



Council Minutes – Regular Meeting

March 4, 2025

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of March 4, 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, Police Chief Greg Jones, 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	A
CM Andrea Wilttrout	P

Clerk Mason reported that Council Member Shull could not attend due to travel and requested to be excused. Mayor Spalding moved to excuse Council Member Shull from the council meeting. Council Member Durik seconded and council voted with 6 yes votes to excuse Council Member Shull from the council meeting.

ACTION ON MINUTES:

Council adopted the February 18, 2025 meetings by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

Mayor Spalding moved to add an executive session to discuss purchasing property 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 or private interest is adverse to the general public. Council Member Kist seconded and council voted with 6 yes votes to amend the agenda to add the executive session.

HEARING OF VISITORS:

Marty Combs, 6288 Callaway Square West, voiced his concerns about the proposed school bus terminal. He was aware of the land constraints and was concerned about traffic flow. The original plans had entrances on New Albany Road with 4 lanes and center turn lane. Now, the entrances and exits were on New Albany-Condit Road which was a 2-lane road. Within 800 feet of the Nottingham Trace exit, there was a 3-lane entrance to the bus terminal as well as the exit for the fire station. He had concerns about all the traffic lights that may be needed in this area and potential traffic issues. His specific concern, if nothing else, was having a barrier for sound and diesel fumes for their community. He worked 30 years for a trucking company and knew about EPA and OSHA rules. The wind direction went straight into their community and the diesel fumes would be from the 70-80-90+ buses idling. Whatever the barrier was - dirt, pine trees - there wasn't much that could be done. He referenced a situation at the trucking company where OSHA

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had shut them down, even though they weren't in a residential area, because 1 person kept their windows open all the time. OSHA said where they could and could not park their trucks. The senior citizen community would be a thorn in city's side if the project wasn't done right. He felt they deserved the same consideration as people with children in the New Albany schools, as they paid high taxes. Mayor Spalding thanked him for coming and asked if he would be attending the Plain Township and the New Albany School District meetings regarding the bus garage. Mr. Combs nodded that he would.

Nancy Willis, 6309 Callaway Square West, stated she had the video transcript from last month's meeting and saw that a road was referred to as "Slippery Road" at approximately 45 minutes into the meeting. She wondered if that was supposed to be Schleppe Road. It looked like it was going to be the entry point and the not the exit for both fire and transportation. She wanted to point out that Schleppe Road was not the access road to the cell tower. Schleppe Road dumped into Nottingham Trace at the clubhouse and was the original entrance and exit for the development. There was a private access road to the cell tower and she hoped the legal department would take a look at that. At a corner of Nottingham Trace, there was a vacant commercial lot and she wasn't sure if it was permissible to use the private lane to access the commercial building. She noticed in the video transcript where the architectural firm stated the main complaint from the Nottingham Trace residents was the aesthetics and seeing the buses. They had more concerns than that. Traffic already made it difficult at times to get in and out, without the buses or fire department traffic. They had serious noise concerns with buses. They already heard noise from a fire station where they lived, now another would be right on the corner by them. There were also health concerns as mentioned by Mr. Combs. The wind traveled from New Albany Road East towards them. The effect it would have on their property value - by putting an industrial park by a lovely residential neighborhood, it would not increase their property values.

Sharon Rogers, 6321 Callaway Square East, had major concerns with the utility road that was planned to access the facility. She wasn't sure why it changed from New Albany Road East. This area was across the field from a residential area where they would sit and watch 90 buses, minivans, and extracurricular activities happening, which resulted in this area being a thoroughfare all day. They faced SR 605 and watched afternoon and morning traffic and it was already congested. Adding buses would result in back-ups. Their biggest concern was the air quality and the impact on the ground water with a gas facility on site. They were aware and would be showing up at meetings. They would have professionals to help so council would know they were here and concerned. They just want to be treated equally.

