



## Council Minutes – Regular Meeting

June 24, 2025

Mayor Spalding called to order the New Albany City Council Meeting of June 24, 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, Planning Manager Chris Christian, Economic Development Manager Sara Zeigler, Public Service Director Ryan Ohly, Deputy Public Service Director Steve Mayer, Public Services Engineer Justin Wilkinson, 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 Wiltrout	A

Clerk Mason reported that Council Members Shull and Wiltrout could not attend due to travel and requested to be excused. Mayor Spalding moved to excuse Council Members Shull and Wiltrout from the council meeting. Council Member Kist seconded and council voted with 5 yes votes to excuse Council Members Shull and Wiltrout from the council meeting.

### **ACTION ON MINUTES:**

Clerk Mason noted, after distribution of the draft, that she added a clarifying line from Finance Director Bethany Staats on page 10, “The \$2.265 million was for pickleball sound improvements, the restroom solution, and the shade structure/enclosure.” Council adopted the September 17, 2024 Capital Project Workshop minutes by consensus.

Council adopted the June 3, 2025 regular meeting minutes by consensus.

### **ADDITIONS OR CORRECTIONS TO THE AGENDA:**

NONE

### **HEARING OF VISITORS:**

NONE

### **BOARDS AND COMMISSIONS:**

**PLANNING COMMISSION (PC):** Council Member Brisk reported that the PC approved the 40 homes at Lambton Park. The PC approved 2 medical buildings and their proposed parking lot amendments. Council Member Fellows asked if the construction would take place concurrently with the surrounding road construction. Planning Manager Christian responded the medical building site was behind existing hotels and on a private circular road away from ongoing road construction.

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Council Member Brisk reported the PC approved a new Graeter’s drive-thru near the Turkey Hill and Dairy Queen. The PC approved an EdgeConneX concrete batch plant near the old Kennel Club USA site. The kennel had sold their property and presented on their potential new site on US 62 south of Walnut Street.

**PARKS AND TRAILS ADVISORY BOARD:** No meeting.

**ARCHITECTURAL REVIEW BOARD:** Mayor Spalding reported that the ARB approved a certificate of appropriateness and waivers for a garage at 6588 New Albany-Condit Road. The matter had been previously tabled. The applicant presented a redesign. The board discussed the consistency of the design with the existing character of the neighborhood and the purpose of the zoning code to improve standards when improvements were made.

**BOARD OF ZONING APPEALS (BZA):** Council Member Kist reported the BZA approved Edged’s application for a slightly larger sign than permissible in the newly revised code as it fit the scale of the building. The BZA tabled an application for Amgen’s 3<sup>rd</sup> sign, one that would make it visible from the highway, and asked the applicant for renderings in other sizes. The BZA asked staff for more information and tools to evaluate variance applications.

**SUSTAINABILITY ADVISORY BOARD (SAB):** Council Member Kist reported on the pocket prairie open houses at the James River and Planters Grove subdivisions. Information had gone out on city social media. Temporary signs were installed at both locations. The pocket prairie at Taylor Farm Park was along the roadside. Chief Communications and Marketing Officer Josh Poland confirmed that information about the pocket prairie project could be found on the city’s website. Mayor Spalding asked and Council Member Kist answered that all the pocket prairies had different concepts and purposes. They were conscious of leaving grass in more accessible areas for people and pets. The SAB did a mid-year review of the student pilot grant program. Only 1 application was received and they planned for additional marketing in the future. The student recipient of the grant, Alexa Briggs, built bird feeders bordering Swickard Woods. The completed project looked fantastic. The city won an award for the e-waste collection drive. The city would participate in a new SWACO food waste program which would provide the city with free signage, education, indoor containers, and service reimbursements.

**IDEA IMPLEMENTATION PANEL:** Council Member Brisk reported on the successful Juneteenth event with an estimated 1,500 attendees. Official attendance and additional details would be reported at the next council meeting.

**CEMETERY RESTORATION ADVISORY BOARD:** No meeting.

**PUBLIC RECORDS COMMISSION:** No meeting.

**CORRESPONDENCE AND COMMUNICATIONS:**

Mayor Spalding reported receiving a follow-up email from Allan Wool regarding the Reynoldsburg-New Albany Road closure and traffic in Straits Farm. Staff continued to work on the issue.

**PUBLIC HEARING FOR JERSEY-NEW ALBANY JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 1, NO. 2, AND NO. 3**

City Manager Stefanov referred to the Ohio Revised Code’s requirement of holding JEDD public hearings.

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Three JEDDs were being proposed, the first along Morse Road, the second along Worthington Road, and the third along Mink Road. He and Law Director Ben Albrecht had recently met with the township administrator and their legal counsel resulting in modifications to the agreement.

City Manager Stefanov reviewed the changes. The Morse and Worthington agreements were nearly identical. There were slight changes, including modifying the term “resolution” to “ordinance,” adding mixed-use as an anticipated type of development, and clarifying the responsibilities of board member selection. Substantive changes included the ability to provide an income tax credit, granting the income tax administrator the authority to negotiate tax apportionment agreements with businesses within the JEDD, the addition of language allowing recovery of damages from the CEDA for consistency purposes, and the addition of language to protect the city from excessive mutual aid requests.

