

April 15, 2025

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of April 15, 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, 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	A
CM Chip Fellows	A
CM Kasey Kist	A
CM Matt Shull	P
CM Andrea Wiltrout	P

Clerk Mason reported Council Member Durik could not attend due to travel, Council Member Fellows could not attend due to work travel, and Council Member Kist could not attend due to a last-minute work conflict. All requested to be excused. Mayor Spalding moved to excuse Council Members Durik, Fellows, and Kist from the council meeting. Council Member Shull seconded and council voted with 4 yes votes to excuse Council Members Durik, Fellows, and Kist from the council meeting.

ACTION ON MINUTES:

Clerk Mason reported fixing 2 typos on the original brought to her attention by staff. Council adopted the April 1, 2025 minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

West Licking Joint Fire District Update – Chief Jack Treinish introduced himself as the newly appointed fire chief and introduced Assistant Chief Joe Krouse. Assistant Chief Krouse presented the attached slides.

Mayor Spalding asked and Assistant Chief Krouse replied they did 65-70 mutual aid calls a month out of their district and received 65-70 calls for assistance. If a Monroe or Plain Township truck was closer, they would dispatch it for the quickest service.

Mayor Spalding asked and Assistant Chief Krouse confirmed that Station 406 responded to 27 building fires within the district.

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Council Member Brisk asked if the fires were residential and Assistant Chief Krouse answered they were reported as building fires, which could include barn fires and so forth.

Mayor Spalding asked if the fire district was reimbursed for hospital transports. Assistant Chief Krouse replied they did soft billing. Medicare and Medicaid bills were a fixed number. The health insurance companies determined the cost according to the type of call. On average, the district received \$418, including mileage. In the past, they obtained supplies from the hospital and the hospital took care of the billing. Now, supplies were provided by the department. They did not send anyone to collections.

Council Member Brisk stated she understood that if the fire department answered a call and there wasn't a need for medical transport, they would not bill insurance. Assistant Krouse confirmed. Assistant Krouse stated they provided community paramedicine and there were options for some insurance companies to be reimbursed. The reimbursement was beneficial to the fire department. The hospital and the person both benefitted from not having to go to the emergency room. He described the role of their community paramedic and stated she would go into homes and help identify services for residents, such as county or veterans' services.

Mayor Spalding stated Monroe Township provided fire service on behalf of Jersey Township for a portion of the business campus in Licking County within New Albany. He asked for clarification regarding the Monroe Township mutual aid received and provided. Assistant Chief Krouse stated they utilized station 502A often when there was a fire alarm or major medical event in the large buildings in the northern portion of the business park. Many of the buildings automatically received a dual response, such as the Google campus.

Mayor Spalding appreciated the cooperation and mutual aid of all the departments.

City Investment Update

Ryan Nelson, CFA, from Redtree Investment Group presented the attached slides.

Mayor Spalding asked if Mr. Nelson had any thoughts regarding the General Assembly's conversation about expanding municipal investments to include cryptocurrency and precious metals. Mr. Nelson stated he did not recommend them and they did not meet the city's investment criteria and objectives.

Mayor Spalding asked if there were any concerns about tax-exempt municipal bonds. Mr. Nelson stated the topic was discussed every 5-7 years and he didn't anticipate municipalities' tax-exempt status being removed, but one could never be certain. The tax-exempt option gave municipalities the opportunity to borrow debt at a lower cost. New Albany was fortunate to be one of the highest rated entities in the state of Ohio, so the city would receive a very low financing rate regardless of if it were tax-exempt or taxable.

Mayor Spalding thanked Mr. Nelson for his presentation and Redtree's great work for the city.

Barbara Topolosky, 6204 Callaway Square West, on behalf of the residents of Nottingham Trace, gratefully acknowledged Superintendent Sawyer's letter informing residents that the bus depot would not be constructed adjacent to their neighborhood. She thanked council for the consideration and respect residents were shown while expressing their concerns. They had moved to the community for New Albany's ethics of lifelong learning, arts and culture, health and wellness, and environmental sustainability. She thanked council for continuing to support those values.

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Joel Topolosky, 6204 Callaway Square West, expressed concerns regarding dead trees on the formerly proposed bus barn parcel and the parcel north of it, stating that could be a fire hazard. He had also noticed trees cut down in preparation for the hamlet and Main Street developments. He proposed planting trees on the parcel north of the formerly proposed bus depot parcel, as it would improve air quality and dampen the noise. He asked if there had been a traffic plan completed, stating it would be interesting for the public to know the results. There was also the upcoming closure of the Walnut and SR 605 intersection for the roundabout construction. How would traffic be routed to avoid coming through Nottingham Trace? He had met with Council Clerk Mason and Deputy Public Service Director Steven Mayer about various questions regarding the servicing of city-owned areas throughout Nottingham Trace.

Mayor Spalding asked if he had any thoughts on the fire department substation being constructed on the former bus depot parcel? Mr. Topolosky was aware many residents would be happy to have it close to their senior community. He felt it was smart to not develop a property with gas lines running through it. If a fire station were built, he suggested finding alternatives to a steel building.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): Council Member Wilttrout reported the PC approved a rezoning for 15 acres south of Jug Street in Licking County, to be known as the Clover Valley Expansion Zoning District. The parcels would have the same permitted, conditional, and prohibited uses as adjacent zoning districts. The main topic of discussion was permission for gas meters within the 100-foot setback. The PC approved changes to Technology and Manufacturing District (TMD) city code chapter 1154. Residential setbacks for this zoning were currently 300 feet when a building was over 65 feet high. After the update, primary projects - on lots over 5 but less than 15 acres - would only require 100-foot setbacks. The PC discussed creating city code for “advanced fabric structures” which were currently being built in the TMD area. Mayor Spalding recalled a visit to the Intel site where one of those was constructed.

PARKS AND TRAILS ADVISORY BOARD: No report.

ARCHITECTURAL REVIEW BOARD: Council Member Brisk reported the ARB approved proposed renovations for the 20 S. High building, requesting 1 modification, to use open iron railing fencing as was more common in the area. The ARB approved the Avalon’s application for new signs. The sign locations would remain the same.

BOARD OF ZONING APPEALS (BZA): No meeting.

SUSTAINABILITY ADVISORY BOARD (SAB): No report

IDEA IMPLEMENTATION PANEL: Council Member Wilttrout reported that the IDEA panel reviewed feedback from listening session and focused events, infrastructure, operational needs, and partnerships. The IDEA Panel recommended that city staff moved forward with KultureCity sensory bags at city events, which would include staff training, to help make events more sensory friendly. Certification costs were within the panel’s budget. The IDEA panel discussed Juneteenth to be held on June 19 and the Community Connectors Program whose second session would be held on May 6. There were 15 Connectors representing 13 neighborhoods. The first newsletter from city staff to the Connectors went out on April 1. Welcome boxes for new residents would include a map, a note from the Connector, and a 43054 candle donated by Alene Candles.

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CEMETERY RESTORATION ADVISORY BOARD: Clerk Mason reported the CRAB had finished the majority of the New Albany Cemetery Historical Marker Application. She gave credit to CRAB members CRAB guest, Kerri O'Donnell, and Chief Communications Officer Josh Poland, for their work on the project. She was meeting with 2 selected CRAB members to finish the application and submit it by the May 1 deadline.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:
NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-10-2025

Mayor Spalding read by title AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 140 ENTITLED "MUNICIPAL AND JOINT PARK DISTRICT" OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

City Manager Joseph Stefanov stated the ordinance would allow the police department the ability to enforce city laws within the Joint Park District (JPD). It was initially proposed by the JPD to regulate unleashed dogs and then expanded to include the regulation of golf carts and other vehicles, fireworks, and swimming in ponds.

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 Brisk seconded and council voted with 4 yes votes to approve Ordinance O-10-2025.

ORDINANCE O-11-2025

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 29.8+/- ACRES FROM PLAIN TOWNSHIP, FRANKLIN COUNTY TO THE CITY OF NEW ALBANY.

City Manager Stefanov stated the annexation had been submitted to Franklin County and Franklin County Commissioners had approved the petition on January 30, 2025. The 60-day waiting period from the approval date had been met. Expedited Type 1 annexations allowed parties to apply the standards of a traditional annexation, but enabled t an abbreviated schedule. The property was located south of 161, east of Babbitt Road, and contiguous to the existing municipal boundaries.

Council and City Manager Stefanov discussed road names as Ganton Parkway was extended and connections were made.

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 adopt the ordinance. Council Member Shull seconded and council voted with 4 yes votes to approve Ordinance O-11-2025.

Mayor Spalding complimented the school district and township for their collaboration and anticipated the results of the community development department's land development.

ORDINANCE O-12-2025

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 194.6 +/- ACRES OF LAND GENERALLY LOCATED EAST OF BABBITT ROAD, WEST OF BEECH ROAD, AND SOUTH OF WORTHINGTON ROAD FOR AN AREA KNOWN AS THE "GANTON PARKWAY SOUTH ZONING DISTRICT" FROM ITS CURRENT ZONING OF AGRICULTURAL (AG) AND LIMITED GENERAL EMPLOYMENT (L-GE) TO LIMITED GENERAL EMPLOYMENT (L-GE) AS REQUESTED BY THE CITY OF NEW ALBANY AND THE NEW ALBANY COMPANY LLC, C/O AARON UNDERHILL, ESQ.

Planning Manager Chris Christian stated this was a rezoning application. He briefly described the city's rezoning process. Both the Rocky Fork Blacklick Accord and Planning Commission (PC) recommended approval of the rezoning. Most of the area was already inside the City of New Albany and the updated zoning would be consistent with the surrounding areas and development patterns.

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 Wiltout seconded and council voted with 4 yes votes to approve Ordinance O-12-2025.

ORDINANCE O-13-2025

Mayor Spalding read by title AN ORDINANCE TO DECLARE THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, EXEMPT 100% OF THAT IMPROVEMENT FROM REAL PROPERTY TAXATION, REQUIRE THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDE FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE NEW ALBANY-PLAIN LOCAL SCHOOL DISTRICT AND THE EASTLAND-FAIRFIELD CAREER & TECHNICAL SCHOOLS, ESTABLISH A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS, SPECIFY THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT THOSE PARCELS, AND APPROVE AND AUTHORIZE THE EXECUTION OF ONE OR MORE TAX INCREMENT FINANCING AGREEMENTS.

Economic Development Manager Sara Zeigler stated this ordinance amended the Oak Grove II Tax Increment Financing (TIF) district to include approximately 29.8 acres currently being annexed and rezoned. The TIF was classified as "non-school" which meant that it would not negatively impact the New Albany-Plain Local School District or the Eastland-Fairfield Career & Technical Schools. The purpose of the TIF was to capture the incremental increase in the value of the land and improvements to contribute toward qualified public infrastructure and public projects. The city had entered into a supplemental agreement with Plain Township regarding township funding.

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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 ordinance. Council Member Wiltout seconded and council voted with 4 yes votes to approve Ordinance O-13-2025.

ORDINANCE O-14-2025

Mayor Spalding read by title Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE LIMITED WARRANTY DEED FOR THE PARCEL KNOWN AS 095-111648-00.000, LOCATED GENERALLY AT THE NORTHEAST CORNER OF BEECH ROAD AND MILLER ROAD FROM AMAZON DATA SERVICES INC AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A RELATED AGREEMENT.

Economic Development Manager Sara Zeigler stated the ordinance accepted 22 acres from Amazon Web Services (AWS). AWS was dedicating the land, subject to restrictions in the limited warranty deed, which generally obligated the city to use the ground for a public purpose. The ordinance further authorized the city manager to enter into a related agreement that would more fully describe the permitted uses for the property, if necessary, to meet the requirements of the conditions of approval for the AWS air quality permit.

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 ordinance. Council Member Shull seconded and council voted with 4 yes votes to approve Ordinance O-13-2025.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-15-2025

Mayor Spalding read by title AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF NEW ALBANY, OHIO TO PROVIDE AMENDMENTS TO TRAFFIC NEW ALBANY CITY CODE SECTIONS 301.53, 301.54, 303.01, 333.01, 333.07, 335.04, 337.26; TO PROVIDE FOR PENALTIES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Clerk Jennifer Mason stated this legislation would amend and update the city's Codified Ordinances to reflect amendments in the Ohio Revised Code (ORC). These updates were recommended by Municode, the city's codifier. David Moser, Law Director Albrecht's law partner, and Chief Jones reviewed the proposed changes for both this ordinance and O-16-2025. Ordinance O-15-2025 addressed changes to the state's traffic code. In addition to maintaining consistency with the ORC, enacting these amendments would facilitate police department operations when issuing citations by having the city code match the state code. She went over highlights from sections 303.01, 333.01, and 333.07.

Mayor Spalding set the ordinance for second reading at the May 6, 2025 council meeting.

ORDINANCE O-16-2025

Mayor Spalding read by title AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF NEW ALBANY, OHIO TO PROVIDE AMENDMENTS TO GENERAL OFFENSES NEW ALBANY CITY CODE

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SECTIONS 513.01, 513.13, AND 525.05; TO PROVIDE FOR PENALTIES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Clerk Jennifer Mason stated the legislation would amend and update the city’s Codified Ordinances to reflect amendments made by the state legislature to the Ohio Revised Code (ORC). Ordinance O-16-2025 addressed changes to the state’s general offenses code. She reviewed highlights from sections 513.01, 513.13, 525.05, 533.03, 533.04, and 549.11.

Mayor Spalding set the ordinance for second reading at the May 6, 2025 council meeting

ORDINANCE O-17-2025

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTER 1154 “TMD TECHNOLOGY MANUFACTURING DISTRICT” OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES.

Planning Manager Chris Christian stated the legislation amended Codified Ordinance Section 1154: TMD Technology Manufacturing District (TMD) which was originally created and adopted in 2022. The code was created to attract the Intel development. The code changes primarily addressed residential setbacks for primary projects and provided development standards for advanced fabric structures. The minimum parcel area for a flagship project was 15 acres and for a primary project was 5 acres. When a building was 65-foot-high, the existing code provided 300-foot residential setbacks equally, regardless of whether it was for a primary or flagship project. This code update would clarify that 300-foot setbacks only applied to flagship projects. The new code also provided regulations for advanced fabric structures, adding new parameters to regulate their location and appearance in the TMD area.

Council Member Shull asked and Planning Manager Christian confirmed the 300-foot setback would only apply to flagship projects in the revision. The 100-foot setback would apply to primary projects.

