



Council Minutes – Regular Meeting

July 15, 2025

Mayor Spalding called to order the New Albany City Council Meeting of July 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, Development Director Jennifer Chrysler, Planning Manager Chris Christian, Planner I Kylie Blackburn, Economic Development Manager Sara Zeigler, Public Service Director Ryan Ohly, Deputy Public Service Director Steve Mayer, 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	A
CM Michael Durik	P
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P
CM Andrea Wiltout	P

Clerk Mason reported that Council Member Brisk could not attend due to a family obligation and requested to be excused. Mayor Spalding moved to excuse Council Member Brisk from the council meeting. Council Member Wiltout seconded and council voted with 6 yes votes to excuse Council Member Brisk from the council meeting.

ACTION ON MINUTES:

Council adopted the June 24, 2025 regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Proclamation Declaring July as Disability Pride Month- Mayor Spalding thanked the IDEA Implementation Panel for their focus on disability and their work to make community events more accessible. Mayor Spalding read the proclamation aloud. Representatives from the IDEA Implementation Panel, Adaptive Sports Connection, Dreams on Horseback, and LifeSigns Deaf Baptist Church were present to receive the proclamation.

Pastor Scott Crabtree, LifeSigns Deaf Baptist Church, thanked council for the recognition of Disability Pride Month. The month was about inclusion, resilience, and pride in overcoming limitations. Disability was not a defect, but a different way of experiencing the world. He quoted Psalm 139:14 and proposed a city with ramps as common as doors, with interpreters that were not an afterthought, and where children would not feel they had to prove themselves to belong.

Connor Berry, IDEA Implementation Panel, thanked council and stated the recognition meant a lot to the disability community.



Council Minutes – Regular Meeting

July 15, 2025

Dr. Taru Saigal, IDEA Implementation Panel, was a primary care physician at Ohio State University, a proud resident of New Albany, and a member of the IDEA panel. The panel members served to make New Albany even more accessible, connected, and inclusive. She thanked council for supporting community inclusivity initiatives. The proclamation was a step towards ensuring that every space and service of the community was accessible to every community member. Disability awareness and inclusivity efforts were a shared responsibility.

LaQuinta Haynes, Adaptive Sports Connection, thanked council for their accessibility initiatives.

Ideas for City Improvements - Noelle Griffith, 5511 Steele Road, signed “hello” to the audience and presented the attached slides. She suggested improvements to the New Albany community, including a bike path from New Albany Road E to Nottingham Trace, a Wentworth crosswalk on Central College Road, an updated The Enclave playground, and signage to check for ticks at Taylor Farm Park.

Council Member Fellows stated he recently spoke with Nottingham Trace residents who wanted a leisure trail extending to Central College Road and he anticipated plans to do so. He had noticed a need for a crosswalk on Central College. Ms. Griffith had given good alternatives, and the tick sign idea was excellent.

Mayor Spalding stated the tick sign idea was one that could be accomplished quickly. Council Member Kist also liked the tick sign and suggested that a QR code could be added with directions on removing ticks.

Council Member Kist asked and Mayor Spalding answered that The Enclave playground was owned and maintained by the HOA.

Mayor Spalding noted some suggestions were planned as part of the hamlet development, including leisure trail connections. He praised Ms. Griffith’s participation on the SAB and engaging students on the topic. Ms. Griffith responded it was one of her passions.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): No meeting.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: No report.

BOARD OF ZONING APPEALS (BZA): No meeting.

SUSTAINABILITY ADVISORY BOARD (SAB): Council Member Shull reported The Compost Exchange’s bid was chosen for the roadside pilot program. He praised the SAB for their preparation and thorough discussion. Council Member Kist recognized Planner II Chelsea Nichols for her role in compiling information to present to the SAB. The selected bid was well within budget.

IDEA IMPLEMENTATION PANEL: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

July 15, 2025

CORRESPONDENCE AND COMMUNICATIONS:

NONE

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

Mayor Spalding opened and, hearing no comment, closed the public hearing. City Manager Stefanov requested council table the public hearing to the September 16 council meeting per the request of the Jersey Township administrator. The township was in the process of adding additional property owners to several of the agreements.

Mayor Spalding moved to postpone the public hearing. Council Member Shull seconded and council voted with 6 yes votes to postpone the public hearing for the Jersey-New Albany Joint Economic Development Districts NO. 1, NO. 2, and NO. 3 until the September 16, 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.

City Manager Stefanov stated there were no additional changes to the agreements at this time. He anticipated some clerical modifications would be made before September 16. There were additional property owners interested in participating in the JEDD. The Jersey Township administrator desired to include them prior to the JEDD's adoption.

Mayor Spalding moved to table the ordinance. Council Member Durik seconded and council voted with 6 yes votes to postpone Ordinance O-21-2025 until the September 16 council meeting.