Council Member Brisk asked and City Manager Stefanov stated there was an emergency services mutual aid agreement already in place that could be terminated if requests became a problem. The township was aware that more services would be needed. Law Director Albrecht stated that the language in the agreement was there to protect the city and would require a conversation between the parties should mutual aid requests increase.

City Manager Stefanov stated the objective was to standardize the language between the 3 JEDD agreements. The Mink Road agreement would have different language, but the base agreements would be almost identical.

The township had requested to table the JEDD agreements until the July 15 meeting. They were working with property owners solidifying inclusion decisions. The Worthington Road and Morse Road JEDDs were expected to be ready by July 15, but the Mink Road JEDD could be pushed further as conversations continued with the majority landowner regarding the composition of the JEDD board.

Council Member Durik asked and City Manager Stefanov answered, if other parcels wanted to join in the future, the parties would have to amend the agreement each time. The city had a right of refusal for additional requests.

Mayor Spalding moved to postpone the public hearing to the July 15, 2025 council meeting. Council Member Brisk seconded and council voted with 5 yes votes to postpone the public hearing to the July 15, 2025 council meeting.

**SECOND READING AND PUBLIC HEARING OF ORDINANCES:**

**ORDINANCE O-21-2025**

Mayor Spalding read by title AN ORDINANCE APPROVING AGREEMENTS BETWEEN THE CITY OF NEW ALBANY AND JERSEY TOWNSHIP FOR THE PURPOSE OF CREATING THE WORTHINGTON ROAD JOINT ECONOMIC DEVELOPMENT DISTRICT, THE MORSE ROAD JOINT ECONOMIC DEVELOPMENT DISTRICT, AND THE NORTHEAST MINK STREET JOINT ECONOMIC DEVELOPMENT DISTRICT.

At City Manager Stefanov’s request and per his earlier presentation, Mayor Spalding moved to postpone the ordinance for second reading and public hearing to the July 15, 2025 council meeting. Council Member

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Fellows seconded and council voted with 5 yes votes to postpone the ordinance for second reading and public hearing to the July 15, 2025 council meeting.

**ORDINANCE O-22-2025**

Mayor Spalding read by title AN ORDINANCE TO AMEND A 5.966 ACRE CONSERVATION EASEMENT AS REQUESTED BY MBJ HOLDINGS, LLC.

Planning Manager Chris Christian stated this legislation would allow for underground utilities to be installed within the easement area and prohibited any disturbances to the existing conservation area above ground.

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

Council Member Kist moved to adopt the ordinance. Council Member Durik seconded and council voted with 5 yes votes to approve Ordinance O-22-2025.

**ORDINANCE O-23-2025**

Mayor Spalding read by title AN ORDINANCE TO ACCEPT RIGHT OF WAY DEDICATIONS OF 0.057 AND 0.033 ACRES FOR HAWTHORNE ALLEY AND 0.0045 AND 0.0011 ACRES FOR NORTH HIGH STREET, AND TO VACATE A 0.141 ACRE PORTION OF THIRD STREET, AS REQUESTED BY THE CITY OF NEW ALBANY.

Deputy Public Service Manager Steve Mayer stated the ordinance accepted right-of-way along north High Street. Staff had found that some of the existing brick public sidewalk along High Street was installed on private property and the owner was dedicating that portion to the city. The legislation accepted right-of-way from the New Albany Exchange and The New Albany Company to extend Founders Avenue to US 62. The legislation also vacated a portion of Third Street to the New Albany Company. An easement would be held due to public utilities and no future structures would be allowed.

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 Fellows seconded and council voted with 5 yes votes to approve Ordinance O-23-2025.

**INTRODUCTION AND FIRST READING OF ORDINANCES:**

**ORDINANCE O-24-2025**

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 115.445 +/- ACRES FROM JERSEY TOWNSHIP, LICKING COUNTY TO THE CITY OF NEW ALBANY.

City Manager Stefanov stated the annexation followed the standard Expedited Type 1 process. It enabled the city and Jersey Township to enter into an agreement regarding revenue sharing, the handling of TIFs, and tax abatement. It also applied the standard that existed in the Ohio Revised Code relative to the conformance of boundaries. The county commissioners approved the annexation petition on April 3, 2025 through their

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Resolution 25-0335, and the 60-day waiting period had lapsed. The city had an existing road maintenance agreement with Licking County from 2022. The site was contiguous to city boundaries.

Mayor Spalding asked and City Manager Stefanov confirmed that the site was for the Smart Farm project.

Mayor Spalding set the ordinance for second reading at the July 15, 2025 council meeting.

**ORDINANCE O-25-2025**

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 115.445+/- ACRES OF LAND GENERALLY LOCATED ON THE CORNER OF BEECH ROAD AND GREEN CHAPEL ROAD ALONG US-62, FROM AGRICULTURAL (AG) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS THE “SMART FARM ZONING DISTRICT” AS REQUESTED BY KARIS CRITICAL, C/O CRAIG MONCRIEF.