Mayor Spalding set the ordinance for second reading at the May 6, 2025 council meeting

ORDINANCE O-18-2025

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 15.504+/- ACRES OF LAND GENERALLY LOCATED SOUTH OF JUG STREET AND WEST OF CLOVER VALLEY ROAD, FROM IT CURRENT ZONING OF INFILL PLANNED UNIT DEVELOPMENT (I-PUD) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS THE “CLOVER VALLEY EXPANSION ZONING DISTRICT” AS REQUESTED BY EDGECONNEX MCN, C/O JACK REYNOLDS.

Planning Manager Chris Christian stated the legislation rezoned 15.504+/- acres in Licking County from Infill Planned Unit Development (I-PUD) to Limited General Employment (L-GE), similar to the surrounding area. It was the former Kennel Club property. The Planning Commission had recommended approval.

Mayor Spalding set the ordinance for second reading at the May 6, 2025 council meeting

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-11-2025

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Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD AND EXECUTE ALL AGREEMENTS AND CONTRACTS RELATED TO THE 2025 CITY OF NEW ALBANY STREET IMPROVEMENT PROJECT.

Public Service Director Ryan Ohly presented the attached slide. He stated this legislation authorized the city manager to execute contracts for 2025 street improvement work. The project was guided by the annual pavement assessment performed by The Pavement Management Group. They utilized an AI tool to score every New Albany street and rate it from 0-100. The pavement condition index (PCI) average score last year was 77. As a result of the 2024 street improvement program, the average PCI score rose to 81 this year, reflecting a strong roadway network. The focus of 2024 was arterial roadways, including portions of Dublin-Granville Road, US 62, and SR 605. Emphasis was shifting in 2025 to collector roads, which carried neighborhood traffic to the major arterials. Collector roads included Greensward, Yantis, Fenway, Bauman, Grant, and Brandon.

Mayor Spalding asked and Director Ohly clarified the color coding on the attached slide. Streets scheduled for mill and overlay were designated by light orange and streets marked red were scheduled for crack fill. Beech Road, Fodor Road, Market Street, and a section of E. Dublin-Granville Road would receive crack fill to extend pavement life 3-5 years.

Mill and overlay removed 1.5 inches of pavement and replaced it with fresh, new pavement. This improved rideability and extended the life of the pavement beyond 10 years. Roads marked in orange would also receive curb and curb ramp repairs. Innovation Campus Way would receive pavement rejuvenation. This treatment was done on relatively new asphalt. It did not reverse aging, but did help the binder, making the road more flexible and extending the life.

Mayor Spalding asked and Director Ohly confirmed that the rejuvenation product was the one that residents reported would track and show up on driveways. Mayor Spalding noted it was less problematic in commercial areas and would need to be used carefully otherwise. Director Ohly agreed and stated they were only focusing on that application in the business park.

Director Ohly stated the estimate for the program was \$2.97 million and there was \$3 million budgeted in the capital improvement fund. There were 4 alternate mill and overlay projects, including Fenway Road, Central College Road, Bevelhymer Road between Walton Parkway and Central College Road, and Bottomley Crescent Road. Designating alternates would attract competitive bids and give Public Service flexibility to potentially move forward.

Director Ohly stated they were emphasizing transparency in the roadway project selection process by using the pavement dashboard and independent consultant. The public service department was forming a small group to develop a communication strategy with residents, utilizing message boards, direct mailers, and more. He would communicate regular updates to City Manager Stefanov regarding impacts and mitigation, timing, and schedule.

Council Member Shull asked and Director Ohly confirmed that the alternate roadways would be considered if the primary projects were under budget. Upon passage of the resolution, the project would go out to bid and the projects would begin within a couple of months.

Mayor Spalding appreciated the discipline of evaluating the quality of the pavement. He asked if the same technique was applied to drive aisles and parking lots that were the city's responsibility. Director Ohly did not believe so, but thought it was a great idea and a potential opportunity to extend the software. Public Services

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Engineer Justin Wilkinson and Right of Way Supervisor Jordan Gambill received the AI data and then evaluated the roadways in person. They would go through 3-4 plan iterations with City Manager Stefanov. There would be upcoming work on the Heit Center parking lot. Mayor Spalding thought it made sense to use the AI technology for other environments and was glad that staff was supplementing with their own observations.

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

Council Member Wiltout moved to adopt the resolution. Council Member Brisk seconded and council voted with 4 yes votes to approve Resolution R-11-2025.

RESOLUTION R-12-2025

Mayor Spalding read by title A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE, BID, AWARD AND EXECUTE ALL AGREEMENTS AND CONTRACTS RELATED TO SNOW REMOVAL AND TURF AND LANDSCAPE MAINTENANCE FOR THE CITY OF NEW ALBANY.

Public Service Director Ryan Ohly stated this resolution authorized City Manager Stefanov to execute all contracts related to snow removal, mowing, and landscape maintenance across city-owned properties and open spaces. The city began outsourcing portions of the work in 2008 to help manage costs and meet demand. The current contract began in 2016, with an initial 3-year term with 2 optional 1-year extensions. It was renewed in 2021 and would expire at the end of 2025. The contract would renew for a 3rd time to start the 2026 season. The new contract would cover 175 acres of city-maintained space, an increase from the prior contract, and reflected the addition of additional right-of-way space and several parks. It would include 30 mowings per year, 4 fertilization treatments, plant and bed maintenance, and 3 leaf removals. They were looking to obtain pricing for snow removal at 2 city parks and 2 pocket parks as alternate projects. Staff would evaluate that moving forward. They expected the contract would be quoted around \$345,000, and anticipated it could increase next year to \$375,000 for standard inflation and additional service area. The resolution would allow them to go to bid for the lowest and best vendor for the 2026 service season.

Council Member Shull asked and Director Ohly stated the \$375,000 did not include snow removal but did include pocket parks maintenance and litter pickup in the Taylor Farm Park watershed.

Mayor Spalding stated the contract should also include landscaping in the Village Center, ensuring there were additional plants.

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 resolution. Council Member Wiltout seconded and council voted with 4 yes votes to approve Resolution R-12-2025.

RESOLUTION R-13-2025

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY OF NEW ALBANY TO PARTICIPATE IN THE ODOT ROAD SALT CONTRACTS AWARDED IN 2025.

Public Service Director Ryan Ohly stated staff wanted to participate in the 2025 ODOT road salt contract, which was an annual procurement process for snow and ice operations. ODOT's contract gave the city the advantage of

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bulk pricing. The public service department responded to 21 separate weather events versus 11 the year before. They recommended 3,500 tons of salt to replenish the inventory and prepare for the next season. The salt barn had a 5,000 ton capacity and they planned to fill it to 4,800 tons. The contract was routine, cost effective, and essential for city operations.

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 4 yes votes to approve Resolution R-13-2025.

RESOLUTION R-14-2025

Mayor Spalding read by title A RESOLUTION TO AMEND THE OAK GROVE COMMUNITY REINVESTMENT AREA TO ADD APPROXIMATELY 29.8 +/- ACRES TO THAT AREA, CONFIRMING THE DESIGNATION OF A HOUSING OFFICER AND THE CREATION OF A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL AND TAX INCENTIVE REVIEW COUNCILS, AND TO EXPAND THE OAK GROVE ECONOMIC OPPORTUNITY ZONE TO ADD THAT AREA.

Economic Development Manager Sara Zeigler stated this resolution amended the Oak Grove Community Reinvestment Area to include 29.8 +/- acres in Franklin County currently being annexed and rezoned. The Community Reinvestment Area (CRA) program was a statutory, locally-administered program. The program granted local communities the ability to offer real property tax abatements for qualifying projects. The creation of the CRA did not automatically entitle a property owner to incentives. Each CRA agreement had to be approved by council.

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 resolution. Council Member Wilttrout seconded and council voted with 4 yes votes to approve Resolution R-14-2025.

RESOLUTION R-15-2025

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A SECOND AMENDED AND RESTATED COMMUNITY REINVESTMENT AREA AGREEMENT AND A MEMORANDUM OF UNDERSTANDING WITH SIDECAT, LLC AND MAKING RELATED AUTHORIZATIONS.

Development Director Jennifer Chrysler stated this resolution authorized the city manager to execute a second amended and restated Community Reinvestment Area (CRA) agreement with Sidecat, LLC. The agreement provided for a 100% real property tax abatement for 15 years. The project included the construction of one or more data center buildings on 200 acres on Green Chapel Road. The expected project investment was \$750 million. Project construction was expected to begin in May of 2025 and be completed by December of 2029. The benchmarks for compliance in the expansion area would be measured according to the standard formula for this specific building type established by the city and previously approved by council. The agreement had 2 sets of criteria. The benchmark for any structure, including fabric tensile structures, would be based on the valuation of traditional brick and mortar data center facilities, which was approximately \$400 per square foot. The second

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criteria was the increase from \$1.11 per square foot to \$2.50 per square foot for additional fabric structures, after the minimum payment was made.

Chris Knezevic, attorney from Vorys representing the applicant, expressed gratitude for the city's partnership and the leadership from Community Development Director Jennifer Chrysler and Economic Development Manager Sara Zeigler. Mayor Spalding appreciated the long-standing relationship with Mr. Knezevic's client and looked forward to important announcements as the process continued.

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 4 yes votes to approve Resolution R-15-2025.

RESOLUTION R-16-2025

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD AND EXECUTE AGREEMENTS AND CONTRACTS RELATED TO THE WATERMAIN AND UTILITIES FOR THE BEVELHYMER ROAD AND WALNUT STREET ROUNDABOUT IMPROVEMENT PROJECT.

Deputy Public Service Director Steven Mayer stated this legislation authorized City Manager Stefanov to go to bid for the water line needed for the Joint Park District (JPD). There were currently 4 different water line stubs that existed around Walnut Street and Central College Road. The legislation authorized the installation of a 12-inch water main that would connect all the stubbed lines to create additional resiliency in the city's water main. The legislation also included, as an alternate bid, a conduit for buried fiber optics and AEP Ohio's electric lines. Staff anticipated separate legislation next month to bid the work for the adjacent roundabout at Bevelhymer Road and Walnut Street. The timing of the water main project was important to allow for installation of the roundabout.

City Manager Stefanov stated the county would be working on the roundabout at SR 605 and Walnut Street in 2026 and the city wanted to ensure that both intersections were not closed at the same time.

Council Member Shull asked and Deputy Director Mayer answered they could complete the alternate project if they received favorable pricing and the project was within the budget.

Mayor Spalding stated it was an important project and requested that staff come back to council for additional authorization if the alternate bid didn't get a favorable rate.

Mayor Spalding asked and Deputy Director Mayer answered the JPD would install sewer lines from the Upper Clarenton subdivision, cross the street and run along the north side of Walnut Street. The city would reimburse the JPD for that that portion as it was typical city infrastructure and could serve multiple sites. The line would run cross-country and tie into the JPD project, and be paid for by the JPD.

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 resolution. Council Member Wilttrout seconded and council voted with 4 yes votes to approve Resolution R-16-2025.

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COUNCIL SUBCOMMITTEE REPORTS:

Community Grants Discussion - Mayor Spalding asked and council agreed that the community grants discussion could wait until more council members were present.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Stefanov reported MORPC would provide technical assistance as the Central Ohio Area Agency on Aging transitioned from a Columbus organization to a regional organization. A leaders' conversation about housing would occur prior to the next MORPC main meeting and the city would be in attendance. LinkUS was finalizing its governance structure. MORPC would work with them on transit supportive infrastructure. MORPC was in the process of becoming an area-wide planning agency for sanitary sewer. The Ohio EPA previously filled that role. MORPC rolled out an interactive data website. Plain Township was recognized as a Sustainable 2050 member. MORPC received \$4.1 billion for transportation improvement projects from ODOT to spend over the next 4 years, around double the amount received during the last 4-year cycle. May 14 was the regional Bike to Work Day. ODOT was kicking off Access Ohio 2050 plan, a state-wide strategic transportation initiative.
- B. Council Representative to Joint Park District (JPD): Council Member Shull reported the summer movies series calendar was set for the summer with 3 movies. Inside Out 2 would be shown on June 20 at Hampstead Green, Moana 2 would be shown on July 18 at Thompson Park, and Happy Gilmore would be shown on August 16 at Bevelhymer Park. All activities would begin at 6:30 pm and the movies would start at sunset. Pickleball was expanding to include 2 ladder leagues running from May 15 to July 17. Leagues, clinics, and the July 25-27th tournament were open for registration on the parks and recreation website.
- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Mayor Spalding and Council Member Wiltrout discussed a proposed PTO merger.
- D. Council Representative to Plain Township: No report.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding reported naming Plain Township Trustee David Ferguson as the Grand Marshal for the Independence Day Parade. Trustee Ferguson had many years of public service and was a state champion ladies lacrosse coach. Mayor Spalding reported on State Issue #2, a \$2.5 billion general obligation bond the state was seeking to renew for local government infrastructure improvements. It would allow the Ohio Public Works Commission (OPWC) funding to aid local governments on critical infrastructure projects.
- B. Clerk of Council: Clerk Mason reminded council to file their Ohio Ethics Commission Financial Disclosure forms due by Thursday, May 15. Clerk Mason reported she would be out of the office for the next few days for her father's Celebration of Life. She encouraged council to reach out to Deputy Clerk Christina Madriguera if they needed anything.

April 15, 2025

- C. Finance Director: Finance Directory Bethany Staats reviewed the March financial report. Revenues continued to be strong. Expenses were at about 17% of the budget to date. The withholdings category represented a significant increase from the prior year and was the main category that caused the increased income tax revenue, much of that was related to continued construction. Other revenue categories remained consistent with prior years.

Council Member Shull asked and Director Staats replied that receipts from RITA came in 2 times a month. Most of the receipts came in at the first of the month. Then RITA took 10 days to record and collect the remaining amounts of income tax payments received as of the calendar date at the end of the month and would send that to the city for the period of collection based on when they actually received that money. Therefore, February's collections came to the city in March. March's collections, to be recorded in April, were being monitored and coming in higher than previous years, potentially due to people filing their tax returns early. April and May were generally big months for RITA distributions representing income tax receipts collected in March and April. Director Staats provided an income tax trend analysis in the report. The city was at about 25% of its budget for income tax in the General fund, ahead of prior years.

Director Staats reviewed the status of the city's funds and investments and further explained the timing of deposit of receipts from the hotel bed tax. The city continued to maintain its cashVest rating of 100 for the first quarter of 2025 and Director Staats shared credit with staff for the ongoing excellent rating. The percent of the city's funds providing value was 99.89%.