Joel Topolosky, 6204 Callaway Square West, wanted to address the traffic situation. He understood a traffic study was being done. He was concerned the traffic study was focused on future traffic issues and not the current traffic issues. The hamlet just started construction which he guessed would take 3-4 years. This meant diesel construction trucks and supply trucks. He now saw those trucks coming south on SR 605 from northern distributors and warehouses. Next spring, SR 605 and Walnut Street would be closed to put in a roundabout and this would create a problem for trucks trying to get to the hamlet. For the bus facility, there would be at least 2 entrances on SR 605, 1 would be 400 feet south from Nottingham Trace Boulevard, and another would be the proposed exit for the fire station and an exit for buses on New Albany Road East. The buses would probably need to turn right and left and he wondered if there were plans for a traffic light on SR 605. He also questioned if there would be 2 entrances and an entrance/exit which people had mistakenly referred to as Schleppe Road. He referred to this road as the "tower driveway" as it wasn't a road. It was part of an L-shaped commercial property that faced SR 605. He stated the vacant lot on the Franklin County Auditor's website was listed as residential. He told the auditor's office that the lot was listed as lot 58 phase 1 in Nottingham Trace and the rest of the lots were residential lots. He asked the auditor and was told

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commercial property was taxed at a higher rate. He thought it was interesting the lot was shown as “residential,” saving the owner money. If there were 6-10-15 buses at a time coming and going from the compound, they would block Nottingham Boulevard. Was it in their plans to put a traffic light there which would help Canine Companions, too? EMTs would have a way to get in and out. He also questioned if there would be a left turn lane going into the compound and whether that would mean street widening. Buses heading north and were backed up to turn left - what were they going to do to the left lane of SR 605 for people attempting to turn west? Would there be a left turn lane, a staging lane, a straight lane, and a right turn lane at that intersection? The closure would cause additional traffic problems and add more diesel trucks and trailers driving by them. They’d noticed, with the roundabout, that trucks slowed down going around the roundabout and, as they came out of it, they were only looking at the light at New Albany Road East. When they went by Nottingham Boulevard, they were speeding and, at times, it was hard to get out of Nottingham Trace. He hoped they would look into traffic, noise, and everything else brought up not just now and 6 months out, but in the next 8-10 years. He knew everyone had current health issues and he wanted to mention 1 more. When the communication tower was put up, it was on farm land, not in New Albany. The city of New Albany approved Nottingham Trace neighborhood to go where the tower was. He looked into wording for cell towers and it said there were health issues when living within .25 miles such as headaches and other issues. They still couldn’t say if there was a cancer risk. He’d had cancer within 2 years of living there. The other issue was the drop zone for the tower where houses were not supposed to go in case the tower fell. That area was owned by the city and was listed as a “park.” There were a lot of things that didn’t make sense. The bus barn and fire station were going there because the city was given the property for free and, to him, the most expensive word in the English language was “free.”

Mayor Spalding appreciated the speakers coming out to share their concerns as well as their emails and conversations. The process took time. The community partners did a great job taking the input and tried to make it best it could be - and sometimes people still weren’t 100% happy. The school and fire department had heard their concerns and were working on addressing them. The city had to pay close attention to traffic and took ownership for that. He was happy the Franklin County Engineer, the township, and the city were able to work on the roundabout at Walton Street and SR 605 as there was more traffic was coming in the next 5-10 years. The entities needed to think about the impact over the long term, not just the short term. He valued the speaker’s input and encouraged them to attend the school board and township meetings to talk about design and concerns.

Council Member Kist stated. city council, the school district, and the township heard them. The design was ongoing, still evolving, and nothing had been officially submitted yet. Options were still being reviewed. There was a meeting on March 10 at the Nottingham Trace clubhouse from 10-11:30 am. He asked if the clubhouse would be large enough for everyone to attend. He wanted everyone to attend and all comments were welcomed and part of the process. He suggested figuring out an alternate location.

Laurie Johnson, 6357 Callaway Square East, stated there were many working residents in Nottingham Trace who were disappointed since they couldn’t attend when the meeting was scheduled. The clubhouse had a capacity of 80 and held 60 there on Sunday. The meeting would likely have fewer people due to them working. To deal with capacity, if couples came, they could ask for 1 person from the couple stay.