Planner I Kylie Blackburn stated this was a rezoning application for the same property as the annexation in Ordinance O-24-2025. She briefly reviewed the board approval process. The Planning Commission reviewed the application and recommended approval. The site was roughly 115 acres. It was zoned agricultural and would be rezoned to Limited General Employment (L-GE) and known as the Smart Farm Zoning District. The site would have similar uses and development standards to what was found in the surrounding areas. It was consistent with the city’s strategic plan.

Mayor Spalding set the ordinance for second reading at the July 15, 2025 council meeting.

**ORDINANCE O-26-2025**

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 JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT AND THE CAREER AND TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY (C-TEC), PROVIDE FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS INTO A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND, 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 115.445+/- acres of land recently annexed. The consolidated acreage associated with the expansion was located in Licking County. The TIF was classified as “non-school” which meant that it did not negatively impact the Johnstown-Monroe Local School District or the Career and Technology Education Centers of Licking County. The purpose of the TIF was to capture the incremental increase in the value of the land and the improvement (after associated real property tax abatements expired) to contribute toward qualified public infrastructure and public projects. The city had entered into supplemental agreements with Jersey Township regarding the funding of fire and EMS services.

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Mayor Spalding set the ordinance for second reading at the July 15, 2025 council meeting.

**ORDINANCE O-27-2025**

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTER 141 “RECORDS COMMISSION” OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

Clerk Jennifer Mason stated that Chapter 141 of the city’s Codified Ordinances defined and described the Records Commission, also known as the Public Records Commission, in city code. This chapter was last updated in February of 1996 via Ordinance O-12-1996. The proposed changes were marked by colored text. The intent of the proposed code was to reflect current city practices and record keeping, for example - each department naming their own records officer.

There was a short “default” records retention schedule in the code that was being mostly left intact. All city departments had working retention schedules with greater detail, so the proposed language stated any department-specific retention schedules would control in the case of a conflict with the default schedule. These changes were presented informally to the Public Records Commission at their November 2024 meeting and the commission voted unanimously to approve the changes at their June 2025 meeting.

Mayor Spalding set the ordinance for second reading at the July 15, 2025 council meeting.

**ORDINANCE O-28-2025**

Mayor Spalding read by title AN ORDINANCE TO ACCEPT A RIGHT OF WAY DEDICATION OF 0.875 ACRES ALONG BABBITT ROAD AS REQUESTED BY MBJ HOLDINGS, LLC AND DECLARING AN EMERGENCY.

Deputy Public Service Director Mayer stated this ordinance was for right-of-way dedication of 40 feet on Babbitt Road. The area east of Babbitt Road was recently annexed and rezoned into the city. The legislation accepted the dedication of 40 feet from the centerline of the existing roadway, in compliance with the zoning text that had already been approved by city council. The right-of-way was sufficient for future roadway and streetscape improvements. The ordinance would declare an emergency and waive the 30-day referendum period after the second reading to ensure the right-of-way could be procured ahead of the city’s capital improvement project.

Council Member Fellows asked and Deputy Public Service Director Steven Mayer confirmed they were only waiving the referendum period, not the second reading of the ordinance.

Mayor Spalding set the ordinance for second reading at the July 15, 2025 council meeting.

**ORDINANCE O-29-2025**

Mayor Spalding read by title APPROPRIATION AMENDMENT ORDINANCE  
AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NEW ALBANY, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2025, AND TO AUTHORIZE TRANSFERS FROM THE GENERAL AND OAK GROVE II INFRASTRUCTURE FUNDS AND AN ADVANCE FROM THE GENERAL FUND.

Finance Director Bethany Staats stated this ordinance authorized amendments to 2025 appropriations after analysis of the city’s actual and projected revenues and expenditures compared to the 2025 annual budget. The

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amendments included department requests determined through a mid-year review of their respective budgets. The legislation provided for transfers from the General and Oak Grove II Infrastructure funds to other funds including the Bond Retirement. A detailed list was attached to the legislative report along with a summary of the total effect of the adjustments. The General fund appropriation amendments would increase the budget by approximately \$27 million, which was a 52% increase from the original appropriations adopted with the 2025 annual budget program. Approximately \$23 million of the overall increase was to provide funding and support for various capital needs and to repay the bond anticipation notes that would mature in September of 2025. They were initially issued for the Market Street extension and Briscoe Parkway projects, and the intention was to roll them into a new issuance in the fall. They were instead being delayed for a new debt issuance and staff was using up to \$10.6 million of the General fund's cash reserves toward the retirement of the bond. By using cash reserves, the city would preserve the original funding source, the New Albany East Community Authority (NAECA) fund, for Ganton Parkway or other key projects. With the increase in General fund appropriations, the ending balance was estimated at \$39 million, after adjusting revenues for income tax collections. The new balance exceeded budgeted operating costs and remained greater than the 65% target reserve. Director Staats further described adjustments in appropriations for the community development department, public service department, land and buildings, the IT General fund, and community events.