- D. City Manager: City Manager Stefanov stated the city had been frequent recipient of the OPWC grant program mentioned in the Mayor's report, including the funding of the Market Street extension and US-62/SR 161 improvements. The city also had used the program for historic Village Center brick sidewalk and street trees. Whether through grants or 0% loans for 20 years, the city utilized the OPWC program the most.
- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

NONE

EXECUTIVE SESSION:

Mayor Spalding moved to go into executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee and/or official(s) and specifically the appointment of a community member to the Board of Zoning Appeals. Council Member Shull seconded and council voted with 4 yes votes to go into executive session at 8:51pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Brisk seconded and council voted with 4 yes votes to come out of executive session and resume the regular meeting. Council resumed the regular meeting at 9:11 pm.

April 15, 2025

OTHER BUSINESS:

Appointment to boards and commissions:

Council Member Shull thanked the applicants on behalf of council. They were fortunate to have willing and talented residents interested in volunteering their time to make the community a great place to live and work. Council Member Shull moved to appoint Jeremiah Wood to the Board of Zoning Appeals to complete the unexpired term ending 12/31/2026. Council Member Brisk seconded and council voted with 4 yes votes to appoint Jeremiah Wood to the Board of Zoning Appeals for the term specified.

Mayor Spalding reported he would not be present for the May 6 council meeting, due to family obligations. Council members indicated they would be present and there would be a quorum.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Wilttrout seconded to adjourn the April 15, 2025 regular council meeting at 9:14 pm.

ATTEST:



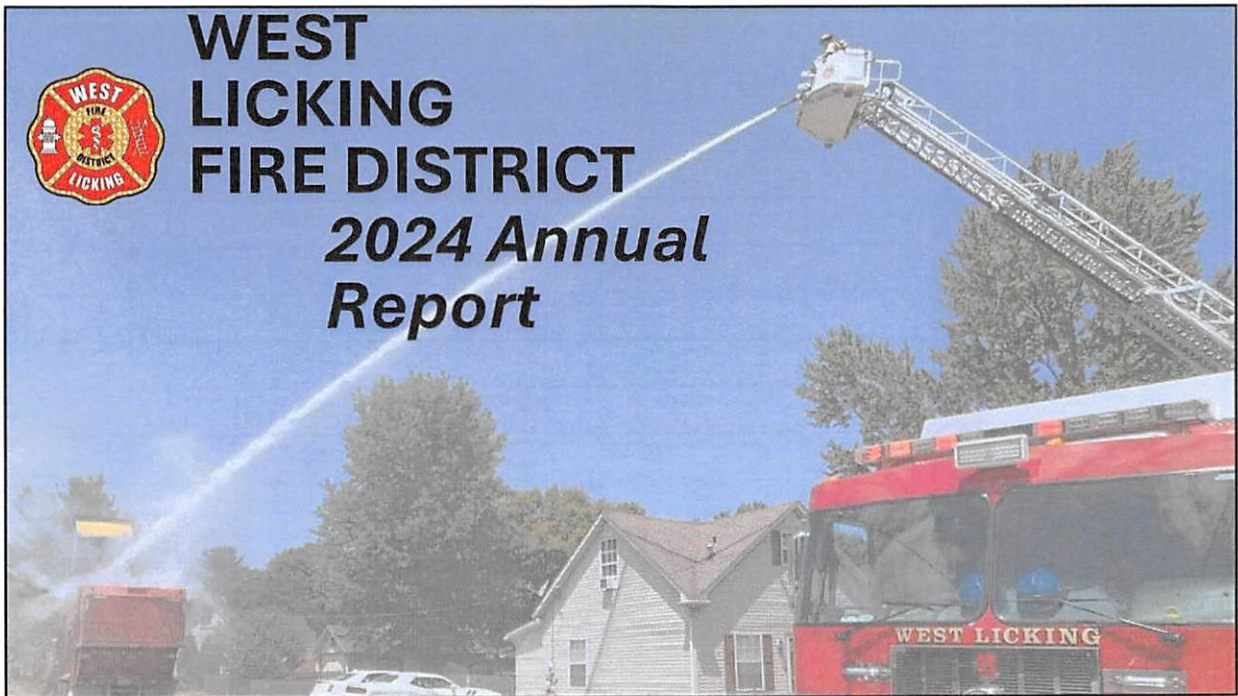
Jennifer H. Mason, Clerk of Council



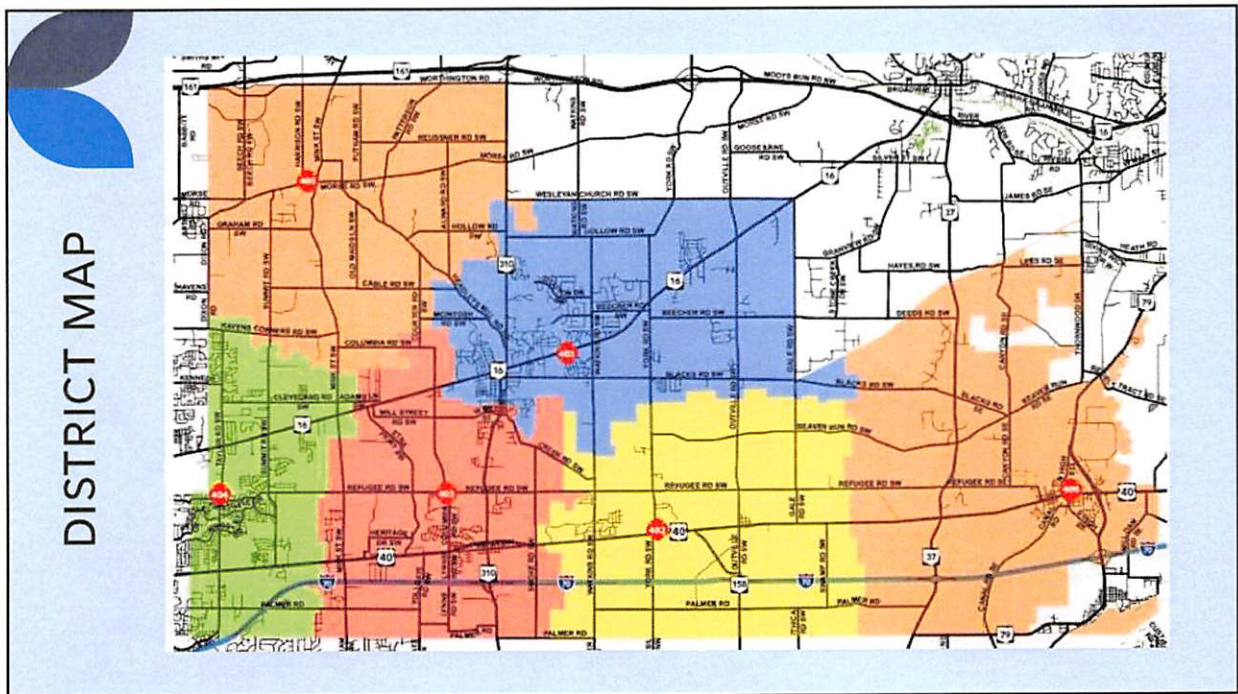
Matthew E. Shull, President Pro Tem

05/06/25

Date

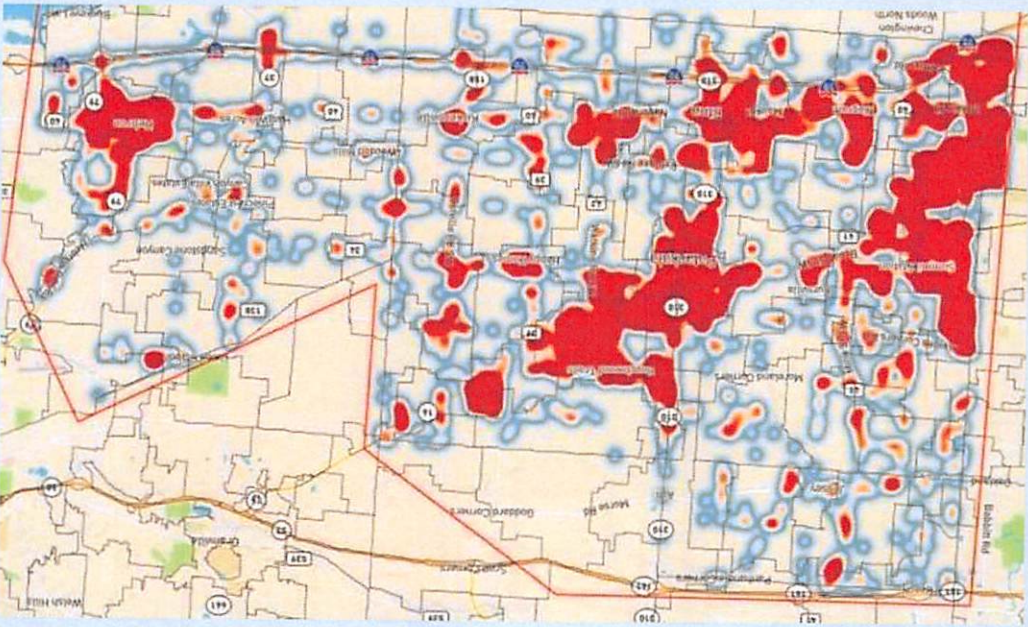


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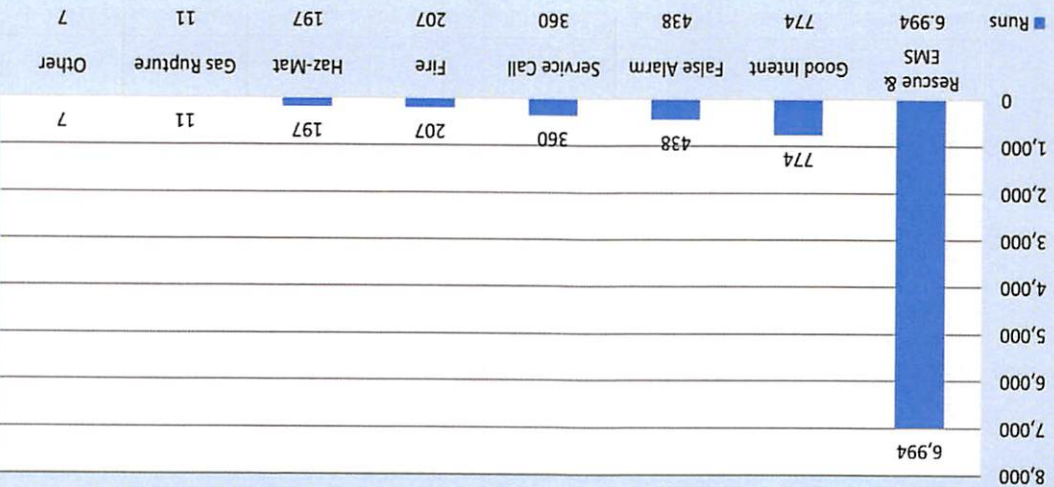


