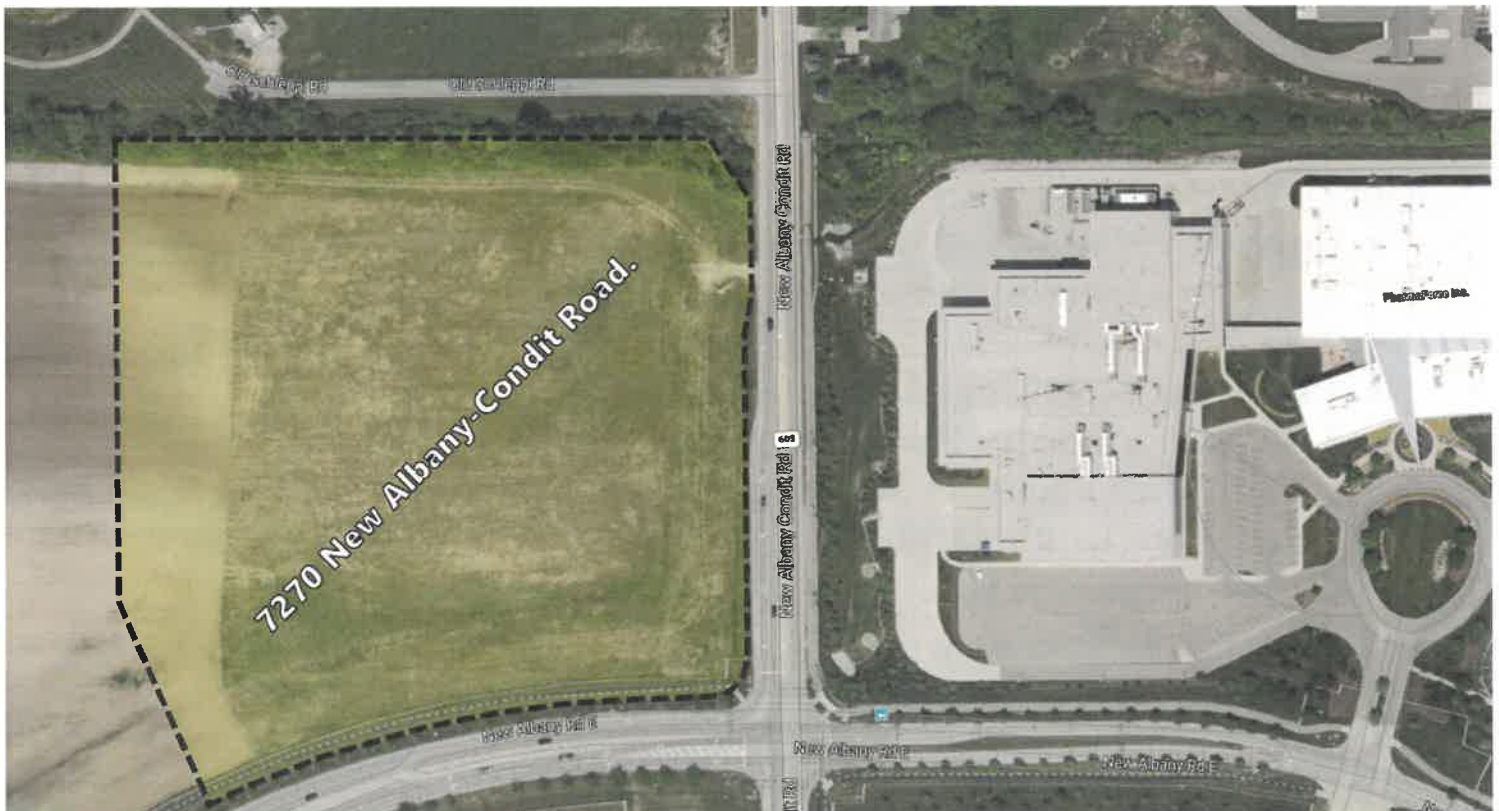
Jurisdictional Review

- City Staff.
- Architectural Review Board.
- New Albany Company.
- Planning Commission.
 - Rocky Fork Blacklick Accord.
- City Council.

Design Review

- School Administration.
- Teachers & Staff.
- Plain Township Fire Department.
- Environmental Sustainability Subcommittee.

17  **NEW ALBANY
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Transportation Facility and Fire Substation

KEY INFORMATION – FOOTPRINT

- A single building divided in half by a firewall, with each area occupied by a different tenant.
 - 1) Transportation Facility – NAPLS
 - 9,350gsf footprint + 2,750gsf mezzanine.
 - 2) Fire Substation – Plain Twp. Fire Department
 - 8,450gsf footprint + 1,600gsf mezzanine.