ORDINANCE O-24-2025

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

City Manager Stefanov stated the annexation was on property contiguous to the business park. The annexation petition was approved by the Licking County commissioners in April through Resolution 25-0335. There was an existing annexation agreement with Jersey Township entered into on January 4, 2022 and a road maintenance agreement entered into in July of 2022. The annexation process requirements had been met and the 60-day waiting period had lapsed.

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

July 15, 2025

Mayor Spalding moved to adopt the ordinance. Council Member Kist seconded and council voted with 6 yes votes to approve Ordinance O-24-2025.

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 recommended approval. The site 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. The zoning was consistent with the city’s strategic plan.

Council Member Fellows asked and Mayor Spalding answered that the term Smart Farm came from the landowners.

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

Council Member Wiltrot moved to adopt the ordinance. Council Member Shull seconded and council voted with 6 yes votes to approve Ordinance O-25-2025.

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 just 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

July 15, 2025

entered into supplemental agreements with Jersey Township regarding the funding of fire and EMS services.

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

Council Member Fellows moved to adopt the ordinance. Council Member Kist seconded and council voted with 6 yes votes to approve Ordinance O-26-2025.

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.

Clerk Mason stated there was a short default or back-up records retention schedule in the code which pointed to the Ohio Municipal Records Manual. It was left in the code in case of any gaps in the city’s retention schedules. All city departments had working retention schedules with greater detail and the proposed code language stated any department-specific retention schedules would control in the case of a conflict. There were changes to the back-up code language between the first reading and second reading. Clerk Mason stated she had been contacted by Human Resources Officer Lindsay Rasey who noted that some of that retention language was already specified in New Albany Codified Ordinances section 155.24. HR Officer Rasey asked that personnel records references be removed. Clerk Mason followed up with the finance department who asked to keep the payroll records language, which was in the same chapter as personnel records of the Ohio Municipal Records Manual. The requested changes were made to the legislation.

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 6 yes votes to approve Ordinance O-27-2025.

ORDINANCE O-28-2025

Mayor Spalding read by title AN ORDINANCE TO ACCEPT A RIGHT OF WAY DEDICATION OF 1.066 ACRES ALONG BABBITT ROAD AS REQUESTED BY MJB HOLDINGS, LLC AND DECLARING AN EMERGENCY.

Public Service Director Ryan Ohly stated the right of way was next to property recently annexed and rezoned. The right of way, along with additional streetscape and utility easement, was sufficient for future streetscape improvements and matched the widths contained in the Engage New Albany Strategic Plan. The ordinance would declare an emergency and waive the 30-day referendum period after second reading to ensure the right-of-way could be procured ahead of the city’s capital improvement project.

July 15, 2025

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 Shull seconded and council voted with 6 yes votes to approve Ordinance O-28-2025.

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 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.

Ordinance Sections 1 and 2 identified amendments to appropriations that were necessary to accommodate additional operating and capital needs planned for 2025. A detailed list and a summary of adjustments by fund was attached to the legislative report. The General fund appropriation amendments would increase the budget by approximately \$27 million, representing a 52% increase from the original appropriations adopted in 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. The bonds were provided for the Market Street extension project and Briscoe Parkway part 2. The Market Street extension project was utilizing some TIF revenue as well. The finance department was applying up to \$10.6 million of the General fund’s cash reserves toward the retirement of the bond, rather than rolling the note for another 12 months or into a later permanent bond planned for Rose Run 2 and other projects planned for early 2026. By using cash reserves, the city would preserve the original funding source, the New Albany East Community Authority (NAECA) fund, for future phases of Ganton Parkway or other key projects to be determined through the 2026 capital planning process. 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 described updates made since the ordinance’s first reading. Within the General fund, a communications and marketing specialist position was added in the administrative services department, and an engineer position added in the community development department. An appropriation was made for additional qualifying programming from the Opioid Settlement fund. There was an appropriation for economic development incentives and additional operating and project funding for the Community Improvement Corporation (CIC), which mainly operated the Brick House Blue facility. There would be an increase in the Subdivision Development fund for an appropriation to track engineering fees related to private utility relocation and right-of-way projects that would be reimbursed from developers. A decrease was shown in the Bond Improvement fund due to the delaying of the anticipated bond issuance planned for various projects including the Rose Run 2, Veterans’

July 15, 2025

Memorial, and police facilities that were postponed to 2026 and once the design was complete. An increase was included for the Economic Development Capital Improvement fund to fund a portion of the Ganton Parkway project initially planned to be financed with bond proceeds. A portion of the project’s funding would come from NAECA.

There was an advance of \$4 million from the General fund to the Oak Grove II Infrastructure fund that would be paid back through revenues received in the next 1-2 years. There was an increase in the transfer from the Oak Grove II Infrastructure fund to the Bond Retirement fund to pay the full bond anticipation note.