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DISTRICT HEAT MAP

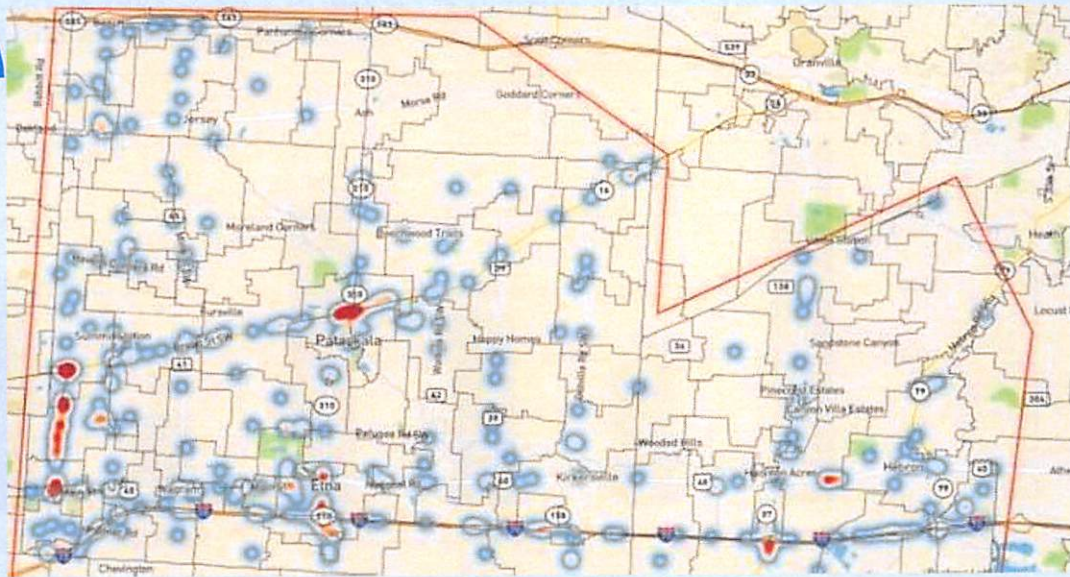


INCIDENT TOTAL



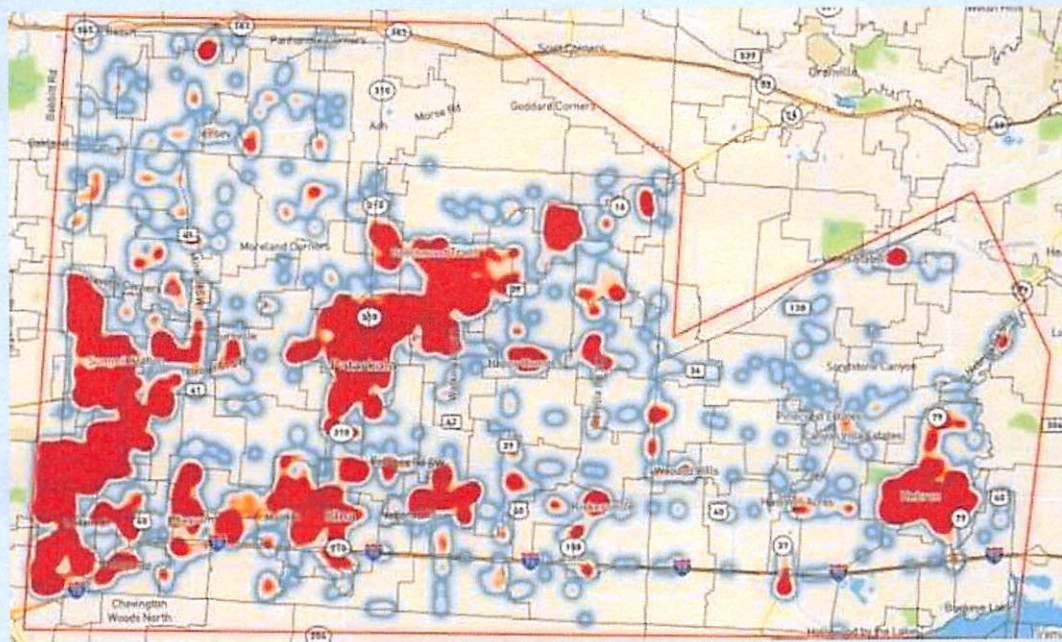
2024 INCIDENT TOTAL 8,988

HEAT MAP for MVA's

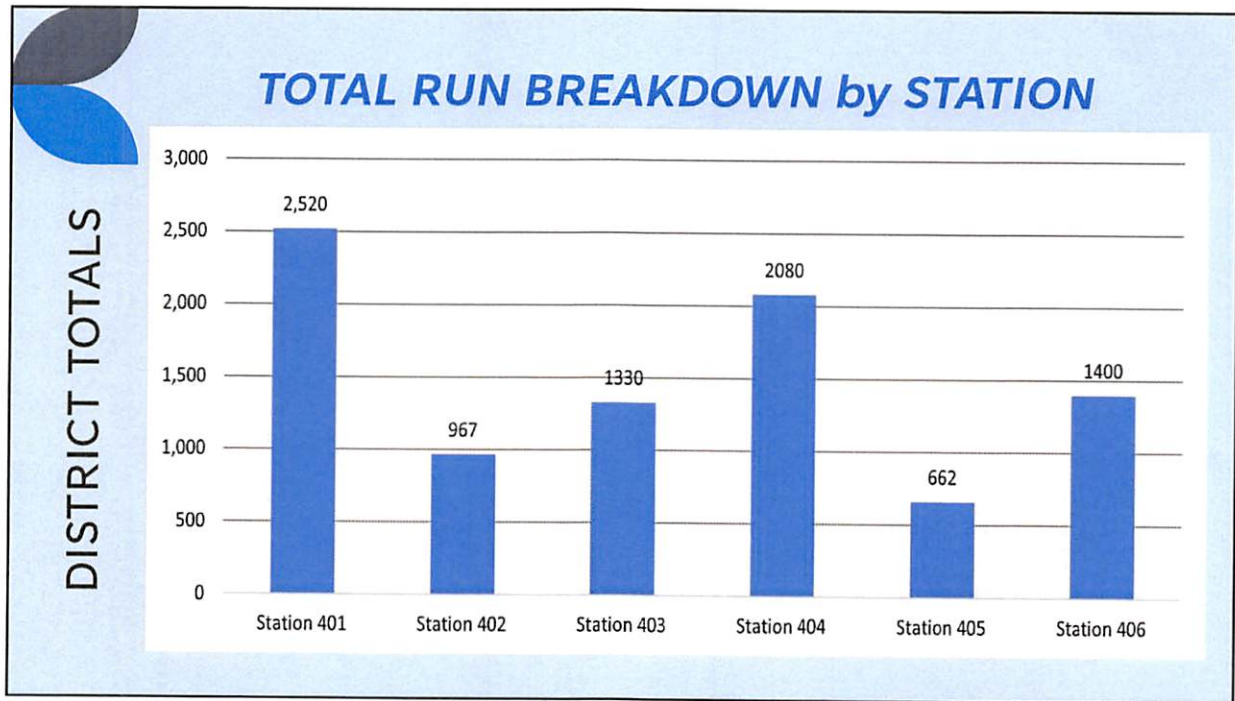


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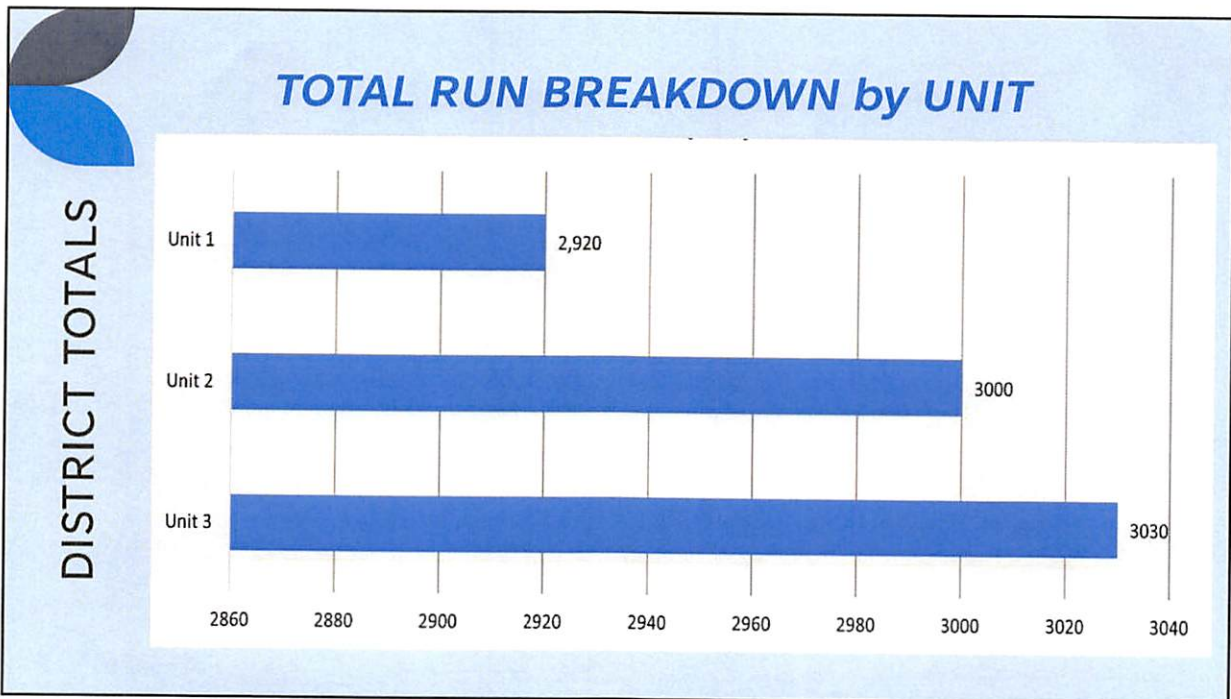
HEAT MAP for EMS



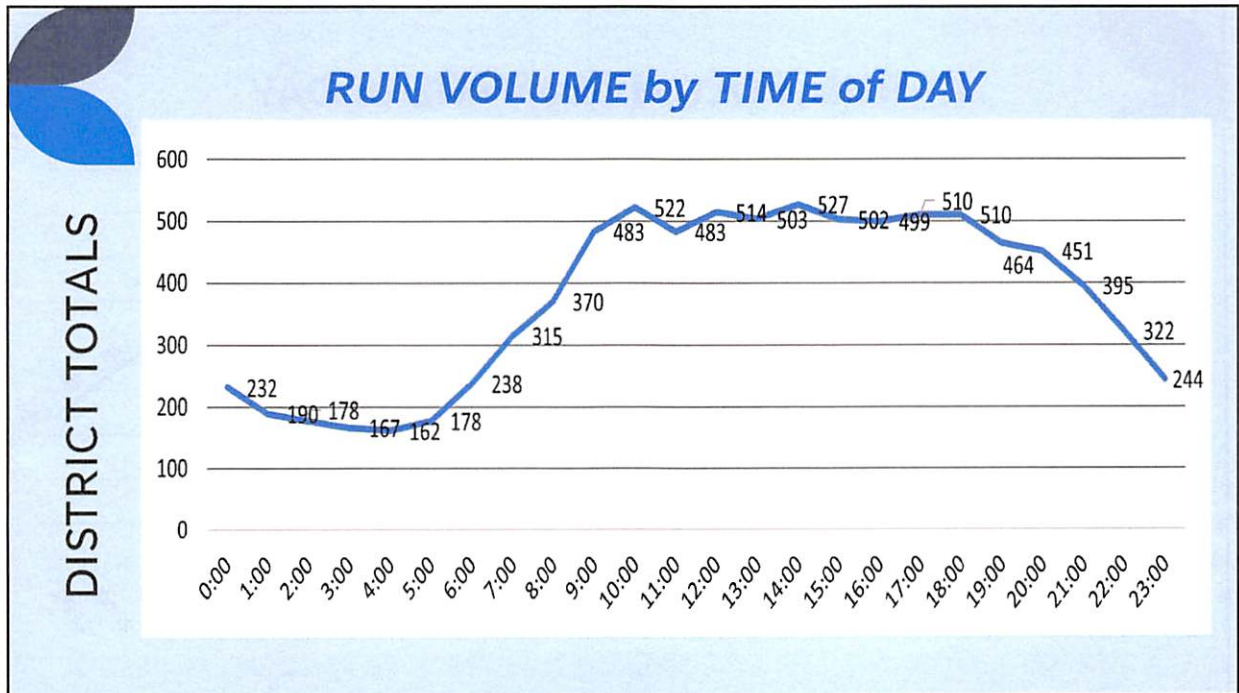
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STATION 401