Transportation Facility and Fire Substation

KEY INFORMATION – ZONING

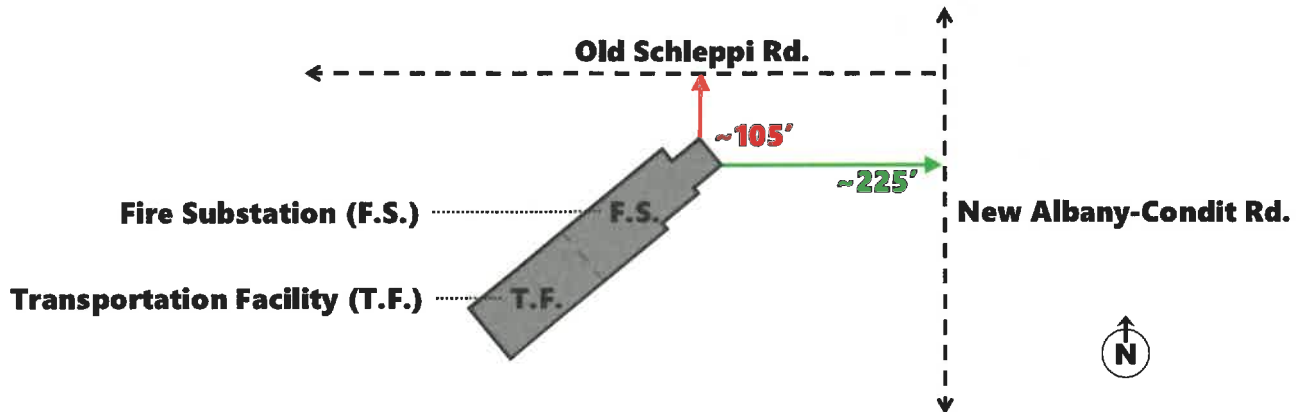
- Current zoning classification:
 - I-PUD - Infill Planned Unit Development District.
- City Staff recommends classification:
 - CF - Community Facilities District
 - City Staff suggests additional overlay text should be included as applicable.



Transportation Facility and Fire Substation

KEY INFORMATION – LOCATION (1)

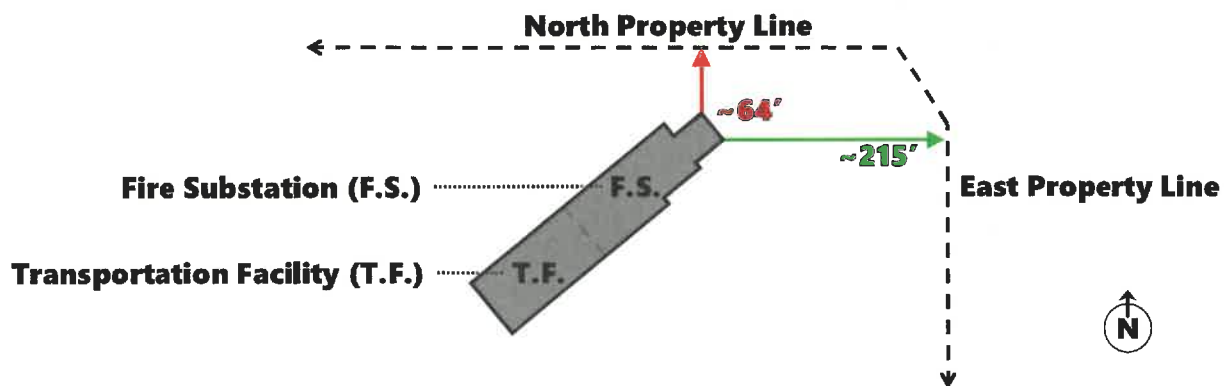
- 7270 New Albany-Condit Road.
 - ~13 Acres.
 - Building is setback from adjacent roadways by over 100’.



Transportation Facility and Fire Substation

KEY INFORMATION – LOCATION (2)

- 7270 New Albany-Condit Road.
 - Building property line setbacks are as follows:



Transportation Facility and Fire Substation

KEY INFORMATION – SITE CONSTRAINTS (1)

- Columbia Gas / TransCanada Easement
 - Two high-pressure gas mains run beneath the site.
 - Strict Guidelines:
 - No parking within 10' of the pipeline.
 - No pavement within 5' of the pipeline except for crossings between 45 and 90 degrees.
 - No parallel travel lanes within the easement.
 - No turning within the easement, crossing only.