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

Council Member Durik moved to adopt the ordinance. Council Member Wilttrout seconded and council voted with 6 yes votes to approve Ordinance O-29-2025.

Mayor Spalding thanked City Manager Stefanov and city staff for their work in keeping city finances in good condition, allowing the city to pay off debt and fulfill other projects with mid-year appropriations.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-30-2025

Mayor Spalding read by title AN ORDINANCE TO ADOPT A TAX BUDGET FOR THE CITY OF NEW ALBANY, OHIO FOR FISCAL YEAR ENDING DECEMBER 31, 2026 AND DECLARING AN EMERGENCY.

Deputy Finance Director Morgan Joeright stated this legislation authorized the adoption of the 2026 tax budget, which was a requirement of the Ohio Revised Code and the Franklin County Budget Commission. Franklin County used it to establish the local need for property tax revenue derived from the inside millage. Other Ohio counties, including Licking and Delaware, eliminated this requirement and used other tools to determine the amounts. This document was considered housekeeping in nature. It enabled the city to remain compliant with ORC Section 5705.30. It also showed the local need for the additional inside millage requested and that had been granted in previous years. That millage was estimated to be \$767,000 in the General fund.

Deputy Director Joeright stated the tax budget revenue and expenses were conservative in nature. Exhibit 1 reflected the General fund estimates for 2026 and 2025. They had been adjusted to reflect the year-to-date receipts for 2025, with the remainder of 2025 being an estimate. The 2025 and 2026 estimates reflected an increase in income tax revenue, but they remained conservative to account for the unknowns related to withholding for remote workers, the possible liability for income tax refunds, and the unpredictability of individual and net profit taxes. Exhibit 1 also reflected the General fund expenditure estimates for 2026 and 2025, which were also conservative in nature. The estimates accounted for increasing costs and operations as city staff and projects continued to grow. Staff had estimated substantial transfers of capital funds held for future liabilities and other operating funds. The estimates would be updated with a more in-depth analysis during the 2026 budget development in the fall. Exhibit 3 reflected projected fund balances and Exhibit 5 included the schedule of outstanding debt. Capital funds were presented as fully expended in the projected fund balances exhibit, which was to show the need for the additional requested millage. The capital program was approved and amended each year, so the appropriate amounts would be expended according to those budgets. Once adopted, the tax budget would be sent to Franklin County and the budget commission would set the millage. An official certificate would

July 15, 2025

be created and a resolution accepting the amounts and rates would need to be approved in the fall. Staff was requesting to waive the second reading for the ordinance and adopt by an emergency to meet the July 15 deadline.

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

Mayor Spalding moved to declare an emergency for O-30-2025 and waive the second reading. Council Member Shull seconded and council voted with 6 yes votes to declare an emergency for Ordinance O-30-2025 and waive the second reading and 30-day referendum period.

Mayor Spalding moved to adopt the ordinance as amended. Council Member Shull seconded and council voted with 6 yes votes to adopt Ordinance O-30-2025 as amended.

ORDINANCE O-31-2025

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 1.08 +/- ACRES OF LAND GENERALLY LOCATED NORTH AND WEST OF LAMBTON PARK ROAD AND SOUTH OF BRANDON ROAD FOR AN AREA TO BE KNOWN AS THE “EAST NINE ZONING DISTRICT” FROM ITS CURRENT ZONING OF “C-PUD” COMPREHENSIVE-PLANNED UNIT DEVELOPMENT AND “I-PUD” INFILL-PLANNED UNIT DEVELOPMENT TO “I-PUD” INFILL-PLANNED UNIT DEVELOPMENT AS REQUESTED BY THE NEW ALBANY COMPANY, LLC C/O AARON L. UNDERHILL, ESQ.

Planning Manager Chris Christian stated this rezoning was heard by the Planning Commission and was recommended for approval. Section 30 of the country club would largely remain as it was. The rezoning would allow for .1 of an acre to be added to the subdivision from the existing golf course, allow for accessory dwelling units on lots 108 and 166, and provide development standards for those. The zoning text allowed for some encroachments into the right-of-way with the city engineer’s approval and a right-of-way maintenance agreement with the city.

Aaron Underhill, attorney representing The New Albany Company (NACO), stated the property and zoning rights were established and zoned Planned Unit Development (PUD) in 1998, with 88 units allowed originally on the site. This property was expected to be the crown jewel of the country club community, with unique and exclusive design features. The rezoning contained encroachments over rights-of-way at the 2 entrances. NACO was working with City Manager Stefanov and Law Director Albrecht on maintenance and encroachment agreements.