Rope Rescue



Rescue Training



Rope Rescue Ops



851 E Broad Street, Pataskala

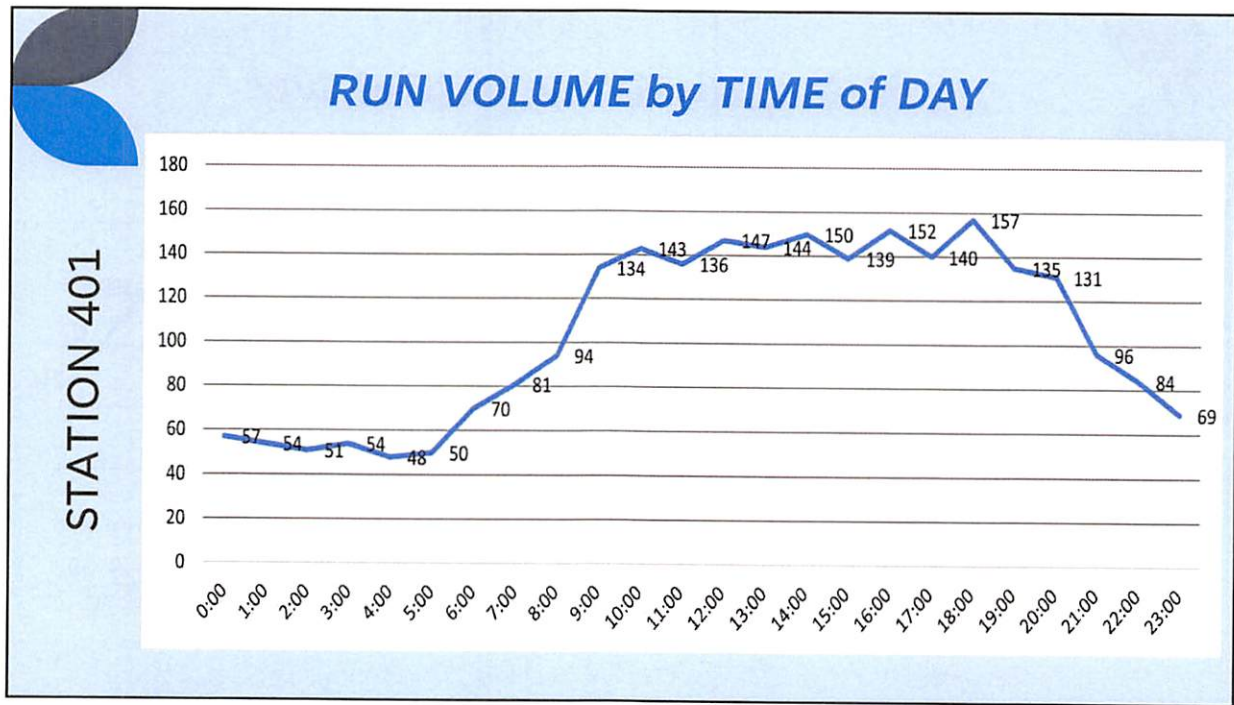
STAFFING

- 1 Battalion Chief
- 1 Officer
- 4 Firefighter/Paramedics

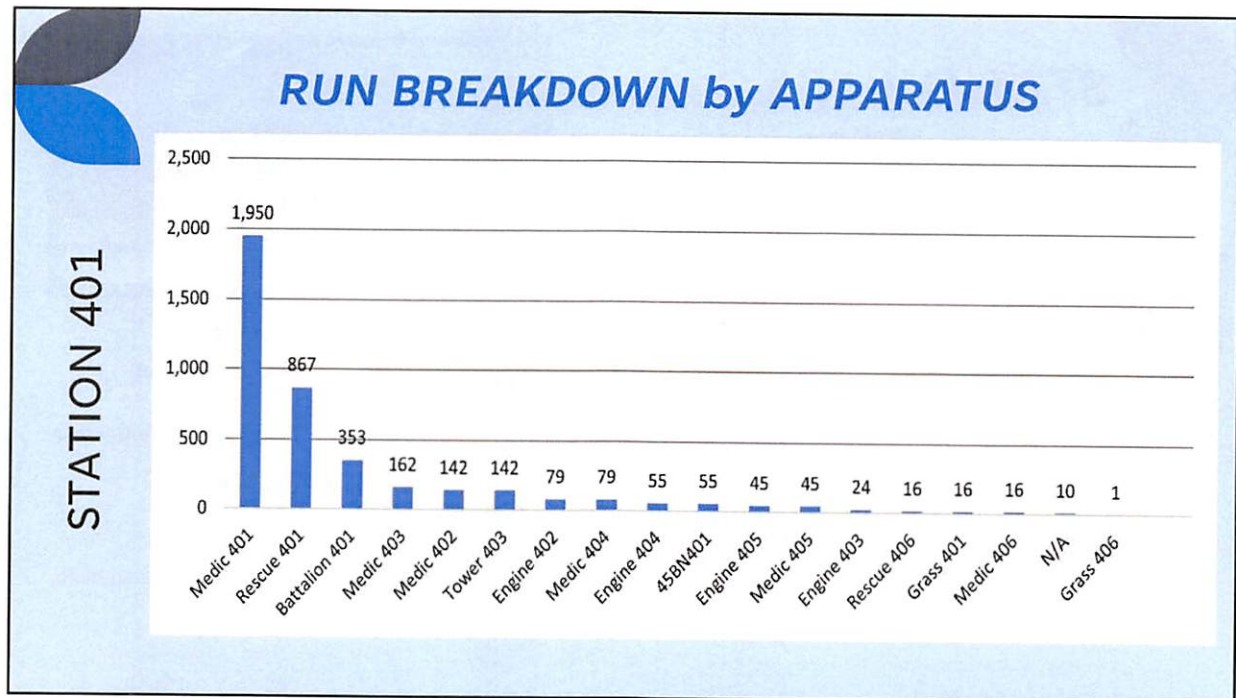
APPARATUS

- 1 ALS Medic
- 1 Rescue
- 1 Battalion Chief vehicle
- 1 Grass Truck

10




11




12


STATION 402




Live Fire Training




Burn Building



7072 National Road, Etna



Live Fire Training



Hose Deployment

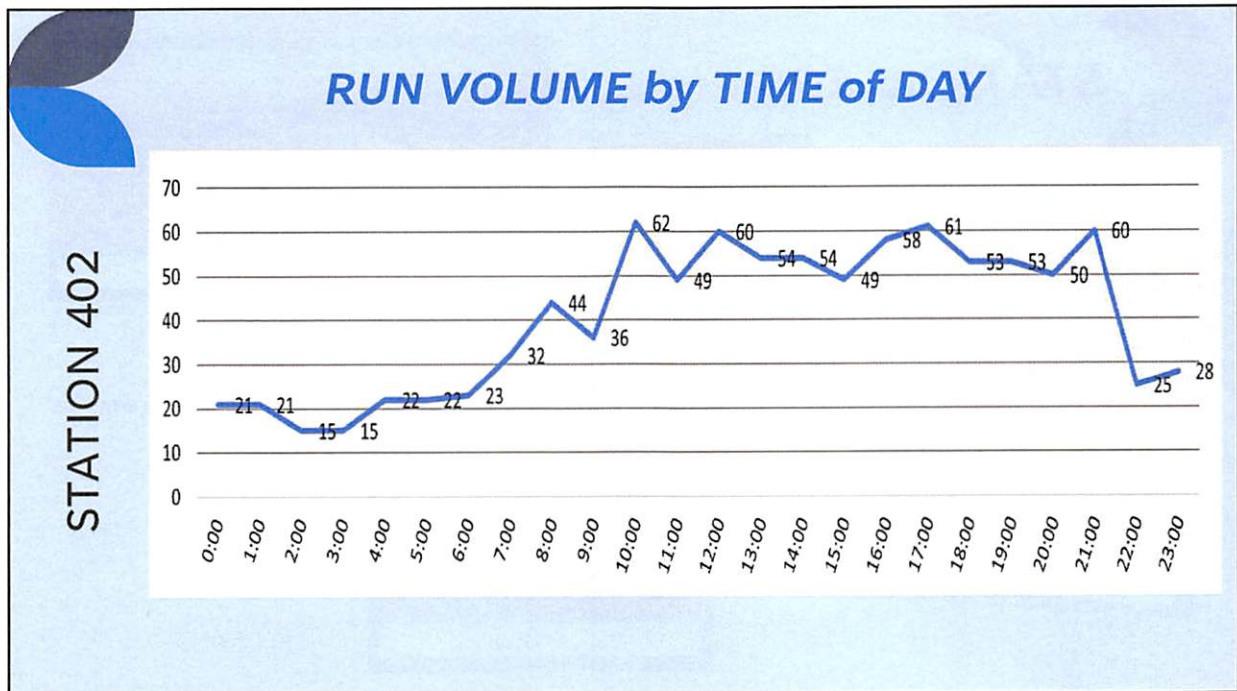
STAFFING

- 1 Officer
- 2 Firefighter/Paramedics

APPARATUS

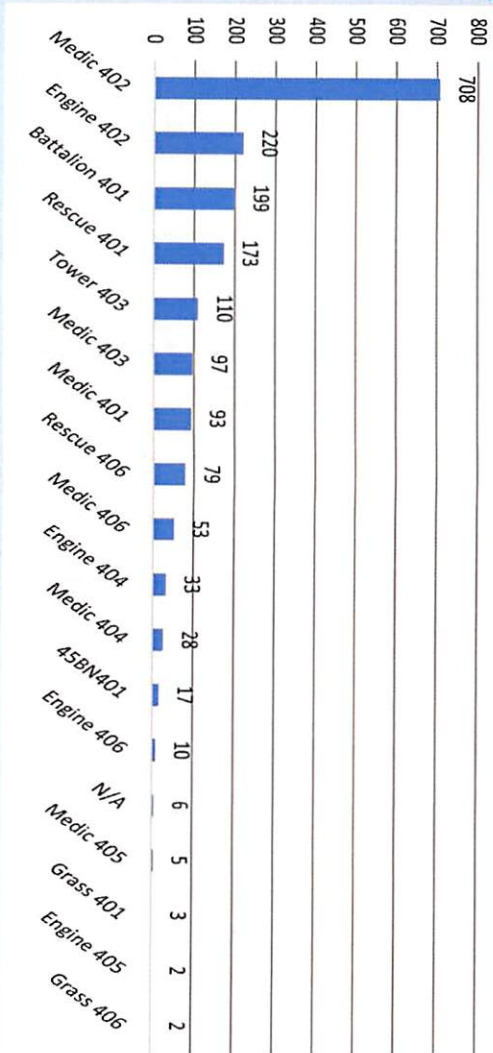
- 1 ALS Medic
- 1 Engine

13



14

RUN BREAKDOWN by APPARATUS



15

STATION 403



Roof Training



Auto Extrication



Tower Training



8270 Columbia Road, Tataskalka

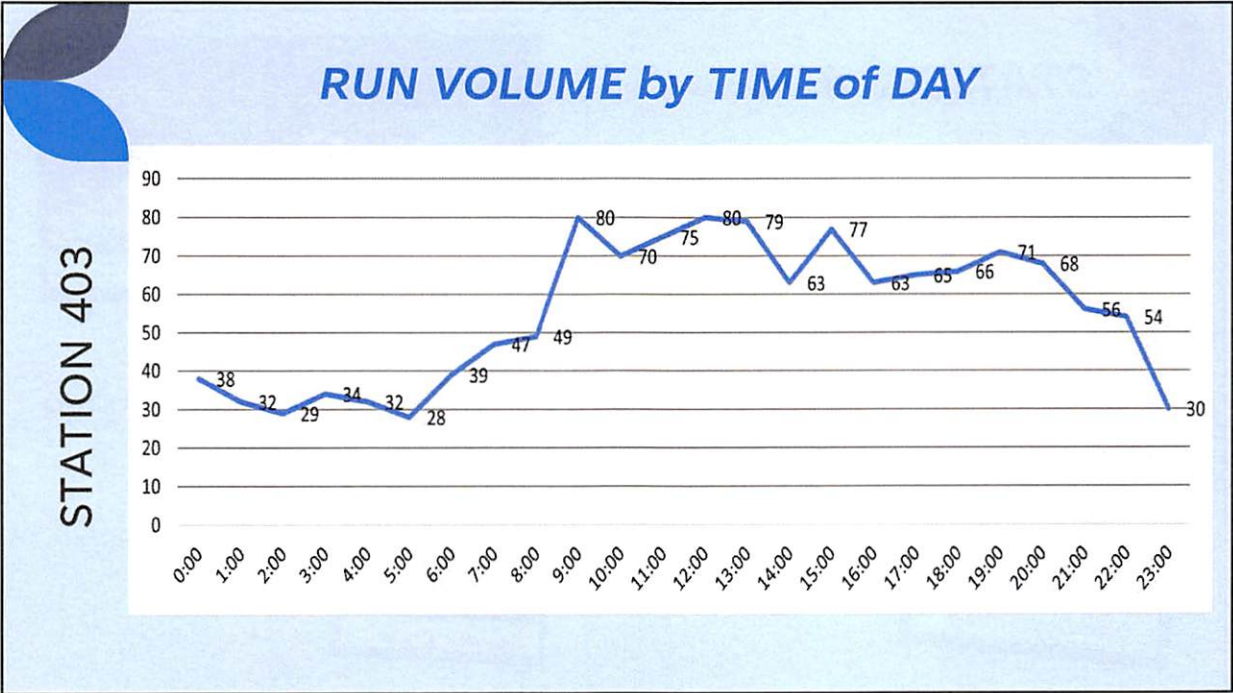
STAFFING

- 1 Officer
- 2 Firefighter/Paramedics

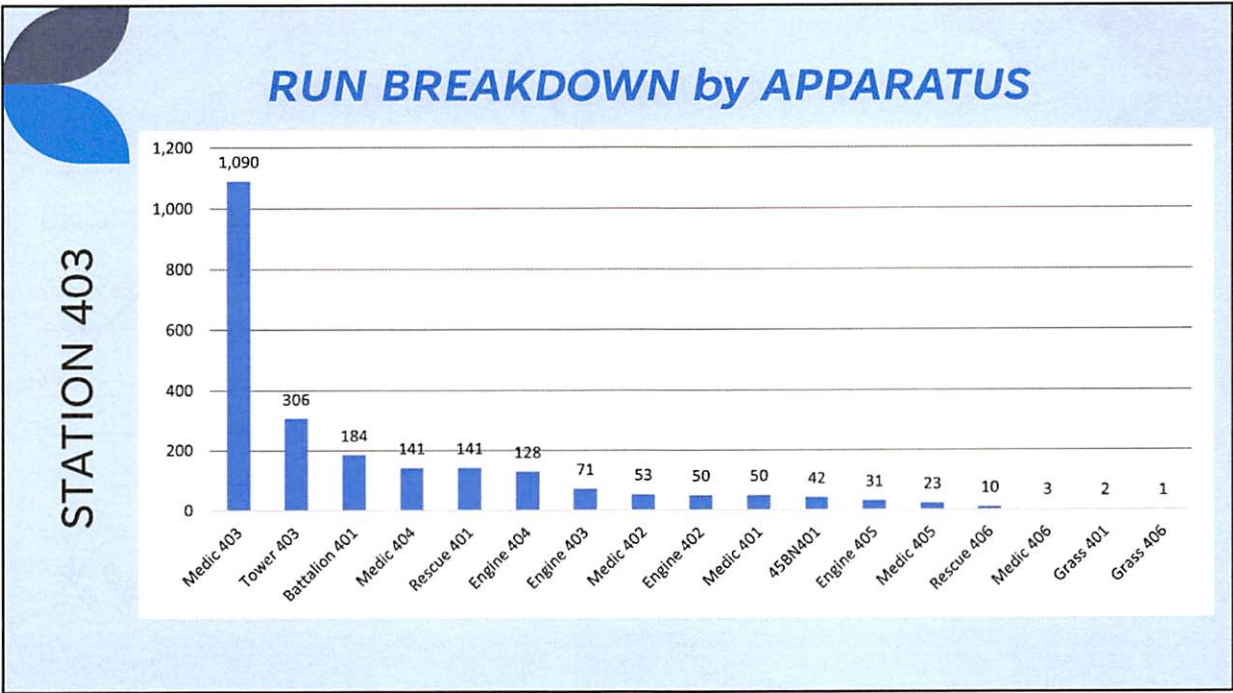