Council Member Brisk thanked audience for coming out. Council did not see the input as negative, it was an important part of the process. Sometimes projects were canceled, changed, or couldn’t change. Sometimes projects went forward for the greater good for the community. There would be a lot of talk, discussion, and troubleshooting on this as they had gotten a lot of input. Council was listening and

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appreciated their feedback. There would be representatives at that Nottingham Trace meeting who could be contacted after. She encouraged the speakers to reach out with further questions.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): Council Member Wiltout reported, in 2 meetings, the PC approved the final development plan and variance for the Speedway gas station located at Mink Street and Innovation Campus Way. Speedway settled on having 3 wall signs. Additional signs would require variances. The bulk of conversation was about the darker charcoal colored brick. The PC was interested to see how it will weather over time. There would be separate diesel truck and vehicle fueling sections. The PC approved with conditions the Ganton Parkway South rezoning. This was a zoning change to limited general employment (L-GE) and was an expansion of the business park. The PC discussed the traffic on Babbitt Road and spoke with some residents regarding their concerns about lighting placement and traffic. The zoning change conditions included: Babbitt Road property owners would be notified prior to platting the road g, no exhaust pointed at the neighbors from the property, no landscape or sign uplighting without staff approval, and screening would be revisited with the road plat. The PC heard from AEP Ohio about the final development plan for the AEP substation. The substation was considered an “essential service” which was allowed in all zoning districts. The applicant didn’t have to seek variances. The AEP representative wasn’t ready to discuss landscaping and the height of equipment. AEP would return to PC on April 21. Council Member Fellows asked and Manager Christian responded he would follow up with Council Member Fellows about the building size.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD (ARB): No meeting.

BOARD OF ZONING APPEALS (BZA): Council Member Kist reported the BZA approved a variance for applicants at 13360 Miller Road to zoning text which called for landscaping to be installed first for commercial projects abutting residential areas. The applicant asked to delay installing the landscaping until the end of the project as there were fences up to screen the project and they had committed to install the landscaping when construction ended.

SUSTAINABILITY ADVISORY BOARD (SAB): No meeting.

IDEA IMPLEMENTATION PANEL: Council Member Brisk reported about the documentary “Symphony of the Holocaust” about prisoners on a cattle car from a concentration camp who were rescued by young American veterans. It would premiere at the Ohio Theater on September 14 with the Columbus Symphony Orchestra. On September 11, there would be a discussion with the author about the movie at the McCoy Center. On September 12, the students would see and learn about the “violins of hope” which were featured in the movie and soundtrack and kept at the Holocaust Museum. There was a related event at Veterans Museum in Columbus on the following Saturday. Council discussed the central Ohio connections to the documentary. Mayor Spalding stated he was looking forward to that week of activities and appreciated Council Member Brisk’s efforts on the project The IDEA Panel’s Accessibility Focus Group listening event about how to make city events more accessible was happening on March 10.

CEMETERY RESTORATION ADVISORY BOARD: Clerk Mason reported that the CRAB made progress on the New Albany Cemetery historical marker application due May 1. The board found new and

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misplaced supporting documents for the application. A CRAB visitor, Keri O’Donnell, gave an update on her research on Reverend Joshua Montgomery, a co-founder of Otterbein, buried in the New Albany cemetery. Council Member Fellows asked and Clerk Mason answered the CRAB were awaiting an update from MKSK regarding plans for Wagnor Cemetery’s fencing and landscaping.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:

Council Member Kist and council members acknowledged communications from Nottingham Trace residents.

SECOND READING AND PUBLIC HEARING 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 the ordinance concerned the final plat to extend Ganton Parkway from US-62 where it currently existed as Thiesen Drive. The ordinance was required for the adoption of the final plat for the 4th phase of Ganton Parkway West. The plat extended Ganton Parkway West to the east from the Thiesen Drive stub which intersected with US-62. He described where Ganton Parkway extended into Licking County.

Council Member Fellows asked and City Manager Stefanov answered the entire section would eventually be renamed Ganton Parkway.

Mayor Spalding asked if the Dublin-Granville Road section would be named Ganton Parkway. City Manager Stefanov stated the center section between Kitzmiller Road and Babbitt Road would remain Dublin-Granville Road for now, but would eventually be renamed Ganton Parkway.

Council Member Fellows asked and City Manager Stefanov stated that at the county line, the road changed from Dublin-Granville Road to Worthington Road, and Worthington Road would dead-end into Ganton Parkway.