Tom Rubey, Director of Planning, The New Albany Company, introduced Brian Quackenbush from EMH&T and Kevin Kelly from Robert A.M. Stern Architects, also in attendance. The proposal was a break from their typical development, with the intent of building an even better product. He presented the attached slides, reviewing changes to the site’s landscape. The central existing stormwater basin would be pulled west, with plans for regrading and wetland plantings. The enclave in the southeast corner would see an elimination of the existing road network and be redesigned so that the homes and central green were at a consistent level. The central green was not part of the parkland dedication requirement. They would maintain the ownership and maintenance of the central green, instead of the city, in order to maintain the unique features of its design. He shared reference images of Beacon Hill in the City of Boston and highlighted the design elements that would be recreated, including the brick sidewalk around the perimeter, the granite curb, the cobblestone rubble, and the specimen trees that would surround a highly manicured lawn panel. The northern pond was controlled by the Army Corps of Engineers, but

July 15, 2025

they planned to eliminate the cattails and reduce the amount of water lilies. Homes would be set back about 70 feet from the edge of the neighborhood, with dense plantings on both the north and south. He shared some reference images of over the road structures in the cities of Powell and Bexley. The proposed structures would be over publicly dedicated 20-foot-wide roadway, so they would not have gates, and they would be 14 foot 7 inches high.

Kevin Kelly, a partner at Robert A.M. Stern Architects (RAMSA), thanked council for allowing him to share the initial design ideas of the Blenheim community. The firm had worked with the city and NACO for almost 3 decades. They were exploring ways to make it a unique destination with a different, but compatible, design. RAMSA looked at residential context buildings and noted the nuances in the materials used. They sought ways to use Georgian style but incorporate different materials - stone, clapboard siding, dormers, porches, front entry elements. They also explored different approaches to cross over rights-of-way like stables and loges. The enclave would be a 9 lot development with a larger house outside of the neighborhood, but still a part of the neighborhood. The lot on the end, number 12, would be designed as if it were the original manor house. There would be a stable or ancillary structure that would serve as a portal, with lower porticos and an occupiable space on the first and second floor. Over time, the other lots would have been sold with additional houses built on the property. These would all be built around a common green. The Edge of Woods subdivision had similar ideas around the golf course. They would pull parts of the buildings, such as the garages, closer to the public sidewalk to contain the space and create variety in the mass. The garages would be turned 90 degrees into motor courts. The rear facades would be as important as the front facades, as they would face the golf course. He described the proposed covered portal flanked by 2,500 square foot accessory units that could serve as a gym, office, library, or artist studio and would belong to either side lot. The units would also feature a full bath and stairs that led to a second floor loft space. There would not be a kitchen in the space. The structure would provide a 20-foot-wide 2-lane vehicular access into the enclave. There would be covered walkways around it for the neighbors and pedestrians to access. He described the brick portico and clapboard siding, and the idea of a clock or sundial in the gable end. The height and width were engineered to allow access to a firetruck and an interstate moving van.

As many trees as possible would be preserved at the south entrance. The existing site walls would be replaced with a new carriage house that would feature 2 housing units, both with their own motor courts. The existing golf cart path would not change. There would be a 20-foot setback adjacent to the golf course.

He described the north entry site plan. The lot would be 75 feet behind the entrance of the neighborhood and would have great views of the golf course. There would be trees leading to the portal. The covered element would include an accessory dwelling unit, with a first and second floor. They were still in the early stages of these designs.

Mayor Spalding asked about the land held for future development. Mr. Rubey stated not all 40 lots would be released at once; some would be built at a future date.

Council Member Shull asked and Mr. Rubey described the ownership assignments of the entryway structures' above-the-road units.

Council Member Shull asked and Mr. Kelly answered there would be no kitchens in the northern entry units. They would not be suitable as rental units.

Council Member Kist asked and Mr. Rubey described their coordination efforts with the Plain Township Fire Department. They had met with the fire department to determine fire truck turning radiuses, construction materials

July 15, 2025

for the portions of the entryway structures sitting above the road, annual inspections, and entryway height. They would continue to communicate with the fire department throughout the design process.

Council Member Shull asked and Mr. Rubey answered, in the event an earthquake or if strong winds were to knock down the entryway structures above the road, there would be a 10-foot-wide trail to accommodate emergency vehicles that would extend from the neighborhood through the golf course and to the intersection of Lambton Park and Brandon Roads. Council Member Shull asked and Mr. Rubey confirmed that the trail would accommodate the ladder truck.

Mayor Spalding asked and Mr. Rubey answered that all the stormwater from the project would be handled by the nearby stormwater basin. There were no connections between the northern and southern ponds, but they were designed to look like siblings.

Council Member Kist asked and Law Director Ben Albrecht answered there was an agreement stating the city would not have liability concerning the entryway structures' occupied spaces over public roads. City Manager Stefanov added that the city was an additional insured in the proposed agreement and there was language that the city was not liable for any foreseeable situation. The city included the requirement of annual structural inspections, provisions in the event of bankruptcy, and ensuring the assignment of a HOA responsible for entryway structure maintenance in the event the owner went bankrupt. Mr. Underhill had been very responsive in addressing the city's concerns. The parties were about a week away from having the document finalized.