Director Staats stated there was an economic development adjustment within the NAECA fund. The city was decreasing that appropriation which had originally been intended to pay off the bond anticipation note. This preserved NAECA funds for future projects. The Capital Improvement fund included increases for the Bevelhymer Road and Walnut intersection improvements project, the Ganton Parkway infrastructure project, the Walton Parkway city offices, a police training facility, and replenishing the Miscellaneous fund for future minor adjustments. The Water and Sewer Capital fund had an increase related to replacing equipment at the Morse Road booster station and certain parts within the gray water pump house. In the Capital Equipment Replacement fund, there were increases related to outfitting a city vehicle with a water tank and pump for seasonal landscaping purposes, a vehicle outfitted with right-of way equipment, an increase to provide for assets previously excluded due to a formula error, and a police mobile command center. Within the Oak Grove II Infrastructure fund, there was an increase for a traffic signal project. There was originally a transfer in the Oak Grove II fund to provide for the Briscoe Parkway portion of the new bond that would be paid off. This legislation provided for an increase in the transfer appropriation to pay that off with an advance coming from the General fund.

Director Staats stated ordinance sections 3 and 4 authorized the actual transfers and the advance of \$4 million to the Oak Grove II fund that would be paid back with income tax collections the following year. The ordinance also authorized the transfer from the Oak Grove II fund to the Bond fund to achieve the pay-off.

Chief Jones described the proposed command vehicle per the attached slides and handout. He reviewed potential layouts. A preliminary design provided space for 8-10 people. The vehicle would allow for a unified command and the ability to bring multiple departments together, provide shelter from the weather, and bring technology out to the field. There were recent occurrences, such as the KDC One shooting, at which the city's own command vehicle would have been beneficial.

Council Member Kist asked and Chief Jones confirmed that the vehicle featured sliders, similar to a camper, which expanded the interior workspace.

City Manager Stefanov asked and Chief Jones confirmed the vehicle had a life expectancy of 25 years. As technology changed, parts could be upgraded. The vehicle had an 18-month lead time from ordering to delivery.

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Council Member Fellows asked if there wasn't a great need for the vehicle, could it be a shared resource with other municipalities. Chief Jones responded a command vehicle would improve the department's response to critical incidents and would be useful for more common occurrences, such as traffic crash investigations. He described a mast that held a camera and scene lighting. Most fatal accidents were at night, and the department often had to request fire department vehicles to provide sufficient lighting. There were no other municipalities currently in the market to purchase a command vehicle. The city was part of a county-wide mutual aid agreement and would offer neighboring municipalities use of the vehicle.

Council Member Fellows asked and Chief Jones responded that the vehicle was not armored, it was not intended to be placed in harm's way.

Council Member Kist asked and Chief Jones replied that the vehicle could be used as a command post at larger city events, such as the 4<sup>th</sup> of July. It could serve as a meet-up point for lost children and parents at public events.

Council Member Fellows asked and Chief Jones responded that the vehicle would be stored at the Public Service Complex.

City Manager Stefanov stated the vehicle's total cost would be between \$1.2 million to \$1.3 million. Over a 25-year life expectancy, it would average around \$50,000 a year.

Council Member Fellows stated that he liked the strong presence the command vehicle would display at public events. He liked the idea of having it parked at the Farmer's Market for public relations purposes. Council Member Brisk liked the idea of having the vehicle's presence at large events. Council Member Kist stated the vehicle could become a hard closure at public events and that police presence created a feeling of safety. Council Member Durik agreed that this was a public relations opportunity. It was right to consider this purchase before an emergency event, not after. It seemed to be a wise investment. Several council members expressed agreement.

Chief Jones pointed to the City of Dublin's travel trailer, which was not as useful. After the KDC One event, he started looking at these command vehicles.

Mayor Spalding asked and Chief Jones discussed the availability of restrooms at emergency scenes. The command vehicle manufacturer discouraged installing a bathroom in the truck. Bathrooms were expensive and the truck would lose too much valuable room. There were usually other options for restrooms on site. The vehicle could have a towing hitch.

Mayor Spalding set the ordinance for second reading at the July 15, 2025 council meeting.

**READING AND PUBLIC HEARING OF RESOLUTIONS:**

**RESOLUTION R-21-2025**

Mayor Spalding read by title A RESOLUTION GRANTING A NON-EXCLUSIVE RIGHT-TO-SERVE TO LICKING RURAL ELECTRIFICATION, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDING IT THE RIGHT TO ACQUIRE, CONSTRUCT, MAINTAIN, AND OPERATE WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF NEW ALBANY, AS SUCH BOUNDARIES CURRENTLY EXIST OR MAY EXIST IN THE FUTURE, LINES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY TO NEW ALBANY, AND THE RESIDENTS AND BUSINESSES THEREOF FOR LIGHT, HEAT, POWER, AND OTHER ELECTRIC ENERGY PURPOSES.