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

Council Member Fellows moved to adopt the ordinance. Council Member Brisk seconded and council voted with 5 yes votes and 1 no vote (Durik) to approve Ordinance O-07-2025. The ordinance was adopted.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-08-2025

Mayor Spalding read by title AN ORDINANCE TO REPEAL AND REPLACE THE CITY FLOODPLAIN CHAPTER 1155 ENTITLED “FLOOD DAMAGE REDUCTION” AND AMEND CHAPTER 1171 ENTITLED “PRESERVATION OF NATURAL FEATURES” OF THE PLANNING AND ZONING CODE OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

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Public Service Director Ryan Ohly stated staff recommended the code update to clarify ambiguous text and to ensure the city's regulations aligned with federal requirements, as FEMA had recently released new flood maps for Licking County and would soon release new maps for Franklin County. He introduced Sean Arden who had aided the city in drafting the code recommendations.

Sean Arden, EHMT Water Resource Program Director, presented the attached slides. He stated there was cross-talk between Chapters 1155 and 1171.03 and a need to define expectations for applicants. The Ohio Department of Natural Resources (ODNR) was the liaison between the city and FEMA for implementation of floodplain regulations. The state of Ohio adopted a new state model code for the regulations in 2019. The city's code was written in 2016.

Chapter 1155 had 2 purposes, to implement the federal minimum standards the city agreed to administer for participation in the national flood insurance program, and to implement additional standards for development in "special flood hazard areas" as deemed appropriate by the city. The city was currently meeting its obligation for participation in the National Flood Insurance Program. The Planning Commission would continue to hear all variances and appeals. The requirement for floodplain compensatory storage volume would remain. The lowest floor elevation for new buildings would continue to be 2 feet above the 100-year flood elevation.

The items changing were the applicability of the code and the definition of the term "special flood area." The term was meaningful to FEMA in that the flood code was supposed to govern and had historically been tied to FEMA's mapped floodplain areas. The city's existing code had a broader definition of floodplains than FEMA, including open bodies of water, ditches, and swales. Smaller streams and areas FEMA did not consider flood hazard areas could still be regulated by the city as part of the stormwater management infrastructure.

The second change concerned the current prohibition of developments for residential, commercial, and industrial improvements within the 100-year floodplain areas. Applicants currently had to secure a variance from the flood code. The irregular shapes of the topographic contour of floodplains made it difficult to create a development site plan. The proposed code eliminated those prohibitions, allowing permission if development followed the other code standards.

Council Member Fellows inquired regarding flood storage volume. Mr. Arden described a 100-year flood event and stated the area between the top of the water and the ground surface was considered flood storage volume. If development filled in that space, they would have to create at least 105% of the fill they placed so no volume was lost.

Council Member Fellows asked if streams could be covered and run through underground pipes so that development could occur on the surface. Mr. Arden stated there were a number of regulatory jurisdictions with authority over that type of project. If the area was subject to the flood code, the project would be required to provide compensatory flood storage volume. There were ways to engineer that, including the building of a storage pond. Council Member Fellows stated the goal must be to maintain natural features as much as possible. Mr. Arden replied the goal was to provide balance by providing a natural corridor for the floodplain and maintaining floodplain protection while also not creating so rigid a program that it generated an abundance of variance applications. Council Member Fellows inquired and Mr. Arden answered that aquatic life was covered under Chapter 1171.

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Mr. Arden stated the 100-year floodplain was not a typical FEMA standard. General guidelines called for the ability to engineer topography for land owners while protecting flood capacity.

Mr. Arden reviewed the current riparian code in Chapter 1171. The intention was to change the 50-acre threshold and tie it to a more scientific value. Their suggestion was to time the threshold of perennial and intermittent streams identified by the United States Geological Survey. There wouldn't be much of a difference between the old and new methods, but it would provide a more scientific approach. The second change regarded identifying permissible activities within the riparian protection area.

Mr. Arden stated the proposed code changes were presented to the Planning Commission and Ohio Department of Natural Resources. Their feedback was incorporated into the updated code provisions.

Mayor Spalding asked if the change would impact existing flood insurance policies. Mr. Arden stated the code only applied to future development projects. Flood insurance was determined by the FEMA lending institution, insurance provider, and homeowner. This update would not affect flood insurance policy rates.

Mayor Spalding set the ordinance for second reading at the March 18, 2025 council meeting.