Mr. Rubey stated they had reached out to mortgage lenders for their concern and found they weren't as concerned as insurance companies who had a longer list of requirements for fire protection and inspections. Law Director Albrecht stated the parties had tried to anticipate every worst case scenario. Mr. Rubey stated the structures had been built in other communities and NACO appreciated the city staff's hard work and dedication while the parties worked to build something new and better.

Council Member Shull asked and Mr. Rubey confirmed that the structures were being treated like bridges and similar to the overhead structure at the Market and Main apartments.

Council Member Durik asked and Mr. Rubey answered that there was a maintenance agreement that would take care of the modified payment, so the city would not have any financial obligation for the proposed roadway changes.

Council Member Durik asked and Mr. Rubey answered that the city would be responsible for snow removal on the various road surfaces in the development. He described the brick circle in Highgrove Farms, a similar maintenance agreement with the city, and how NACO purchased special snowplow attachments to allow for snow removal.

Council Member Kist asked and Mr. Rubey answered that various commercial truck dimensions, including those of moving and garbage trucks, had been considered. The turning radius was the most challenging aspect to address.

Mayor Spalding asked and Mr. Rubey confirmed that there would be limitations on street parking. There would not be parking at the entrances. There would be parking on one side of the main drive opposite of the fire hydrants.

Mayor Spalding set the ordinance for second reading at the August 5, 2025 council meeting.

July 15, 2025

ORDINANCE O-32-2025

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 40 SINGLE-FAMILY LOTS ON 30.1 +/- ACRES AND ACCEPT RESERVES “F”, “G”, “H”, “I”, “J”, AND “K” FOR SECTION 30 OF THE “NEW ALBANY COUNTRY CLUB” SUBDIVISION GENERALLY LOCATED NORTH AND WEST OF LAMBTON PARK ROAD AND SOUTH OF BRANDON ROAD, AS REQUESTED BY THE NEW ALBANY COMPANY, LLC C/O AARON L. UNDERHILL, ESQ.

Planning Manager Chris Christian stated this final plat would allow several minor modifications to the lot orientations, delineating the new areas being added to the subdivision as part of the rezoning application. There were some minor vacations of existing right-of-way and new rights-of-way established. The parkland and open space reserves in the first version of section 30 remained unchanged.

Mr. Rubey stated, at the request of the Parks and Trails Advisory Board and Planning Commission, they were dedicating the park at the intersection of Lambton Park and Brandon Road to the city. This was the same area that was referred to previously, offering access to emergency vehicles.

Mayor Spalding asked and Mr. Rubey answered all the homes were being designed by RAMSA. For buyers, there would be a predetermined list of 2-3 builders plus additional architects. RAMSA’s services would be included in the price of the lot.

City Manager Stefanov stated that the 3 gateway structures would be built first to ensure the ingress and egress would not be blocked for residents. Mr. Rubey noted there was an idea of delaying the building of the northern gateway to accommodate construction traffic.

Mr. Underhill stated the agreement between the city and developer would be recorded and would be in the buyers’ paperwork.

Council Member Durik asked and Mr. Rubey responded that there would not be white horse fence along the golf course perimeter, but a single rail dark green fence, to maximize views of the course. The fence height would be around 2 feet and would be the same fence as at Richmond Square and on the other side of US 62. Council Member Durik observed golfers would be in the backyards retrieving golf balls. Mr. Rubey stated the single rail fence was more about delineating property than preventing errant golf balls. A more substantial barrier was less important than the view.

Mayor Spalding asked and Mr. Rubey answered that 1 landscaping company would service the community, not Ohio Equities. The level of detail, care, and maintenance would be higher.

Mayor Spalding and Mr. Rubey confirmed the area would have primary brick sidewalks which would be maintained by the homeowners.

Mayor Spalding set the ordinance for second reading at the August 5, 2025 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-24-2025

July 15, 2025

Mayor Spalding read by title A RESOLUTION TO REQUEST THE FRANKLIN COUNTY BUDGET COMMISSION TO GRANT THE .74 MILLS IN AVAILABLE INSIDE MILLAGE TO THE CITY OF NEW ALBANY.

Deputy Finance Director Morgan Joeright stated this resolution was required by Franklin County for New Albany to receive an additional 0.74 inside millage that was available to the city. The millage was projected to generate approximately \$767,000 in the city’s 2026 General fund.

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 Kist seconded and council voted with 6 yes votes to approve Resolution R-24-2025.

RESOLUTION R-25-2025

Mayor Spalding read by title A RESOLUTION TO AMEND THE OAK GROVE II COMMUNITY REINVESTMENT AREA TO ADD APPROXIMATELY 115.445 +/- 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 II ECONOMIC OPPORTUNITY ZONE TO ADD THAT AREA.