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Law Director Ben Albrecht stated this resolution came about when Licking County Electric (LRE) contacted the city. Historically, the city treated LRE and the Ohio Power Company (OPC) consistently with respect to franchise agreements and associated rights. There had been a long-evolving history of those rights. LRE received certificate of registration in New Albany in 2020. After that, OPC had non-exclusive rights granted to it pursuant to New Albany Resolution R-37-2020 - which provided a few different rights than what LRE was receiving under its certificate. Because there were discrepancies, LRE requested this resolution to be treated the same as OPC – which was consistent with the city’s plan from 15-20 years back. This resolution was nearly identical to OPC’s resolution. There were a few adjustments based on timing, but the purpose was to treat the 2 entities consistent with their non-exclusive rights to serve.

Joseph Beckman, attorney from Baker Hostetler, was present to represent Licking County Electric.

Council Member Fellows asked and Mr. Beckman answered LRE was looking to have mirroring rights to other electric services so no questions arose. The discrepancy came to their attention when a new real estate developer was looking at OPC and LRE for their subdivision. Without the resolution, LRE appeared to not be at the same level. This had not impacted their business to date.

Law Director Albrecht noted, going back to 2010, legislation granting non-exclusive rights had been enacted for both companies.

Mayor Spalding asked and Mr. Beckman stated LRE customers came from LRE’s certified territory back when New Albany didn’t have the reach it did today. LRE served farmers whose land was now in New Albany. The Intel property was more or less in LRE’s certified territory and now in New Albany. New Albany had the authority to provide its own electric or to grant franchises. LRE served their members through a franchise arrangement.

Council Member Fellows asked and Mr. Beckman replied LRE did not generate power, it was part of an electric distribution co-op. All 24 rural electric cooperatives in Ohio owned a power generation facility, Buckeye Power, in eastern Ohio.

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

Council Member Kist moved to adopt the resolution. Council Member Durik seconded and council voted with 5 yes votes to approve Resolution R-21-2025.

**RESOLUTION R-22-2025**

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT WITH NONA MASTER DEVELOPMENT LLC.

Planning Manager Chris Christian stated this resolution authorized the city manager to execute a development agreement with NONA Master Development LLC, the development group working on the hamlet project. The agreement established a public-private partnership to construct several public improvements which would enhance the streetscape and character of the SR 605 corridor from Central College Road to Walton Parkway. Planner Christian described the “TAPASAG” focus group sessions with residents and some council members. The TAPASAG results included a list of several public improvements to enhance the pedestrian experience and promote vehicular safety. Out of that collaboration, the developer worked to incorporate several of those public improvements into a Final Development Plan which was approved by the Planning Commission late in 2024.

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Council allocated around \$4 million in the 2025 Capital Improvement budget for these improvements. Approving this development agreement would appropriate those funds and outline city and developer responsibilities. A schedule for the improvements was in the legislative report.

Council Member Kist asked and Manager Christian confirmed SR 605 would close from June 1 to August 15, 2026. The closure was for bridge work north of Snyder Loop. There would not be a path under that bridge, but there would be a new pedestrian bridge installed over Sugar Run stream on the east side of the road.

Council Member Fellows asked and Manager Christian confirmed there would be a turn lane on SR 605. In addition to that, improvements included an extensive streetscape similar to other Village Center urban areas and on-street parking to slow traffic down on SR 605 and portion of Central College.

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 Fellows seconded and council voted with 5 yes votes to approve Resolution R-22-2025.

**RESOLUTION R-23-2025**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD, AND EXECUTE AGREEMENTS AND CONTRACTS RELATED TO THE GANTON PARKWAY PHASES 3 AND 4 AND BABBITT ROAD WIDENING ROADWAY IMPROVEMENT PROJECTS.

Deputy Public Service Director Steven Mayer stated this legislation authorized the construction of 2 phases of the Ganton Parkway extension and Babbitt Road. Ganton Parkway phase 4 was the Village Center portion of Ganton Parkway and was about a half mile in length. It would have 5 lanes - 2 lanes in each direction, a bike lane on either side, and a center median or turn lane, plus leisure trail on the outside, similar to roads found in the Licking County business park. It would start at US 62 and go east, terminating temporarily as a roundabout. Phase 4 was slated to start in September of 2025, finish in May of 2026, and cost approximately \$8.4 million. Ganton Parkway phase 3 would start with the existing Ganton Parkway by Amgen with 5 lanes and go west, then reduce down to 1 lane to enter the 1-lane roundabout with cobbles and concrete curbs. Ganton Parkway would lead into Babbitt Road which would be slightly realigned. A 3-lane section of Babbitt Road would go north to Dublin-Granville Road and include a turn-lane onto Dublin-Granville Road. That section would not have leisure trails but would get ditch improvements. The widening of Babbitt Road would serve the QTS site and extend close to the city's southern corporation limit. Construction would start in September of 2025 and finish in December of 2026. Resurfacing on the southern portion of Babbitt would happen as part of the city's street improvement program. Ganton Parkway phase 3 would cost \$13.4 million and the Babbitt Road widening would cost \$3.2 million.