APPARATUS

- 1 ALS Medic
- 1 Tower

16




17




18

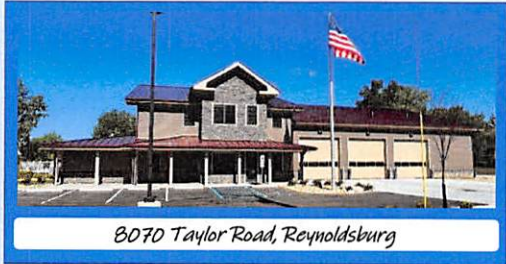
STATION 404



Rapid Intervention



Rescue Task Force




8070 Taylor Road, Reynoldsburg

STAFFING

- 1 Officer
- 4 Firefighter/Paramedics

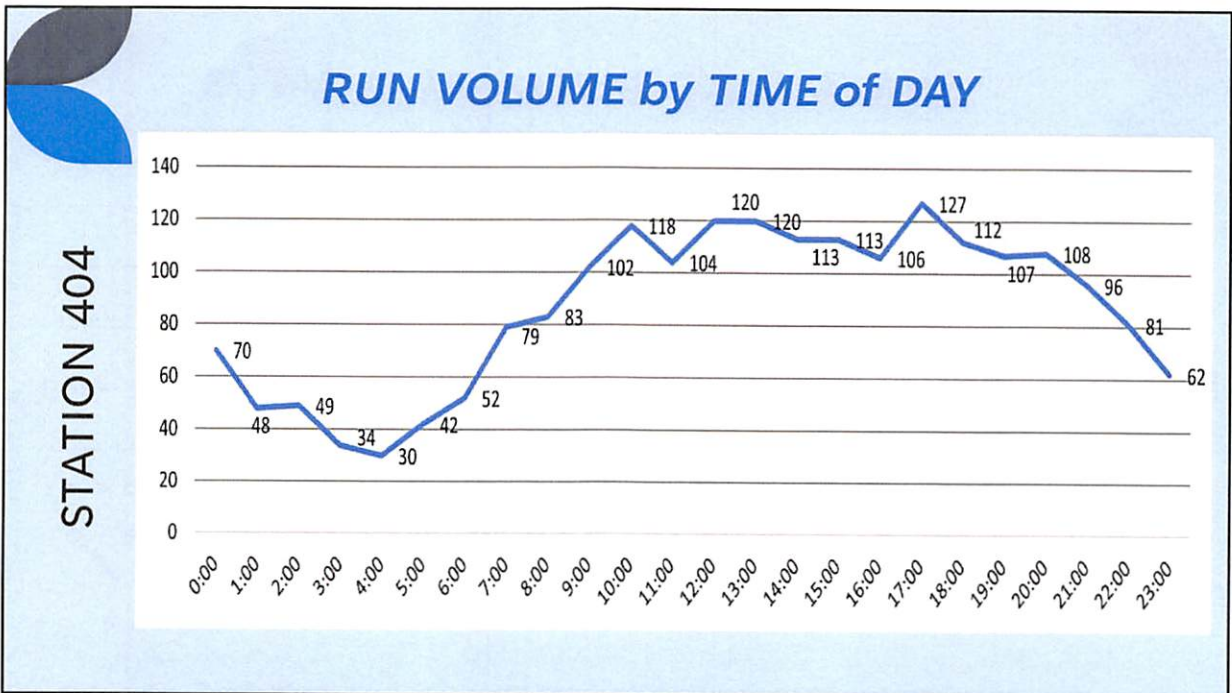
APPARATUS

- 1 ALS Medic
- 1 Engine
- 1 UTV

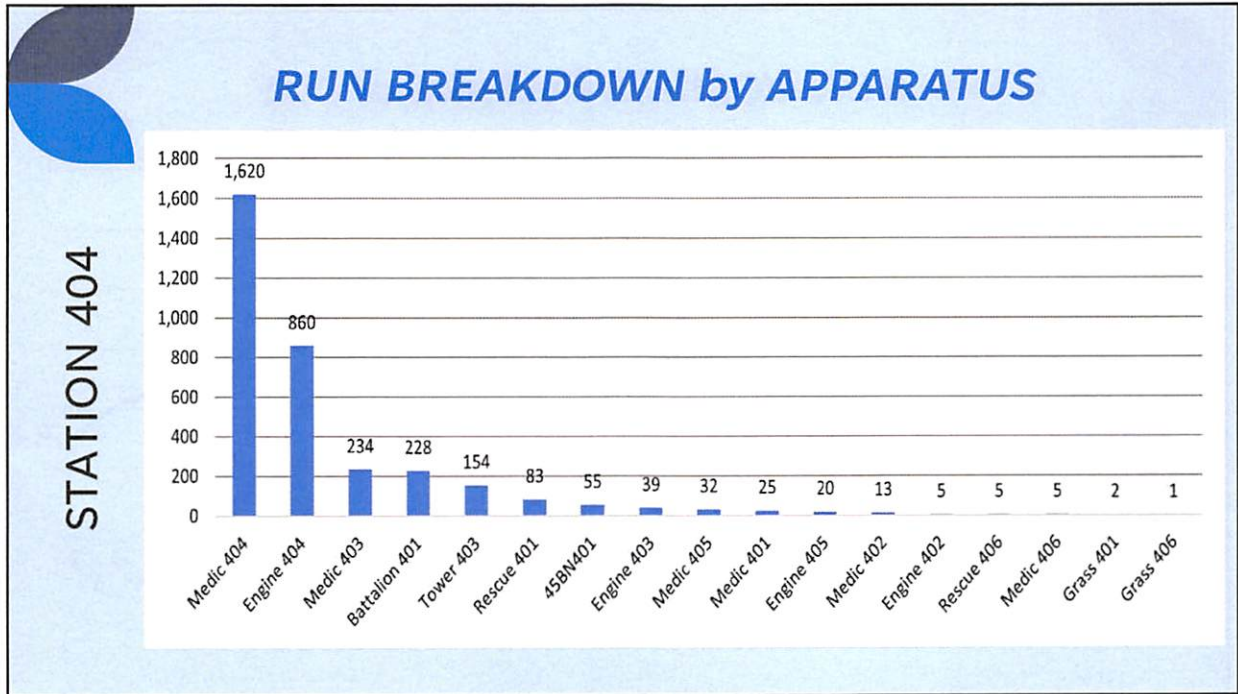


Search & Rescue

19



20



21

STATION 405

Trench Rescue

Paramedic Skills

Rescue Task Force

13112 Morse Road, Pataskala

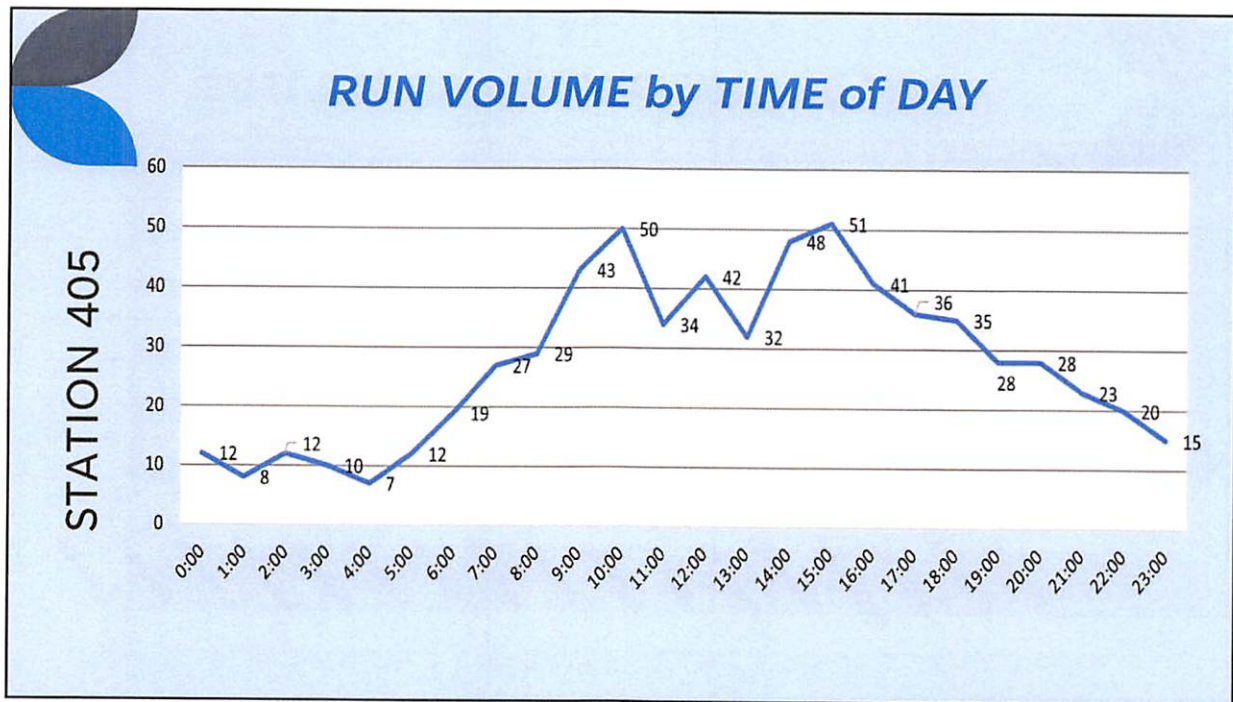
STAFFING

- 1 Officer
- 2 Firefighter/Paramedics

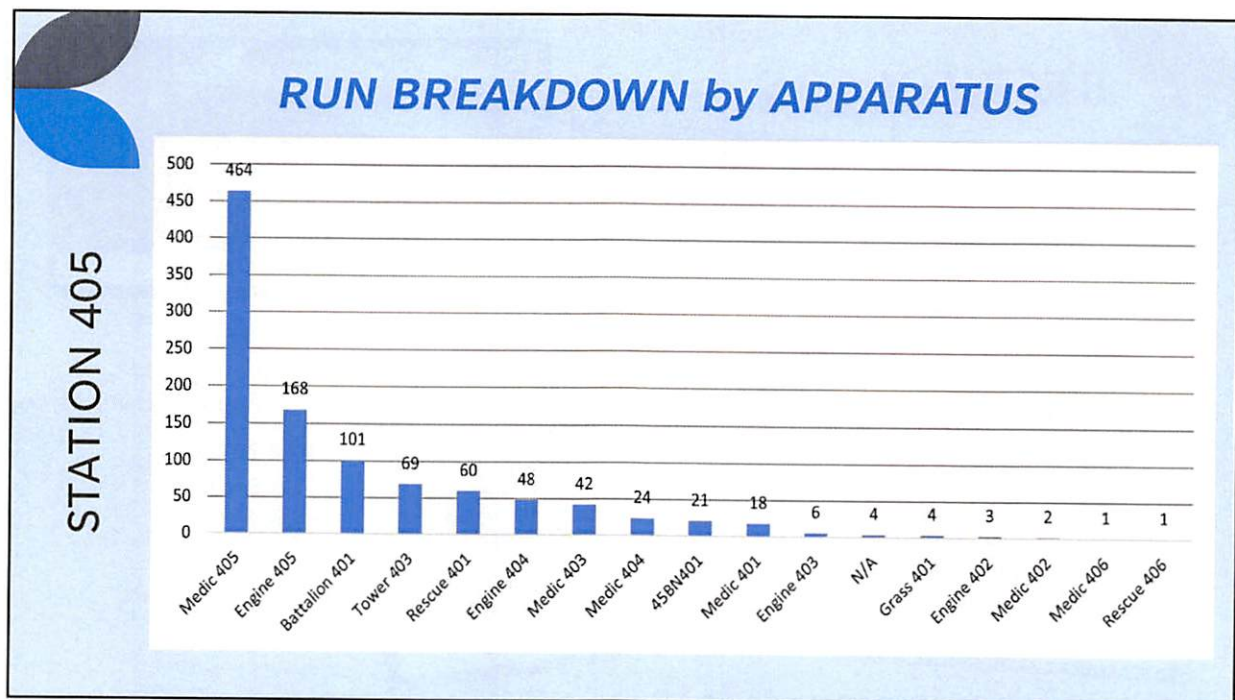
APPARATUS

- 1 ALS Medic
- 1 Engine

22




23




24


STATION 406




Stabilization



Water Training



111 Basin Street, Hebron



Watercraft Training

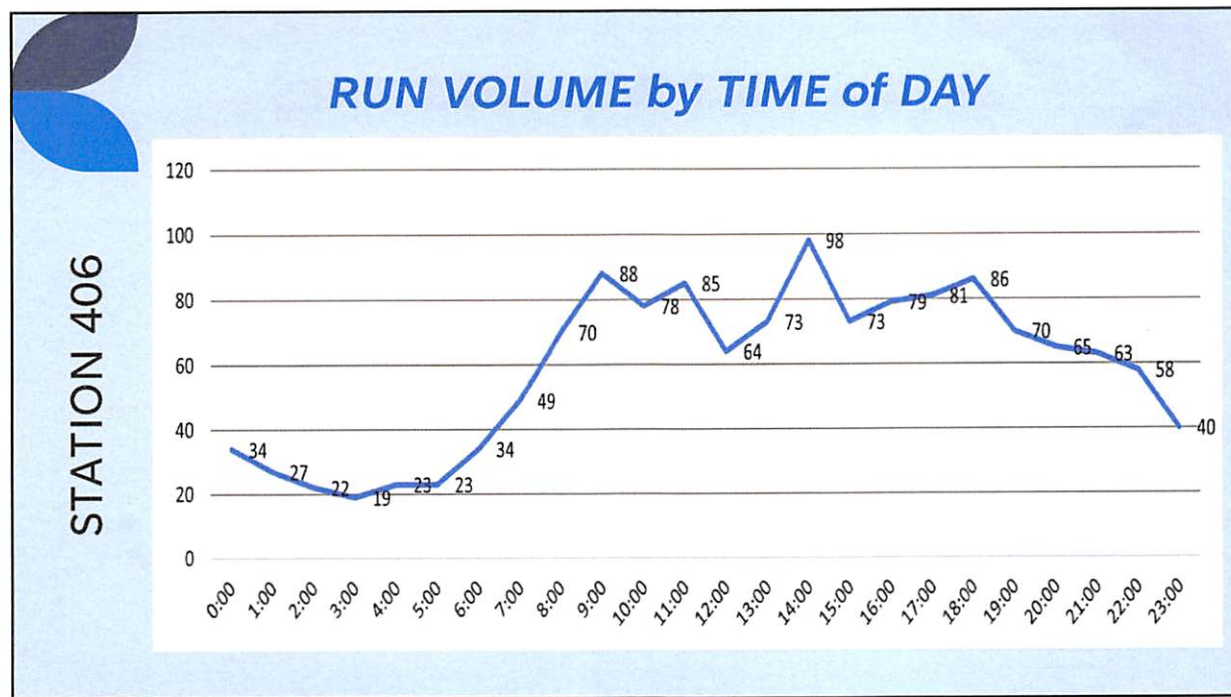
STAFFING

- 1 Officer
- 4 Firefighter/Paramedics