Economic Development Manager Sara Zeigler stated this resolution amended the Oak Grove II Community Reinvestment Area to include approximately 115.455 acres. It was the same property that had been annexed and zoned earlier in the meeting. The Community Reinvestment Area (CRA) program was a statutory, locally administered program. The program granted local communities the ability to offer real property tax abatement for qualifying projects. The creation of the CRA area did not automatically entitle a property owner to incentives. Council had to approve each individual company CRA agreement.

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 Wiltout seconded and council voted with 6 yes votes to approve Resolution R-25-2025.

COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: No meeting.
- B. Council Representative to Joint Park District (JPD): No report.
- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Kist reported that school would resume on August 18, August 19, and all students would be back by August 20. The board discussed the new “no cell use” policy. Per state guidelines, no communication

July 15, 2025

devices would be permitted from the first bell to the last bell, with some limited exceptions such as health care.

- D. Council Representative to Plain Township: Council Member Durik reported pool membership sale revenue had increased by \$7,000 over 2024. Pool daily sales were down due to the weather. The fire station was discussing with The New Albany Company splitting the previously proposed project land and just using northern 6.35 acre portion of lot. There were questions about AEP distribution lines being installed on property north of subject property. The current plan would grant access from SR 605 and not New Albany Road. They were also working on bond issuance components dependent on design and finalization details. The township heard a presentation about the gold star family memorial, as it related to the Rose Run and Veterans' Memorial project. The group proposing the memorial raised about \$100,000 and still needed an additional \$50,000 to complete the project. The group was looking for support from the township and city. The township stated that they would consider giving \$25,000 if the city would contribute the other \$25,000.

Council Member Shull asked and Council Member Durik answered that the potential fire station would be built on the northern portion of the land to avoid the underground gas line and it would have access onto SR 605. There had been discussion about selling the bottom half of the lot.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding thanked everyone for the July 4 events. The Independence Day 5K was well attended and parade and fireworks were great. The inclusivity zone was a nice addition to the parade route. Next year would be the 250th anniversary of the nation's founding. There were plans being made for more activities over a 2-day period. The city had taken on more community events responsibilities and was looking for volunteers. He thanked the New Albany Chamber of Commerce and the Community Events Board for their participation over the past several years. He thanked Clerk Mason for her work in coordinating council's July 4 participation. Mayor Spalding could not attend a long-scheduled Franklin County Tax Incentive Review Committee meeting due to a work conflict. Council Member Wiltrout offered to attend for him.
- B. Clerk of Council: Clerk Mason reported that staff had requested Friday, September 12 for the Capital Projects Workshop. Clerk Mason asked how many council members would be attending the Fleetwood Gold concert so that she could reserve their tickets.
- C. Finance Director: Director Staats referred to the June finance report distributed to council. The city's income tax revenue was up 25% over last year and expenses were currently at 37%. The increase was due primarily to construction withholdings. She referenced the fund summary balances and investments. A summary scorecard for cashVest was also included in the report.
- D. City Manager: City Manager Stefanov reported the Healthy New Albany's Farmers Market was hosting a ladies' night on August 7 during the regular Farmers Market hours of 4-7 pm. The Farmers Market organizers asked for an exception to begin Designated Outdoor Refreshment Area (DORA) hours at 4 pm, instead of the standard 5 pm, so that Rusty Bucket could serve drinks made specifically for the event.

July 15, 2025

Mayor Spalding moved to amend the DORA hours per City Manager Stefanov’s request. Council Member Wiltrout seconded and council voted with 6 yes votes to amend the DORA hours for August 7 to allow alcohol sales to begin at 4 pm. Motion passed.

City Manager Stefanov requested vacation time the following week and stated he would follow up with the acting city manager assignment in his absence. Council indicated their approval.

Chief Greg Jones presented the attached slides for a police station expansion. During the initial building renovation meetings, the city had requested the architects maximize the work and meeting spaces to extend the life of the building and keep staff in 1 building. The architects returned with the suggestion to remove the defensive tactics room from the current building and place it elsewhere. The police department had been using the Newark Police’s outdoor shooting range for over a decade without cost. Over the years, many other entities began to use the range and there was typically a 3-month wait. Trips to the Newark range required loading a pickup and trailer with their own gear, resulting in 45 minutes each of set-up and tear down time. The roundtrip driving time was 1 hour and 10 minutes. Chief Jones listed other local municipalities that had indoor ranges. They had range officers to run them. Having a range in New Albany would allow for smaller groups and longer hours of operation. Officers could do their qualification tests. The other half of the building would have a large meeting space and defensive tactics area and serve as a backup 911 call center. As the police department moved from a secondary public service answering point for 911 to a primary public service answering point, they would be required to have a backup 911 site.

City Manager Stefanov recalled a large battery backup catching fire recently in the police department’s server room, resulting in the building’s evacuation and the need to transfer 911 calls to Franklin County.