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Transportation Facility and Fire Substation

KEY INFORMATION – SITE CONSTRAINTS (2)

- Stream Corridor Protection Zone.
 - Strict Guidelines:
 - No building within 45' of the area, both sides.
 - Measured to the centerline of the stream.

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Buildable Area
Diagram

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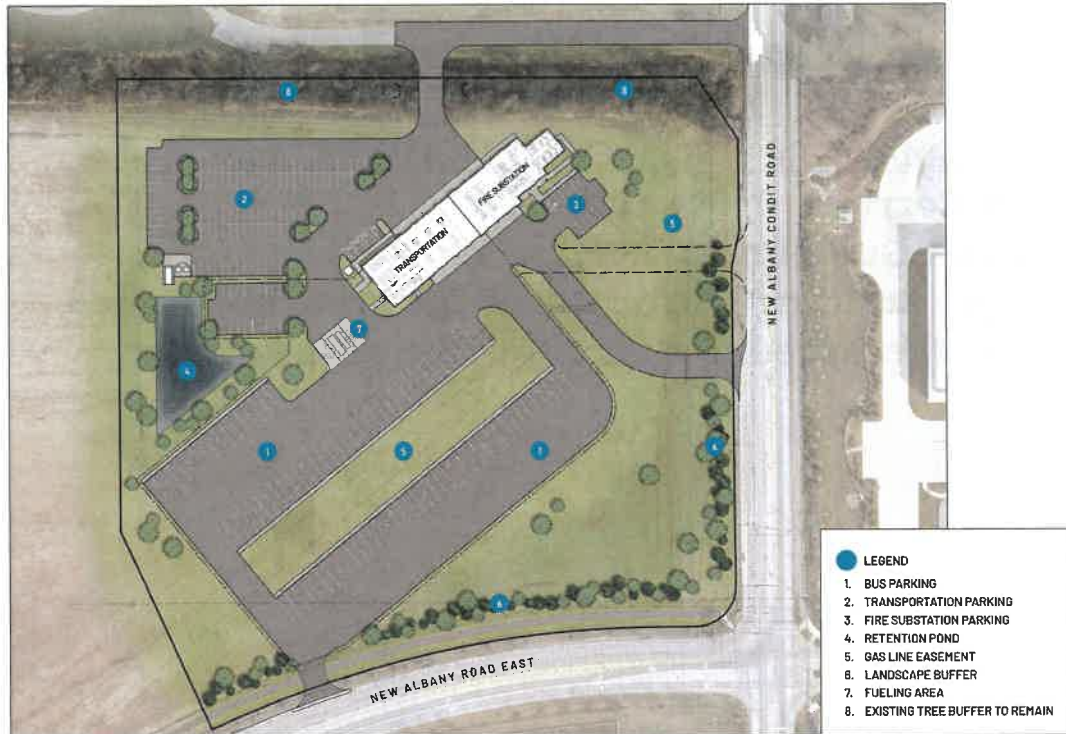
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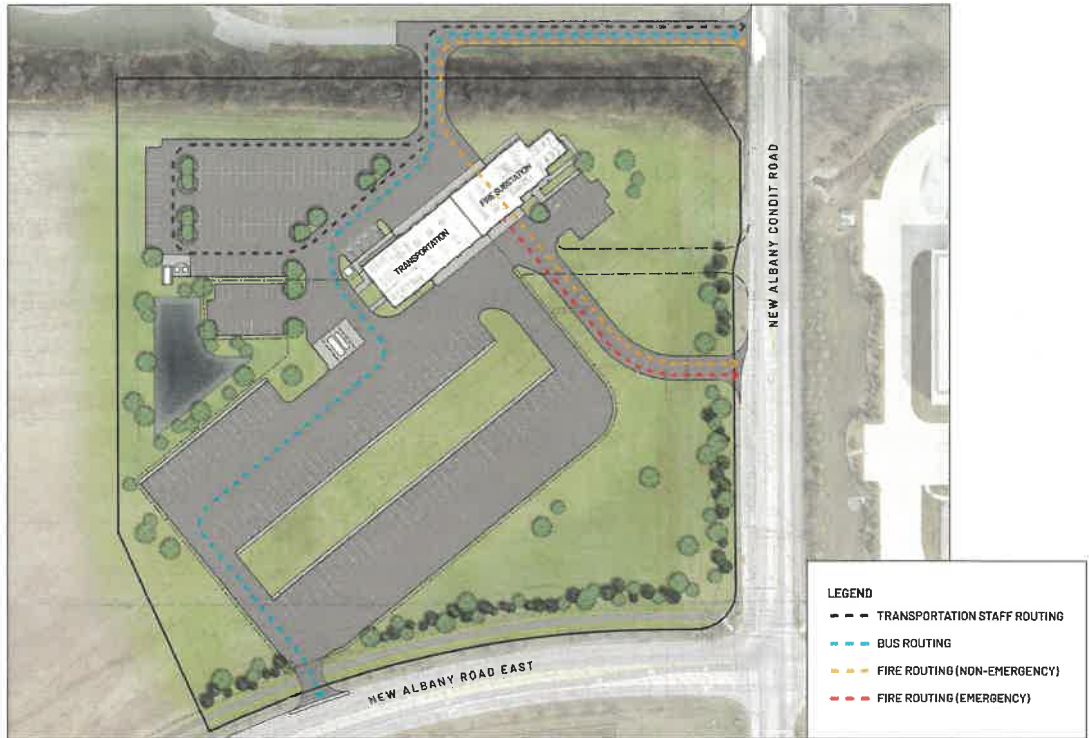