ORDINANCE O-09-2025

Mayor Spalding read by title AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENTS TO A CONSERVATION EASEMENT GENERALLY LOCATED EAST OF US-62 ALONG THE ROSE RUN STREAM TO PERMIT THE INSTALLATION OF STREET AND UTILITY INFRASTRUCTURE FOR THE EXTENSION OF GANTON PARKWAY AND MILLER AVENUE AND DECLARING AN EMERGENCY TO WAIVE THE SECOND READING AND 30-DAY REFERENDUM PERIOD AS REQUESTED BY THE CITY OF NEW ALBANY.

Public Service Director Ohly stated the ordinance authorized amendments to an existing conservation easement to allow for 2 road crossings and associated infrastructure over Rose Run stream as part of the Ganton Parkway and Miller Avenue extensions. The current conservation easement was accepted by the city in 2015. It was understood that road crossings and infrastructure extensions would be needed, although exact locations were not known. The easement allowed for a total combined impact of up to 300 linear feet with the conservation easement corridor, and the city was committed to staying within that limit. Director Ohly identified the areas of the current conservation easement and the 2 planned easement crossings. The Ganton Parkway extension had an anticipated construction start date of early summer 2025. The Miller Avenue extension was not currently in design, but was anticipated in the future. Emergency approval was being requested due to federal regulations protecting the Indiana bat, requiring tree clearing to be done before April 1.

Council Member Fellows asked what special considerations were given when building bridges over waterways, and how the city maintained the waterways' natural balance during and after construction. Director Ohly stated the city aimed to keep impact to a minimum and sized bridges and culverts to allow sufficient water through. City Manager Stefanov stated there were options, including a box culvert, a 3-sided culvert, and a bridge. The city chose the bridge for the least amount of disturbance. There was very little water at this location, it used to be a farm ditch. The city was working on restoring it into a natural feature. Council Member Fellows preferred bridges over culverts to preserve natural flow.

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

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Mayor Spalding moved to declare an emergency to waive the second reading and 30-day referendum period. Council Member Fellows seconded and council voted with 6 yes votes to declare an emergency to waive the second reading and 30-day referendum period. Motion passed.

Mayor Spalding moved to adopt the ordinance. Council Member Kist seconded and council voted with 6 yes votes to approve Ordinance O-09-2025.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-05-2025

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO REQUEST AND ACCEPT THE SUM OF ELEVEN MILLION TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$11,225,000.00) FROM THE NEW ALBANY COMMUNITY AUTHORITY ECONOMIC DEVELOPMENT FUND FOR ECONOMIC DEVELOPMENT PROJECTS AND INCENTIVES AND APPROVAL OF THE ASSIGNMENT OF THE REMAINING BALANCE OF THE ECONOMIC DEVELOPMENT FUND, THE RELATED TRUST AGREEMENT, AND OBLIGATIONS TO THE NEW ALBANY EAST COMMUNITY AUTHORITY UPON THE NEW ALBANY COMMUNITY AUTHORITY'S DISSOLUTION.

Finance Director Bethany Staats stated the ordinance authorized the annual distribution of funds from the city's economic development fund, held in trust at the New Albany Community Authority (NACA) and authorized the assignment of Economic Development fund to the New Albany East Community Authority (NAECA) after the dissolution of the original authority. The city requested funding annually from the NACA for projects and expenses related to economic development. The fund was created to receive a distribution from the city's income tax, which was collected in the Franklin County portion of the New Albany Business Park. The economic development fund received between 30-50% of any dollar earned in the specified area of the business park. The current request was \$11.225 million, based on expenses and projects approved in the 2025 annual budget. Most of the costs were requested on an annual basis. The new requests were for the specific projects the city had identified. The list of projects was attached to the resolution and included funds to pay incentives within the business park, payment of Community Improvement Corporation operating costs, payment of local economic development organization support for Rev1 and Mid-Ohio Development Exchange, the business park shuttle program, and business park infrastructure maintenance. Other requests included \$6.5 million for the construction of Ganton Parkway phase 1 infrastructure and the engineering and concept designs of Jug Street and the Morse and Beech Road intersection. The approved resolution would next be taken to the NAECA board for approval.