Deputy Director Mayer stated there was \$21.5 million in the city's capital improvement budget for this work in 2025. The 3 proposed projects in this legislation totaled \$25 million, \$3.5 million over the budgeted amount. The overage was due to the Babbitt Road widening and overall increased construction costs. Since council approved the 2025 budget, the business park had expanded. Based on traffic studies, staff felt this was beneficial to business park and vehicular circulation. City Manager Stefanov noted this also included a potential bridge widening on Babbitt Road, south of the new roundabout. Deputy Director Mayer stated the existing bridge was built in 1944 and city had done some assessments but wouldn't know the full extent of needed work until construction began. The new budget number contained a sizable contingency amount for bridge replacement.

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Mayor Spalding asked and Deputy Director Mayer answered there would be a 1-way stop sign at the northern end of Babbitt Road. Staff would continue to monitor the intersection and make it a 3-way stop, if needed.

Mayor Spalding asked and Deputy Director Mayer confirmed that Ganton Parkway phase 4 had 5 lanes, which count included the new bike lanes on both sides. The bike path was planned on all of Ganton Parkway and already existed on constructed sections.

Council Member Fellows asked and Deputy Director Mayer recalled council approving the plat to dedicate the right-of-way for the Kitzmiller Road portion which was still being designed. Council and staff further discussed how Ganton Parkway and Kitzmiller Road would connect. The short section of Dublin-Granville Road between the Ganton Parkway sections would get renamed as Ganton Parkway. East of Babbitt Road, Dublin-Granville Road would be Worthington Road. City Manager Stefanov stated road names would terminate at logical intersections.

Council Member Fellows asked and Deputy Director Mayer answered that Ganton Parkway phase 5 was planned for design in 2025 and construction could start in 2026. Council Member Fellows and Deputy Director Mayer discussed the construction mobilization site and construction access at Ganton Parkway and US 62 for the city and Nationwide Children’s Hospital.

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 Fellows seconded and council voted with 5 yes votes to approve Resolution R-23-2025.

**COUNCIL SUBCOMMITTEE REPORTS:**

NONE

**REPORTS OF REPRESENTATIVES:**

- A. Council Representative to MORPC: City Manager Stefanov reported that MORPC approved the 2026 member fee schedule - 69 cents per capita for members based on population projections. MORPC reported new by-laws were approved which formalized some committees and their rules of procedure. MORPC approved an agreement with the federal government to accept grant money to continue MORPC’s weatherization program. Mayor Spalding reported attending a MORPC-hosted lunch featuring Columbus Partnership CEO Jason Hall, a New Albany resident, who had previously done similar work in St. Louis. The Central Ohio Mayors and Managers Association (COMMA) toured Upper Arlington’s new 5-story community facility. Upper Arlington used some TIF funding to pay for some community aspects. Residents signed up to be paying members. The Ohio State University rented a floor. Mayor Spalding appreciated the facility’s features. New Albany could learn from that example.
- B. Council Representative to Joint Park District (JPD): No report.
- C. Council Representative to New Albany-Plain Local Schools (NAPLS): No meeting.

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- D. Council Representative to Plain Township: Council Member Durik reported the township was still working on an auxiliary fire station location. A family and non-profit group were raising money for a gold star sculpture which could be part of the Veterans Memorial. They were \$70,000 short on the monument. The township may pay part and was asking the city to participate. They would bring the details and amounts to the city.

**REPORTS OF CITY OFFICIALS:**

- A. Mayor: Mayor Spalding reported hearing positive feedback about the Juneteenth event. He praised staff for their hard work and the high quality of the video and pictures captured. He also heard great things about the quality and quantity of the food trucks.
- B. Clerk of Council: Clerk Mason reported sending out an email to council to schedule the Capital Projects Workshop in the 2<sup>nd</sup> week of September. Clerk Mason reminded council there would be no council meeting on July 1. Clerk Mason reminded council about the upcoming July 4 parade. Golf carts would be delivered on July 2 and decorating would happen on July 3. The parade would kick off at 11 am from the Primary School parking lot. Clerk Mason described the new Inclusivity Zone parade section where it would be quieter and nothing would be thrown. Clerk Mason would give event staff a bucket of candy to hand out to kids in the zone ahead of time. Council would get bubble blowing devices for this area.
- C. Finance Director: Mayor Spalding reported the Ohio General Assembly final budget recently passed. The governor could veto certain provisions. The city’s lobbyists would keep New Albany informed of any changes/impacts affecting city finances and operations.

Director Staats referred to the May finance report. Mid-year adjusted revenues would not be reflected in the May or June report. Income tax revenue was \$3.6 million more than collections in 2024, generally from withholding. Construction withholding continued to increase. She reviewed the history of the city’s carryover balance which had been increasing since 2016. She reviewed the income tax trend analysis for the General fund which contained comparisons to prior years. Revenue projections, as a percentage of year-to-date actual receipts over a 3-year and 5-year trend, showed where revenues were going. She referenced the fund and investment activity in the report. City Manager Stefanov stated the city’s overall financial position was positive.

- D. City Manager: No report.

- E. City Attorney: No report.