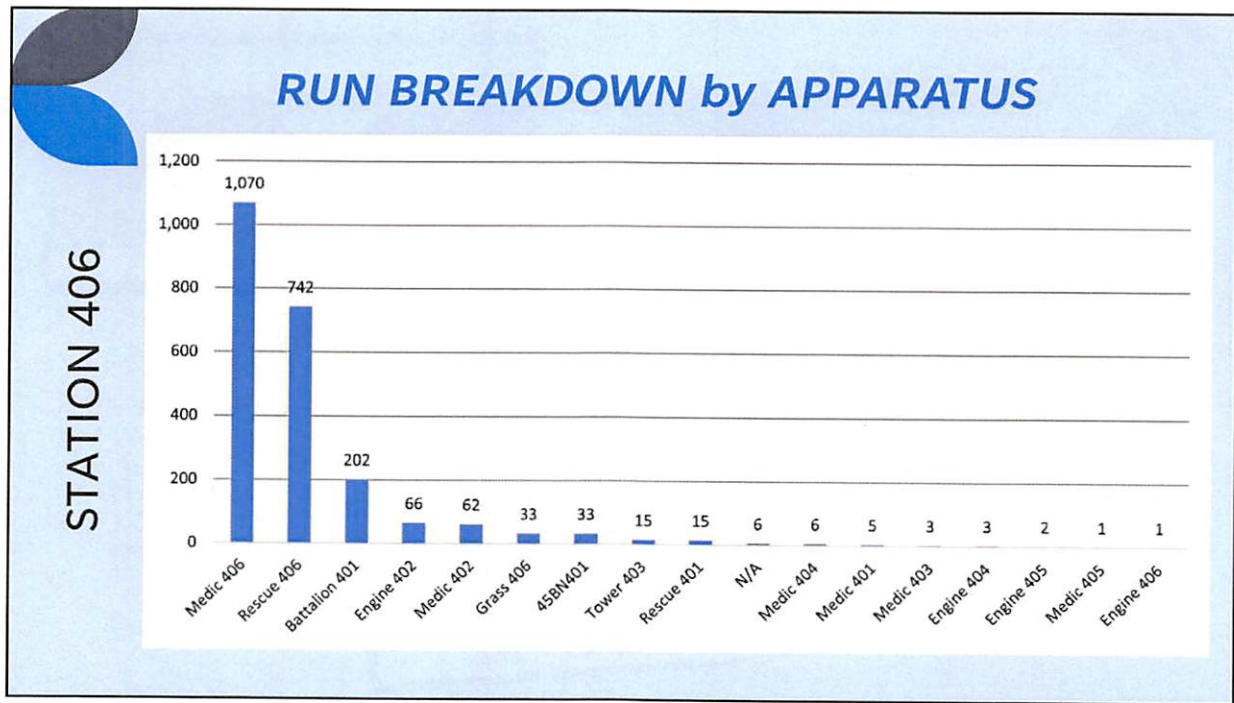
APPARATUS

- 1 ALS Medic
- 1 Rescue
- 3 Watercraft Units
- 1 Grass Truck
- 1 UTV

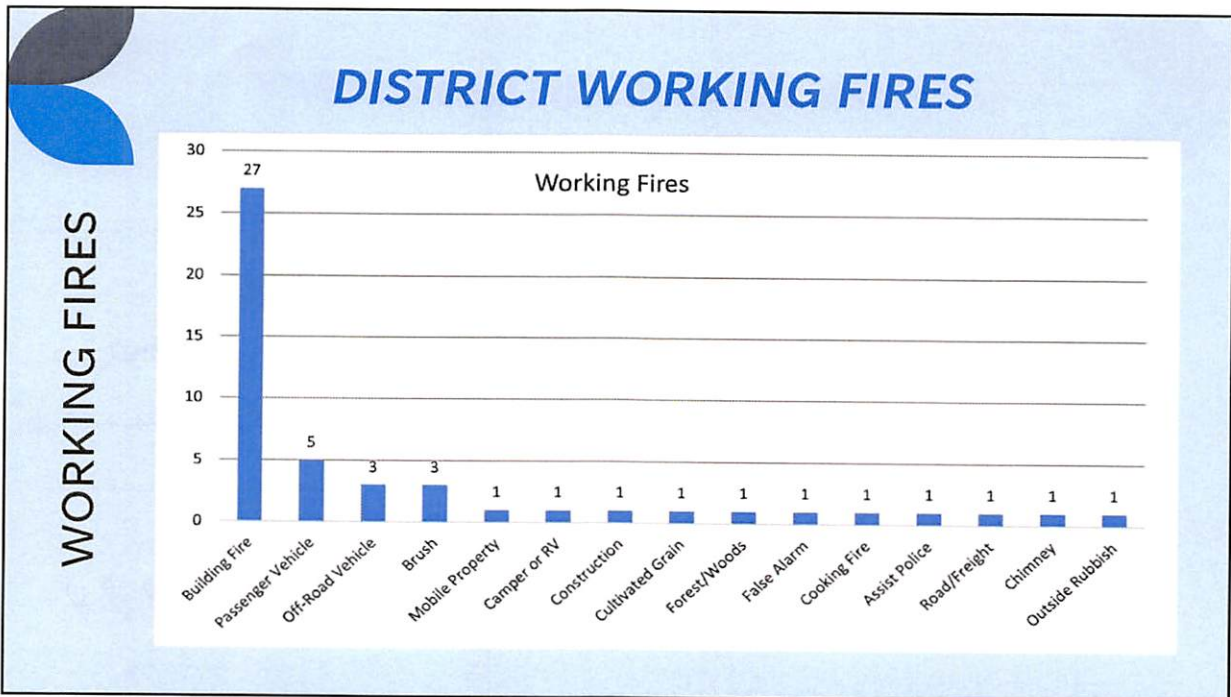
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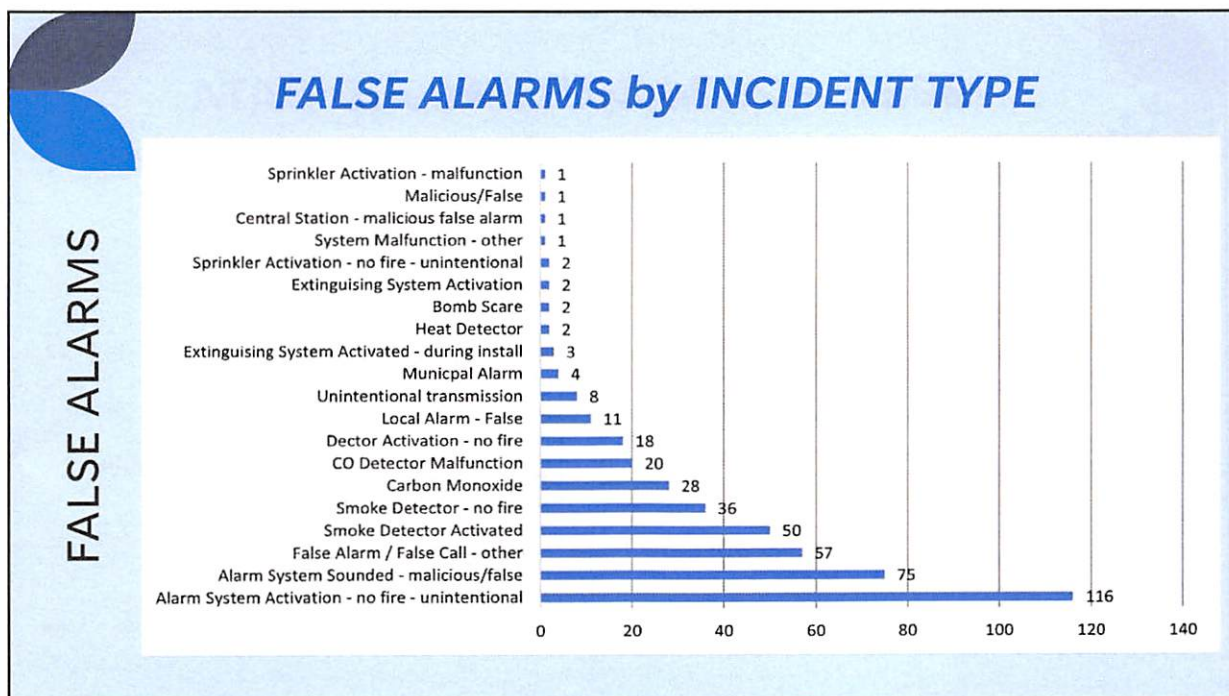
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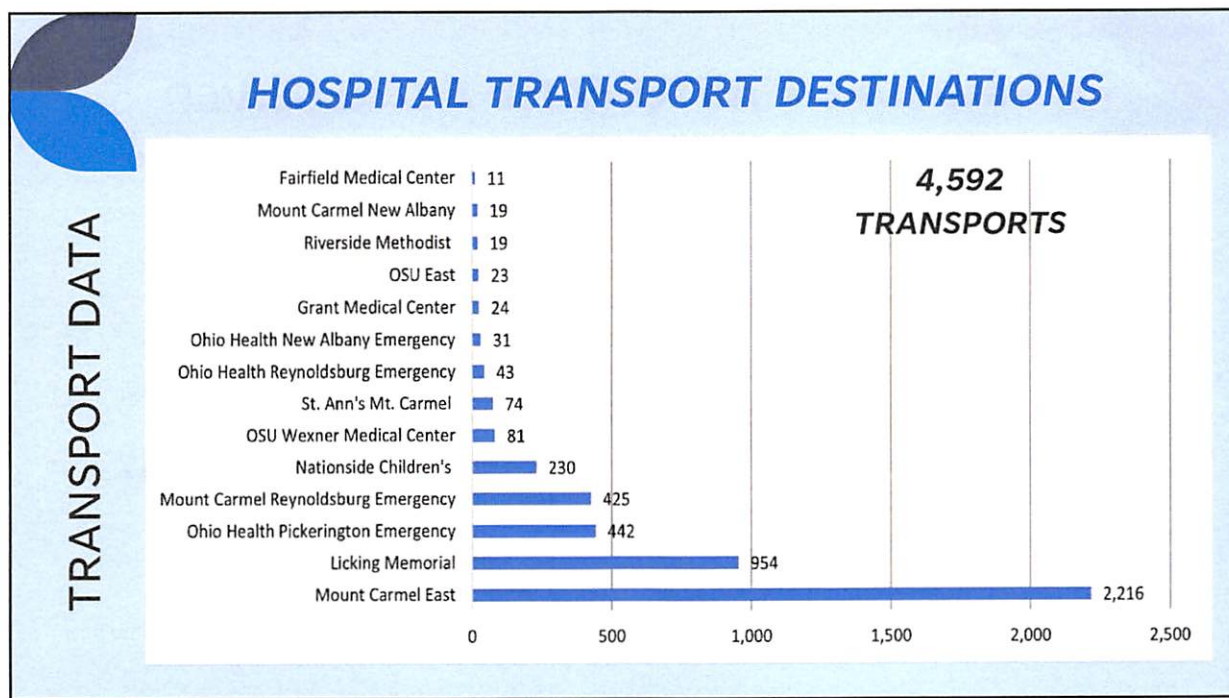
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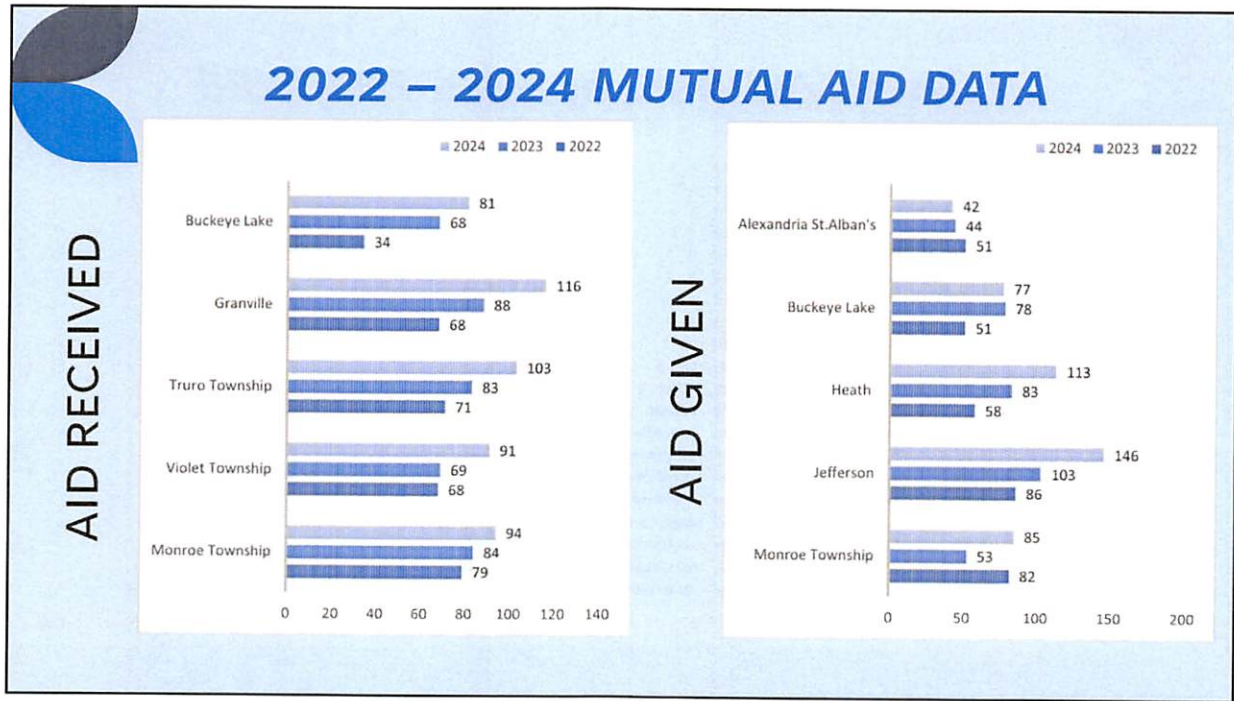
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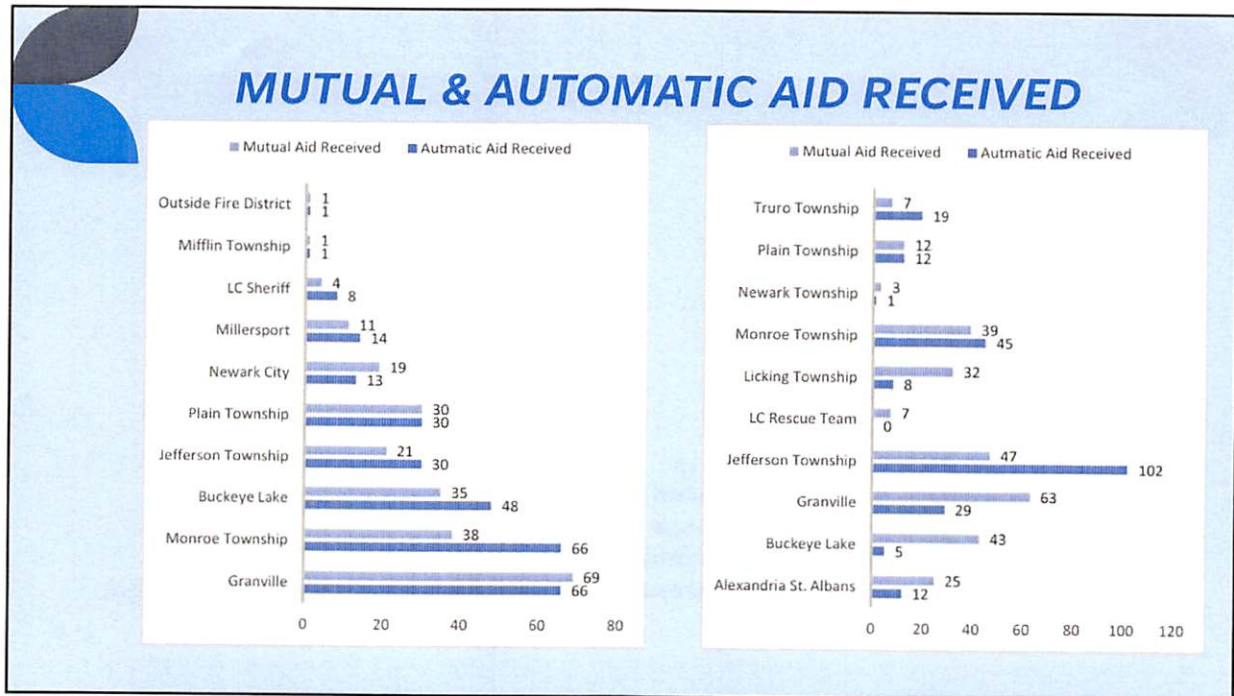
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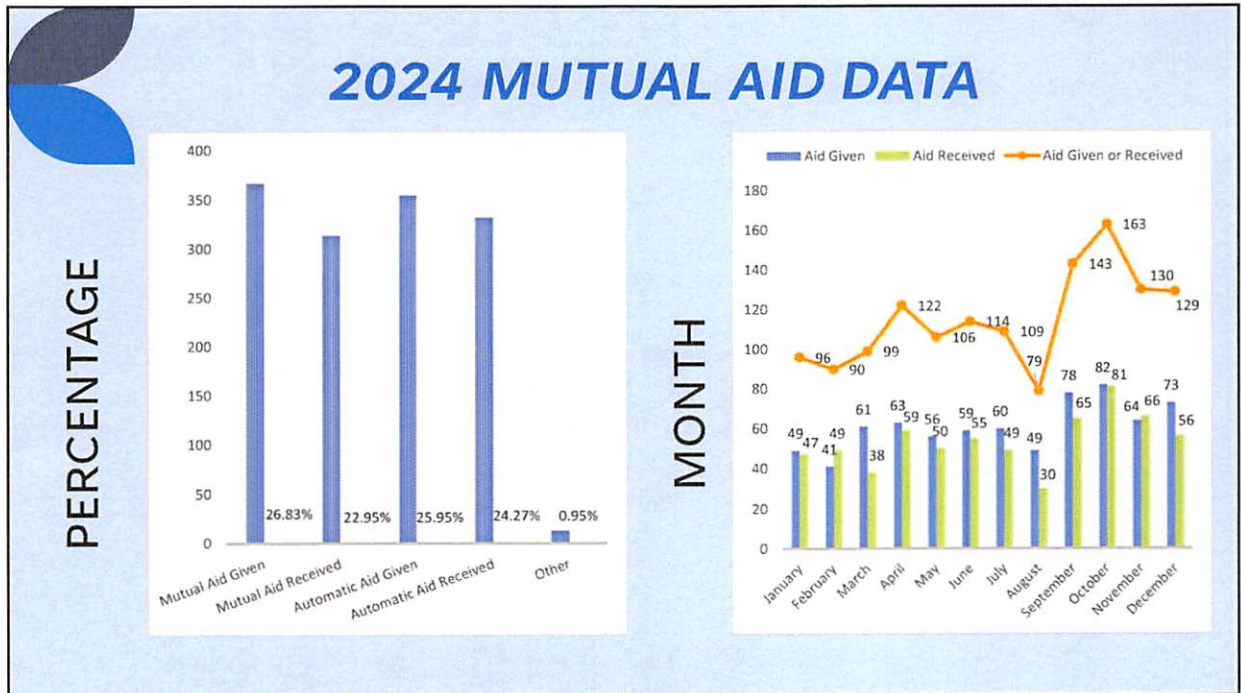
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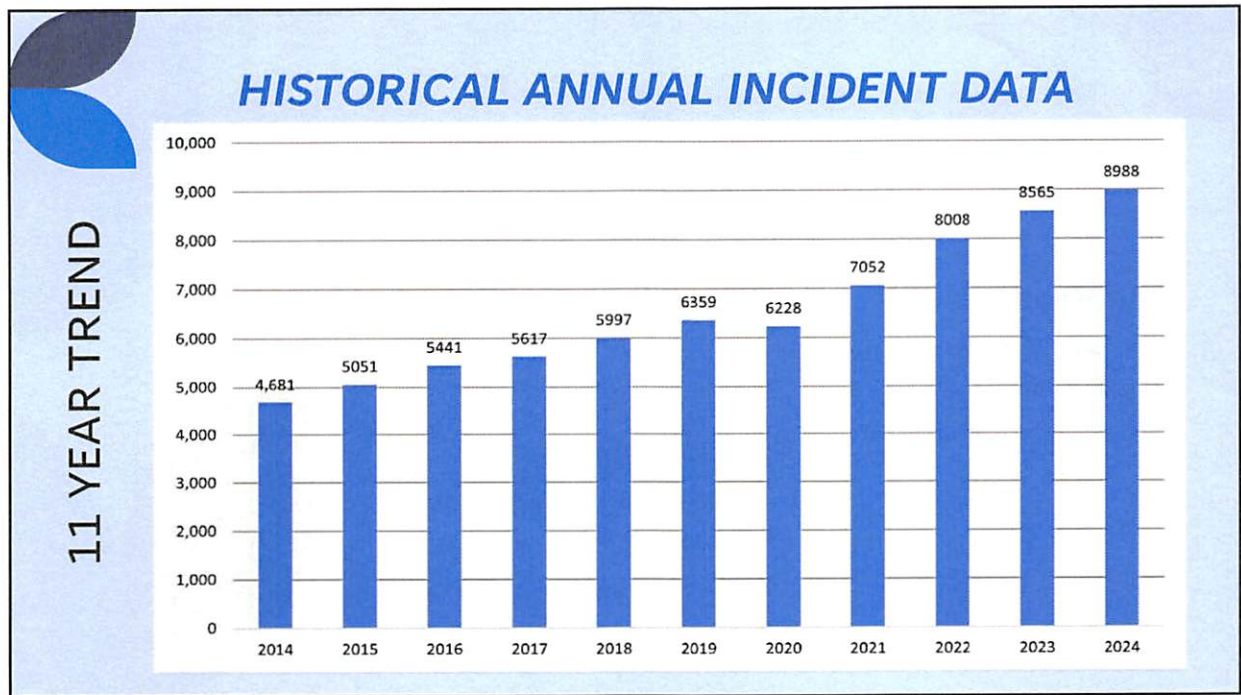
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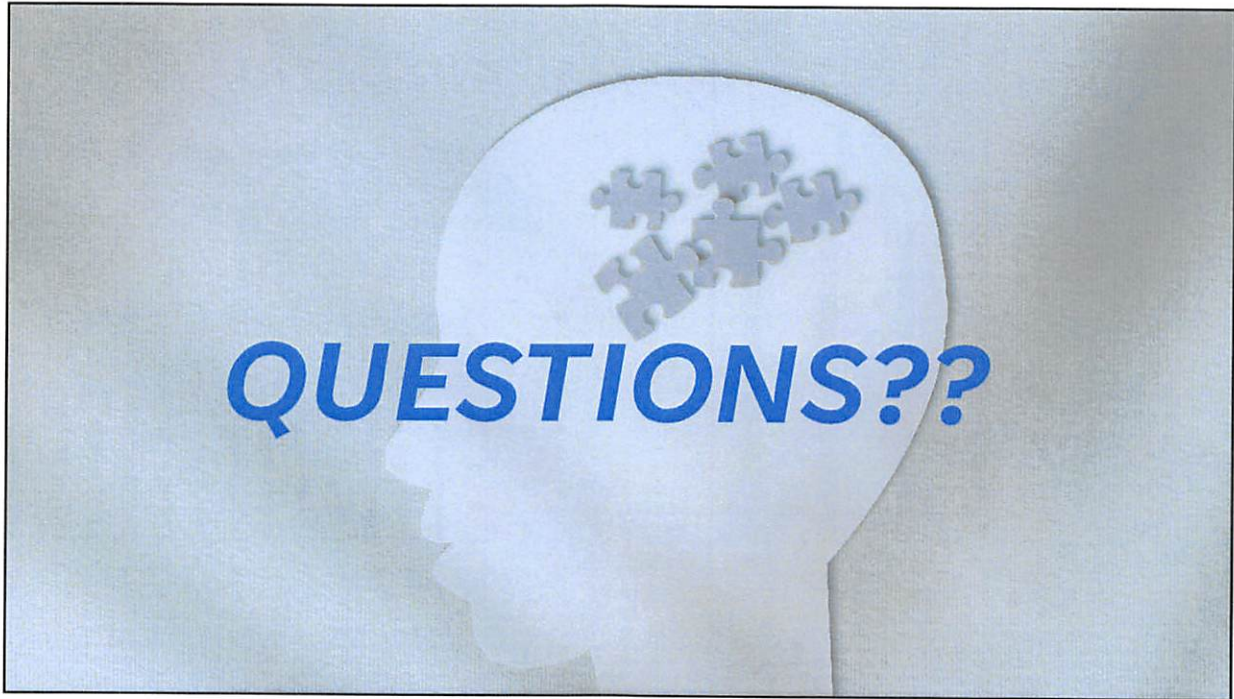
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35