Director Staats stated the second part of the legislation was to approve the transfer of the Economic Development fund held in trust by NACA to NAECA upon NACA's pending dissolution. NACA was formed in 1992 to provide infrastructure, school facilities, and fire and township facilities. A charge was created and assessed to residents and taxpayers of New Albany for debt payment. The debt final payment was made in October of 2024. The city created the Economic Development fund as a unique trust agreement with a separate function. After the final debt payment, NACA was no longer necessary. NACA passed a resolution in December of 2024 to dissolve the original NACA and reassign the Economic Development fund to NAECA. There was a debt payment, a loan receivable, and a revenue source that would be transferred to NAECA. Upon approval of the current legislation, a final NACA meeting would be held. A meeting with NAECA would take place to accept the transfer, with a completion goal of December 31, 2025.

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Mayor Spalding asked and Director Staats responded that she was not aware of any name change discussions. NAECA was a municipal authority and would cover the whole city. She would speak to the board about the possibility of a name change.

Council Member Brisk asked for clarification of whether NACA always had a municipal boundary and was enhanced with the addition of the eastern side. Director Staats stated the city was petitioned by developers to create NAECA and assess the charge to provide for and support “community facilities” as determined by NAECA. She described the typical area of the assessment and how the municipality could be the area of benefit. City Manager Stefanov responded that the difference between a county authority and municipal authority was which political entity appointed the board. The original NACA membership was appointed by the county. The NAECA board majority was appointed by the city and additional seats were held by developer representatives.

Director Staats recalled recent legislation for a cooperative agreement with NAECA that outlined the allowable expenditures and projects that could be paid for by the authority charge. It was currently paying OWDA debt that was related to infrastructure in the business park. Upcoming municipal projects would utilize the charge.

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

Mayor Spalding moved to adopt the resolution. Council Member Wilttrout seconded and council voted with 6 yes votes to approve Resolution R-05-2025.

RESOLUTION R-06-2025

Mayor Spalding read by title A RESOLUTION TO DECLARE THE CITY OF NEW ALBANY’S SUPPORT FOR THE PRESERVATION OF THE FEDERAL TAX EXEMPTION OF MUNICIPAL BONDS.

Finance Director Bethany Staats stated the purpose of the legislation was to demonstrate the city’s support for the preservation of the tax-exempt status of municipal bonds and ensuring the federal tax exemption of future municipal bonds. The resolution directed staff to send a copy to all members of the Ohio Congressional Delegation. Municipal bonds were instrumental in funding essential public projects like schools, roads, hospitals, and water systems. New Albany primarily utilized municipal bonds to finance public facilities and infrastructure improvements, most recently the first phase of Rose Run Park in 2018. The 2025 adopted budget reflected the city’s planned municipal bond issuance of approximately \$55 million for the Rose Run 2 project, which included plans to construct a Veteran’s Memorial, provide for parking improvements, and expanded municipal and police facilities. Unlike corporate debt issues, the interest received by holders of tax-exempt bonds was exempt from federal, state, and local income taxes. This enticed investors to accept a lower interest rate on these investments, ultimately reducing borrowing costs for state and local governments, and directly benefiting taxpayers and reducing their burden. Congress was expected to focus on sunseting tax provisions, therefore the Ohio Municipal League (OML), National League of Cities (NLC), and GFOA had encouraged public entities to pass legislation demonstrating the importance of continuing the tax-exempt status of municipal bonds. The resolution was meant to show New Albany’s alignment with these organizations in supporting the continuation of tax-exempt bonds.

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

Council Member Brisk moved to adopt the resolution. Council Member Durik seconded and council voted with 6 yes votes to approve Resolution R-06-2025.