**POLL FOR PUBLIC COMMENT:**

NONE

**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, employment, dismissal, discipline, promotion, demotion, or

June 24, 2025

compensation of a public official(s); and pursuant to Ohio Revised Code 121.22(G)(2) to consider the purchase of property for public purposes if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest. Council Member Kist seconded and council voted with 5 yes votes to go into executive session at 8:33 pm.

Council Member Kist moved that council come out of executive session and resume the regular meeting. Mayor Spalding seconded and council voted with 5 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 9:41 pm.

**OTHER BUSINESS:**

Council Member Kist stated council discussed board and commission openings in executive session. As usual, there were many highly qualified applicants to work through. Council was grateful to all the folks who applied and encouraged them to continue to apply, even if they weren't appointed at this meeting.

Council Member Kist moved to appoint Jennifer Lopez to the Sustainability Advisory Board for the term 7/1/2025 to 6/30/2028. Brisk seconded and council voted with 5 yes voted to appoint Jennifer Lopez to the SAB for the term specified.

Council Member Kist moved to appoint Scott Billman to the Rocky Fork Blacklick Accord for the term 7/1/2025 to 6/30/2028. Council Member Durik seconded and council voted with 5 yes voted to appoint Scott Billman to the RFBA for the term specified.

Council Member Kist moved to appoint Yonatan Raz-Fridman to the New Albany East Community Authority for a term starting now and ending 5/17/2027. Council Member Brisk seconded and council voted with 5 yes voted to appoint Yonatan Raz-Fridman to the NAECA for the term specified.

**ADJOURNMENT:**

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Kist seconded to adjourn the June 24, 2025 regular council meeting at 9:43 pm.

ATTEST:

  
Jennifer H. Mason, Clerk of Council

  
Sloan T. Spalding, Mayor

15 JUN 25  
Date

NEW ALBANY  
POLICE

PROFESSIONALISM • INTEGRITY • RESPECT • COMPASSION



1

MOBILE COMMAND VEHICLE

**What is a Mobile Command Vehicle?**

- A self-contained, custom-built incident command center on wheels
- Serves as a fully equipped mobile office and communications hub
- Designed for on-scene command during critical incidents, emergencies, and large events
- Offers improved communications, protection from elements, and operational flexibility





2

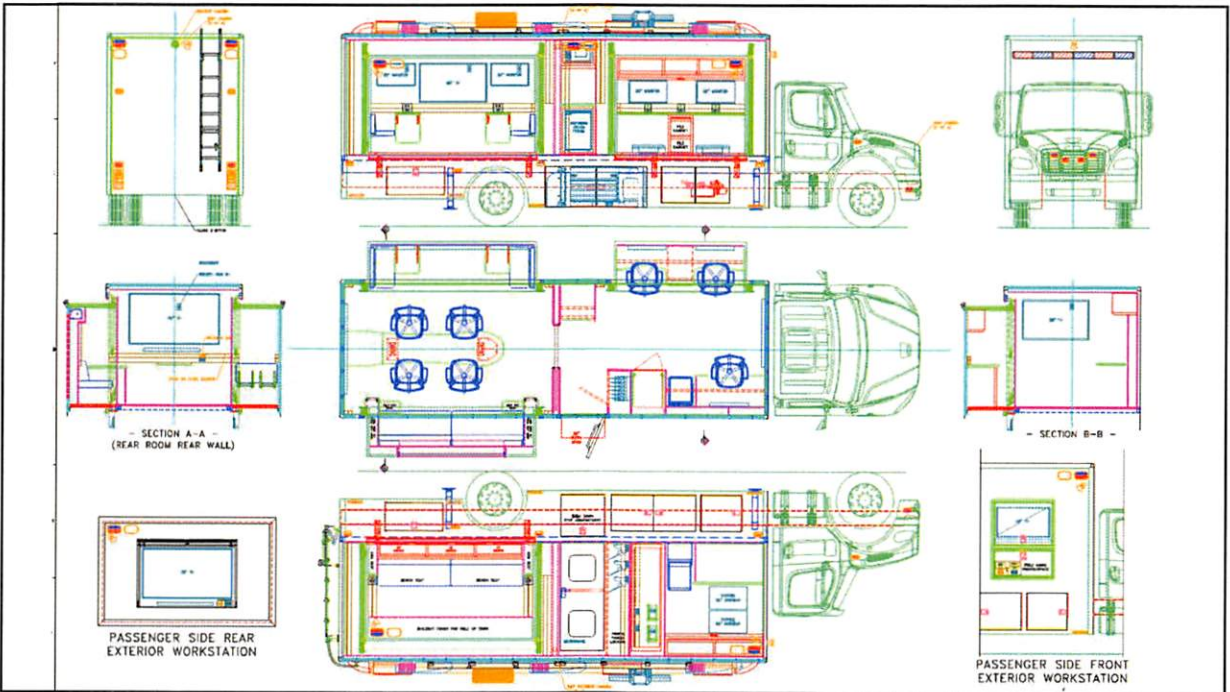
# MOBILE COMMAND VEHICLE

**Key Features and Capabilities**

- 26 feet of dedicated, shielded workspace for effective command operations
- Integrated tower with PTZ camera, essential for situational awareness and scene lighting
- Dedicated Tactical Dispatcher station to enable crucial off-channel radio traffic management for assisting agencies
- Upgradable components
- Expected 25+ years of service