Transportation Facility and Fire Substation

KEY INFORMATION – SITE

- **Parking**
 - 1) **Transportation Facility**
 - 100 standard spaces (9'x20').
 - 4 accessible spaces (8'-20').
 - 20 van spaces (9'x20').
 - 90 bus spaces (12'x40').
 - 2) **Fire Substation**
 - 12 standard spaces (9'x20').
 - 1 accessible spaces (8'-20').

Total: 227 spaces.



Transportation Facility and Fire Substation

KEY INFORMATION – EXTERIOR DESIGN

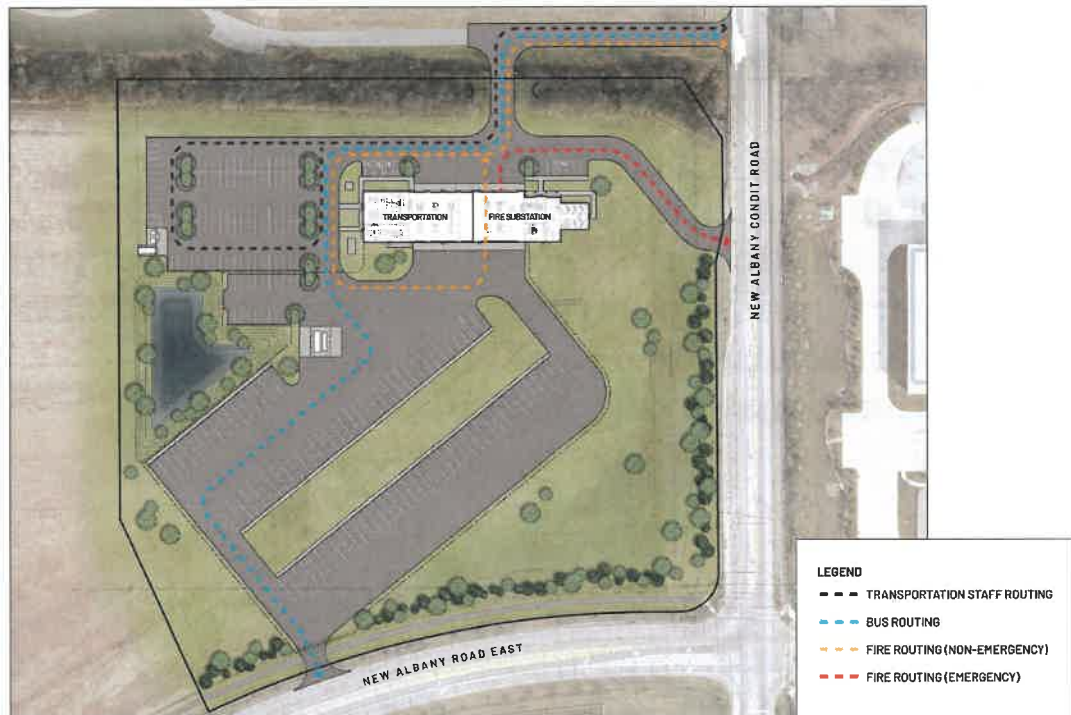
- Examined similar building types in the city.
 - Example: Public Service Complex at 7800 Bevelhymer Rd.
 - Example: Plain Twp. Fire Department at 9500 Johnstown Rd.
- Sound architectural design of New Albany
 - Proportions, materials, and color.