Chief Jones reviewed additional features. The range would be 75 feet long and most weapons could be qualified there. He pointed out covered parking for vehicles and equipment.

Council Member Fellows asked and Chief Jones stated the range would be built near the Public Service Complex. The site was still being determined.

Council Member Kist asked if the shots could be heard outside of the shooting range building. Chief Jones answered that the design of the range was like one in Marysville. They had plans to go to the Marysville shooting range with test fire weapons and a decibel meter. The company that installed the ranges stated they built in many different environments and, depending on the city’s request, they could build in the sound mitigation needed. Council Member Kist expressed concern about nearby sports fields and courts hearing the shots.

Council Member Durik described a well-built police range with sound mitigation in Michigan. Mayor Spalding compared the outside noise level of nearby shooting ranges, noting the differences based upon their design. Chief Jones stated the Aim High range was built 15-20 years ago and there had since been many design advances.

Council Member Kist asked and Chief Jones answered that the police department had in the past utilized Aim High, but scheduling time at the range became difficult and more restrictive as the

July 15, 2025

business became more successful. Police department training there took over a large portion of the Aim High space. Mayor Spalding noted they only had 1 rifle range.

City Manager Stefanov said the presentations' purpose was to ask for council's permission to contract for the architect's design work and a cost estimate that would be brought before council.

Council Member Durik moved to approve the spending for architectural design fees for the proposed police department range, meeting facility, and parking structure. Mayor Spalding seconded and council approved the motion with 6 yes votes. Motion passed.

E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

Mark Wilson, New Albany Plain Local School Board Member, stated the board was going to implement the cell phone policy at the beginning of the school year. He had polled parents of students in grades 1-6 on how many students had smart watches and found the number was around 50%. They seemed to be precursors to cell phones. Mayor Spalding asked and Mr. Wilson confirmed that smart watches could not be worn during school hours even with disabled internet access.

Owen Boutell, a senior at New Albany High School, introduced himself and stated he was job shadowing in the city's development and planning department for his senior seminar project.

POLL FOR COUNCIL COMMENT:

NONE

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session 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 was adverse to the general public interest. Council Member Shull seconded and council voted with 6 yes votes to go into executive session at 8:45 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Mayor Spalding seconded and council voted with 6 yes votes to come out of executive session and resume the regular meeting. Council resumed the regular meeting at 9:41 pm.

OTHER BUSINESS:

Council Member Shull stated there were not enough participants for the Buddy Up pickleball tournament on July 20 and the organizers were requesting to move the tournament to September. Council indicated agreement. There was a request by an individual Pelotonia participant to hold a fundraiser at the pickleball courts. Mayor Spalding stated he planned to call the Ohio Ethics Commission to ask about putting together a potential New Albany Peloton team comprised of city representatives and residents. Council could then consider a pickleball tournament to raise money for the New Albany Peloton team.

Council Member Shull gave an update on the status of the pickleball court improvements. Council Member Fellows asked and Council Member Shull responded that he had not heard any recent complaints about noise from the pickleball courts.



Council Minutes – Regular Meeting


July 15, 2025

Mayor Spalding stated they had received an email concerning the draft request for proposals to hire a consultant to conduct the new city manager search. Council could form a subcommittee comprised of 3 members which could be determined at an upcoming meeting.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Kist seconded to adjourn the July 15, 2025 regular council meeting at 9:45 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor

05 AUG 25
Date

New Albany Improvements

By Noelle Griffith

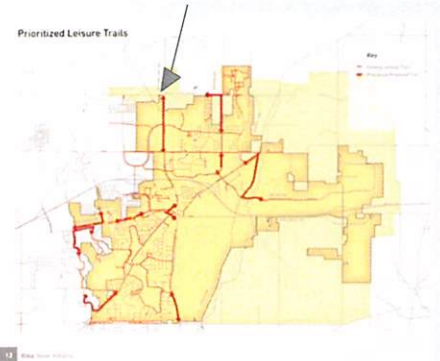
This is my first experience presenting my ideas to a council like this, so I would love any feedback you can provide. Thank you!

1

Bike Path - New Albany Road E to Nottingham Trace



- In the 2016 New Albany Bike plan pdf, this trail was seen as a priority.
- This path would connect a senior living community to the rest of the city.
- The highlighted path on the map on the left is 1182 ft or 360 m.



2

2

Wentworth Crosswalk on Central College Rd



- The Central College crossing at Steele Ct. has been getting busier and traffic will just increase with the new development across the street.
- It can take up to 5 minutes for pedestrians to cross.
- A crosswalk would be helpful either at the Enclave or Wentworth.