3




4

## LIKELY USE CASES

Critical incidents or crime scenes requiring a unified command for first responders and staff (investigators, City Manager, elected officials, communications staff, and assisting agencies) to manage and operate on-site for an extended period in all weather conditions, for example:

- Serious crimes
- Technical accident investigations
- Credible bomb threats
- Natural or man-made disasters
- Large search warrants
- Special or preplanned events
- Community outreach




5

## PROPOSED VENDOR


**Farber Specialty Vehicles**

- Farber Specialty Vehicles has been building Mobile Command Centers for 40 years, delivering 14-16 units to various agencies per month
- Five Central Ohio agencies have a mobile command unit in their fleet, excluding CPD & FCSSO
- State Contract Pricing



6






## OUR EXPERIENCES

There have been a few scenarios where a Mobile Command Center would have been beneficial, including:


- The February 2025 business park mass shooting
- An incident (within a few weeks of the mass shooting) involving a barricaded individual threatening to open fire at his former workplace
  - NAPD responded in sub-20 degree weather
- The 2022 visit from Former President Joe Biden at the Intel Ohio One site



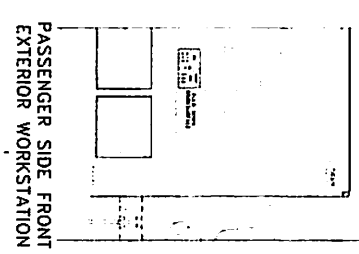
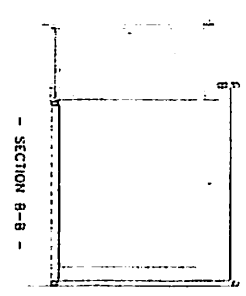
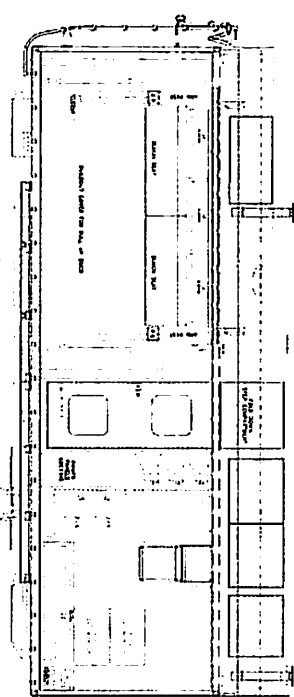
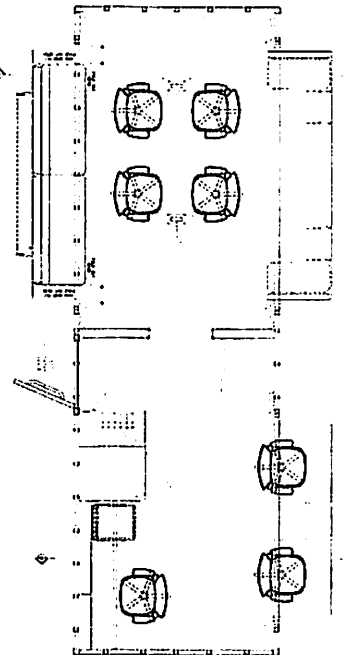
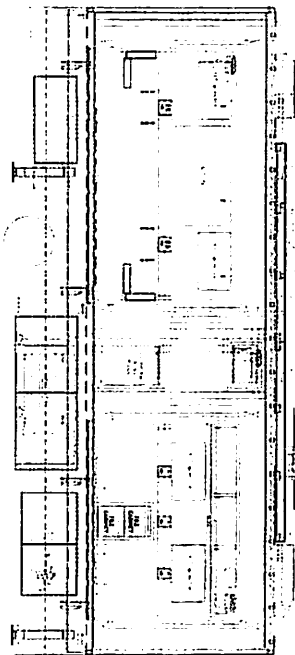
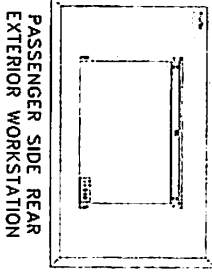
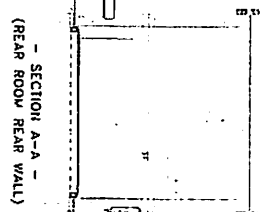
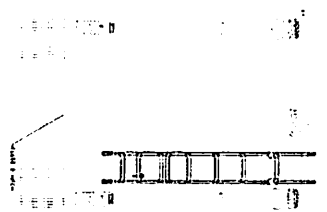
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# QUESTIONS?

New Albany Police Department



8



**FARBBER**  
SPECIALTY VEHICLES  
THE SUBURBAN FACTORY  
COLUMBUS, OH 43001  
USA

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FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535

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NEW ALBANY POLICE (011)  
SALES DRAWING