Thank you

Joe Krouse
Assistant Chief, West Licking Fire District
740.927.8600
jkrouse@westlickingfire.org

Jack Treinish
Fire Chief, West Licking Fire District
740.927.8600
jtreinish@westlickingfire.org

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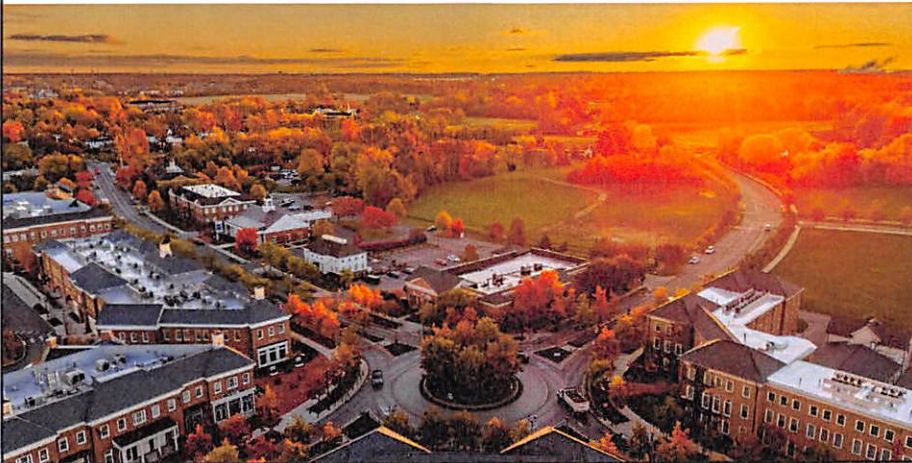
ROOTED IN RELATIONSHIPS



REDTREE

INVESTMENT GROUP

City of New Albany
City Council Investment Update
April 15, 2025



0

About RedTree Investment Group

Focused on Investing Public Funds

For more than two decades, our investment team has been the cornerstone of financial excellence for Ohio's public entities. A cumulative experience exceeding 100 years underscores our commitment to providing unwavering expertise.

We are privileged to serve as advisors for nearly \$10 billion in public funds, fostering partnerships with a diverse portfolio of more than 350 public entities.





Who We Are

As an independent investment advisor, our singular commitment is to oversee and optimize public funds for our clients.

Our Business

Experienced team of investment professionals concentrating on the needs of public entities.

What We Do

Develop tailored investment strategies that are responsive to the evolving needs and circumstances of each individual client.



REDTREE

INVESTMENT GROUP

1

City of New Albany and RedTree

Partnership Began in May 2019



RedTree purchased New Albany Capital who had served as the City's advisor for decades. Three-year transition period to gain historical knowledge of City's investments.

Investment of Operating Funds



Collaborate closely with City professionals to strategically manage and invest operating funds.

Communication and Reporting



Ongoing communication of the investment of funds and provide detailed monthly investment reporting.



- Work with City on prudent investment allocation.
- Ongoing investment strategy and rebalancing of portfolio.
- Attend regular Finance Meetings and cashVest updates.
- US Bank serves as the 3rd party custodian.

2



2

Investment Objectives



Safety of Principal

Preservation of principal is the overriding objective

Risk Management

Diversify investments to mitigate market and credit risk

Liquidity

Sufficient liquidity to meet ongoing operating needs

Market Rate of Return

Funds managed to attain a market return through economic cycles

3



3

Permitted Investments

Investment Policy and Ohio Revised Code

- ORC 135.14 governs the eligible investments for the City
- Investment Policy was last updated in November 2021

Local Bank Products

Checking accounts, sweep accounts, demand deposits

Certificates of Deposit

Term deposits

STAR Ohio

State run money market program

US Treasury Securities

Fixed income obligations issued by US Government

US Government Agency Securities

Fixed income obligations issued by FHLB, FNMA, Freddie Mac

Municipal Bonds*

Obligations of Ohio public entities. Ratings and other parameters must be met.

Commercial Paper*

Short-term debt obligations of public companies. 270-day maturity. Can own up to 40% of funds with 5% limitation per issuer. Credit ratings must be met.

Maximum maturity is 5 years on any investment, the exception is municipal bonds which is 10 years

*additional one-time investment training required

4



4

Economic Update

What is going on with the economy?



Growth

GDP growth in Q1 will likely be slower than expected. Many economists are concerned for growth in 2025



Inflation

Inflation data has showed signs of improvement, but we have yet to see the impact of potential tariffs. Fed in no rush to cut rates further.



Jobs

Recent job report suggested weakness in government and private sectors. Numbers are noisy with ongoing layoffs



Economic Calendar

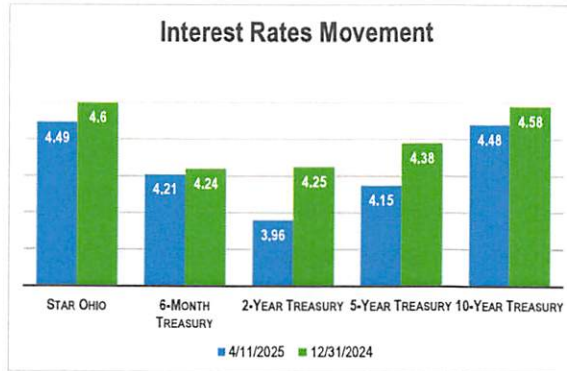
- 4/16 – Retail Sales
- 4/30 – Q1 GDP
- 4/30 – March PCE
- 5/7 – Fed Meeting

5



5

Benchmark Interest Rates



- Fed has left rates unchanged at their first two meetings of 2025.
- Market has revised its expectations in recent weeks with four cuts now in line for the next 12 months.
- The next Federal Reserve meeting is on May 7th, they will be focused on tariff effects to inflation and ultimately employment.



6

6

Total City Funds Overview

As of March 31, 2025

Investment Type	Est Balances as of 3/31/2025	Est. Yield	Avg. Maturity
STAR Ohio	\$77,138,134	4.48%	Daily
Park National Bank	\$6,323,384	2.50%	Daily
RedTree/US Bank	\$158,302,154	4.26%	1.97 yrs.
TOTAL	\$241,763,672	4.28%	1.97 yrs.

City Funds

- US Bank serves as main depository and holds Three separate investment accounts
- STAR Ohio is a source of secondary liquidity after US Bank. Currently three separate accounts held at STAR: Operating Funds, Debt Proceeds and State Infrastructure Funds
- Park National Bank serves as the main depository for City funds



7

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Summary of Investment Portfolios

As of March 31, 2025

Portfolio	Portfolio Composition	Value	Yield	Weighted Average Maturity	Highlights
General Investments	Treasuries, Government Agencies, Commercial Paper, Muni Bonds, CDs	\$105,805,823	4.08%	2.67 yrs	<ul style="list-style-type: none"> Investment portfolio is managed for a long-term approach The average maturity has been extended over past year to lock in higher rates
Infrastructure Replacement	Treasuries, Government Agencies, Commercial Paper, Muni Bonds, CDs	\$11,936,389	3.90%	1.54 yrs	<ul style="list-style-type: none"> Investment portfolio was created to meet future infrastructure needs of the City Portfolio yield continues to improve as lower yielding securities are reinvested
State Infrastructure	Treasuries, Government Agencies, Commercial Paper	\$40,577,942	4.83%	0.31 yrs	<ul style="list-style-type: none"> Investments are structured to meet future construction needs of State infrastructure projects



8

8

Looking Ahead on the Investment of Funds



-  Interest rates have experienced higher levels of volatility
-  Fed messaging suggests they will continue to be patient
-  Consumer confidence is on shaky footing
-  Labor market has shifted to benefit employers
-  Inflation expected to rise due to tariffs
-  Real estate feeling pain of higher interest rates
-  Geopolitical risks remain, as trade reshapes



9

9

Thank You

REDTREE INVESTMENT GROUP 888.596.2293

Ryan Nelson, CFA



Co-Founder & Portfolio Manager
with RedTree since its inception

Ryan@RedTreeInv.com

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