Transportation Facility and Fire Substation

KEY INFORMATION – EXTERIOR DESIGN

- The Design Team sent an initial rendering to City of New Albany Staff on December 11, 2024.
 - The team received and incorporated the comments from the City’s Architect, David Bullock.
- The Design Team presented at an informal Architectural Review Board hearing on January 13, 2025.
- The Design Team presented at an informal Planning Commission hearing on January 22, 2025.

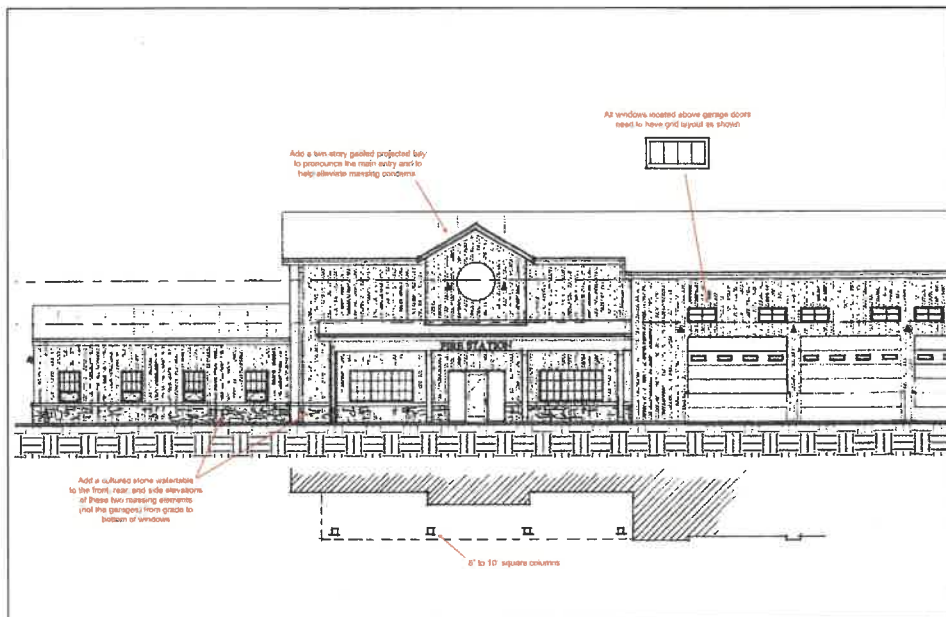


Rendering from January 22, 2025.





Rendering from December 11, 2024.



City Architect David Bullock's comments on December 11, 2024 rendering.



Revised Rendering, January 13, 2025.

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Revised Rendering, January 22, 2025.

Architect's Note 02.18.2025
 This diagram does not reflect the current site plan in which the fire substation faces 605 and the building is rotated to be parallel to the gas easement.

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Architect's Note 02.18.2025
 This diagram does not reflect the current site plan in which the fire substation faces 605 and the building is rotated to be parallel to the gas easement.

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Architect's Note 02.18.2025
 This diagram does not reflect the current site plan in which the fire substation faces 605 and the building is rotated to be parallel to the gas easement.

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Architect's Note 02.18.2025

This diagram does not reflect the current site plan in which the fire substation faces 605 and the building is rotated to be parallel to the gas easement.



Transportation Facility and Fire Substation

KEY INFORMATION - AHJ MEETINGS (1)

Our proposed schedule for meeting jurisdictional approval for this project is as follows:

- Rocky Fork Blacklick Accord
 - Mtg. 01, Initial Feedback – February 20, 2025.
 - Mtg. 02, For Approval – March 20, 2025.
- Planning Commission
 - Mtg. 01, Initial Feedback – January 22, 2025.
 - Mtg. 02, For Approval – March 17, 2025.



Transportation Facility and Fire Substation

KEY INFORMATION – AHJ MEETINGS (2)

Our proposed schedule for meeting jurisdictional approval for this project is as follows:

- Architectural Review Board
 - Mtg. 01, Initial Feedback – January 13, 2025.
 - Mtg. 02, For Approval – March 10, 2025.
- City Council
 - Mtg. 01, Initial Feedback – February 18, 2025.
 - Mtg. 02, For Approval – April 01, 2025.

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New Albany-Plain Local Schools

FEBRUARY 18 PRESENTATION GOALS

- To provide an overview and progress update on the implementation of the NAPLS Campus Master Plan

- To seek input and answer questions regarding progress planning to date

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Questions & Responses

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Thank you!

from

Schorr Architects and Team

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