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COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: No meeting.
- 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 reviewed the National Merit Scholarship finalist award and college board awards. The board was considering a request for a scoreboard at the tennis courts. Superintendent Michael Sawyers provided a Campus Master Plan update, which was similar to councils' recent presentation. The school district got a AAA bond rating and a 4.38% interest rate on their bond sale, saving the district \$750,000. The old "house" system returned for the middle and high schools. The houses created a smaller school feel for the students. Council Member Wiltrout stated the primary and intermediate schools were organized similarly. Council Member Kist reported that there was discussion of their board policies. The boys' basketball team won the district and would be playing in the regional semifinal.
- D. Council Representative to Plain Township: No report.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding reported an invitation to Smith's Mill Culinary Olympics on March 14. He stated he would be out of town and extended the invitation to council. There was an upcoming MORPC State of the Region Annual Luncheon that he would be unable to attend, due to another scheduled event. He invited city staff to fill his available seat.
- B. Clerk of Council: No report.
- C. Finance Director: Finance Director: Finance Directory Bethany Staats reviewed the January 2025 financial report. She stated January's income tax withholding was high compared to prior years, but it was still early to determine if projection updates were necessary. She reviewed the fund and sub-fund summaries. The city made transfers to the general sub-funds to allow for these funds to be encumbered. The funds were all fully funded with the exception of the community events and grants general sub-fund as the intention was to transfer each month's general fund hotel tax revenue as it's collected.
- D. City Manager: City Manager Stefanov reported attending Ohio City and County Management Association meeting. New Albany received awards for Taylor Farm Park and for the city's innovative collaboration with City of Gahanna for Mayor's Court.
- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

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POLL FOR COUNCIL COMMENT:

NONE

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment, dismissal, promotion, demotion, or compensation of a public official, specifically Board and Commissions, 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 or private interest is adverse to the general public interest. Council Member Fellows seconded and council voted with 6 yes votes to go into executive session at 8:07 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Fellows 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 8:50 pm.


OTHER BUSINESS:


Council Member Kist commented on the excellent applicants council received for the Sustainability Advisory Board opening. Council Member Kist moved to appoint Jeffrey Kocian to the Sustainability Advisory Board to complete the unexpired term ending June 30, 2025, and to a new 3-year term running July 1, 2025 to June 30, 2028. Council Member Durik seconded and council voted with 6 yes votes to appoint Jeffrey Kocian for the terms specified.


ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Kist seconded to adjourn the March 4, 2025 regular council meeting at 8:52 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor


Date

2025 FLOOD CODE UPDATE

Code Chapters Involved

- Chapter 1155: Flood Damage Reduction
- Chapter 1171.03: Landscaping (Riparian Area Protection)

Goals for this Update

- Eliminate Ambiguity and Conflicting Language
- Clarify Expectations for Applicants
- Improve Standardization of Regulations with State Model Flood Code (Current Version)
- Tie Code to New FEMA Maps for Licking County and Prepare for Upcoming Maps for Franklin County

CHAPTER 1155: FLOOD DAMAGE REDUCTION

Chapter Purpose

Implement federal minimum floodplain development standards for participation in the National Flood Insurance Program

Implement additional standards for development within a "Special Flood Hazard Area" deemed appropriate by the City

CHAPTER 1155: FLOOD DAMAGE REDUCTION

Key Items Proposed to Remain Unchanged

- Ordinance structure following the State of Ohio Model Flood Code
- Meet obligation to include federal minimum floodplain development standards for participation in the National Flood Insurance Program
- City Planning Commission will hear requests for appeals and variances
- Requirement for floodplain compensatory storage volume
- Lowest Floor Elevation for new buildings = 100 year flood + 2 feet

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CHAPTER 1171.03: RIPARIAN AREA PERMISSIBLE ENCROACHMENTS

- Passive uses including hiking, fishing, picnicking, and similar uses. Construction of paved trails to further such passive recreation uses is permitted,
- Vegetation removal on existing levees and dikes,
- Activities by City personnel that are necessary to maintain the function of any open watercourse,
- Removal of damaged or diseased trees.
- Revegetation and/or reforestation with plantings of native species,
- Public utility crossings (those utilities owned by the City or any entity contracting with the City),
- Street crossings that are perpendicular, or as perpendicular to the riparian corridor as feasible,
- Private drive crossings,
- Excavation for providing compensatory floodplain volume immediately adjacent to the channel,
- Storm sewer pipe outfalls where level spreaders located outside of the riparian protected corridor are determined to be not feasible,
- Construction activities associated with properly permitted stream restoration projects,
- Disturbances resulting from permitted stream and/or wetland mitigation projects provided the mitigation is to offset impacts to local protected wetlands,
- Activities related to enhancement of existing wetlands
- Encroachments into the riparian corridor that existed prior to XXXXX X, 2025, and
- Other activities determined to be in the interests of the City of New Albany, as determined by the City Engineer.

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