3

3

Distances

- Wentworth Dr. is 1634 ft from the stop light. Steele Ct. is 752 ft from the stop light.
- A button and yield sign is necessary with the coming renovations and expansion to the area.
- If the crossing is placed at Wentworth Dr, an 871 ft or 265 m path would need to be put in on the South side of the road through multiple properties.

4

4

Enclave Playground

- The Enclave Playground will get more use in the coming years with the Hamlet at Sugar Run being built.
- The Enclave Playground is used daily during Spring, Summer, and Fall by kids of all ages.
- It deserves the love other playgrounds have received in the past few years.



5

5

The differences are stark.



6

6

Taylor Farm Park Tick-Check Sign

- My sister got a tick bite at Taylor Farm Park in April, and there is no signage in the parking lot about ticks.
- A simple "Make sure to check for ticks!" sign would help the health and safety of all visitors.



7

7

Thank you for helping make New
Albany a better place!

8

8

Sources




Page #2 - <https://newalbanyohio.org/wp-content/uploads/2016/04/Bike-New-Albany-Plan-Adopted-low-res.compressed.pdf>



1

PD BUILDING RENOVATION

- PD Building Renovation Removes Defensive Tactics Space
 - Keeping PD staff in one building for operations & culture
 - Allows for growth





The slide features a title "PD BUILDING RENOVATION" with a decorative graphic of three horizontal lines to the left. Below the title is a bulleted list. To the right of the text are two photographs: the top one shows a large group of people, including a person in a wheelchair, standing in front of a brick building with "POLICE" written above the entrance; the bottom one shows a group of people in a gymnasium setting. At the bottom center of the slide is the New Albany Police badge, which includes the text "NEW ALBANY POLICE" and "OHIO".

2

RANGE & TRAINING

Newark Police Range


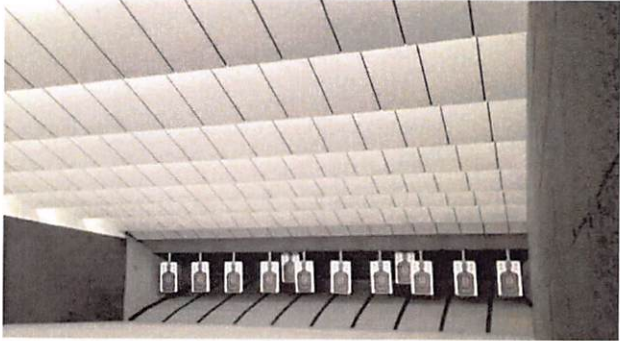
- 35-minute drive one way (Near St. Louisville)
- Limited availability
 - Share with 14 other agencies
- Outdoor facility, weather dependent
- Lacks training aids
- Use of other agencies?



3

RANGE & TRAINING


- Firearms Training & Qualification
 - Could be completed during their shift
 - Smaller groups / less overtime
 - No travel time
- Defensive tactics/meeting space
 - Open space for defensive tactics
 - It would also be the PD's largest meeting area



4

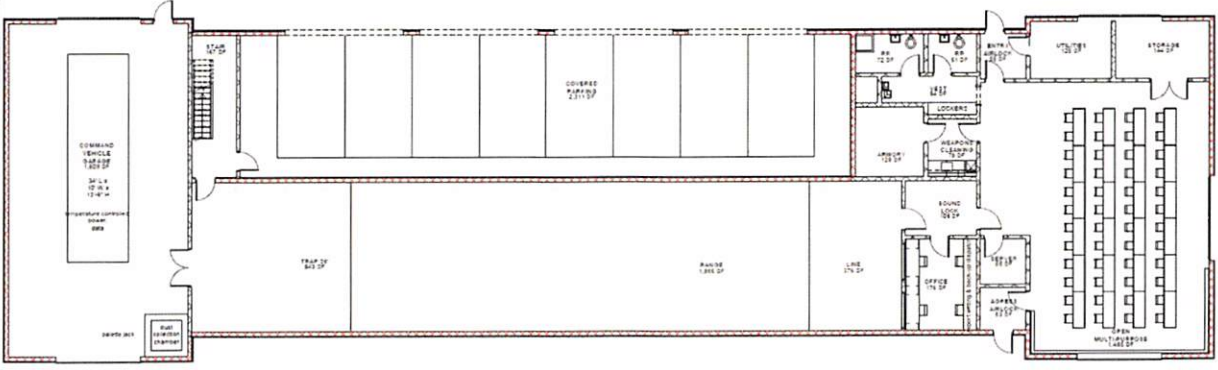
OTHER USES

- Covered space for PD trailers, mobile command vehicle, and fleet vehicles
- Backup radio room
 - 911 Public Service Answering Point (PSAP) requirement under OAC 5507-1-13: Temporary PSAP requirement
 - Example: PD was evacuated in 2024 for smoke related to a server room UPS fire
- Citizen Police Academy
- Rape Aggression Defense (RAD)
- Large groups / Training / Host Training Classes
- Community outreach




5

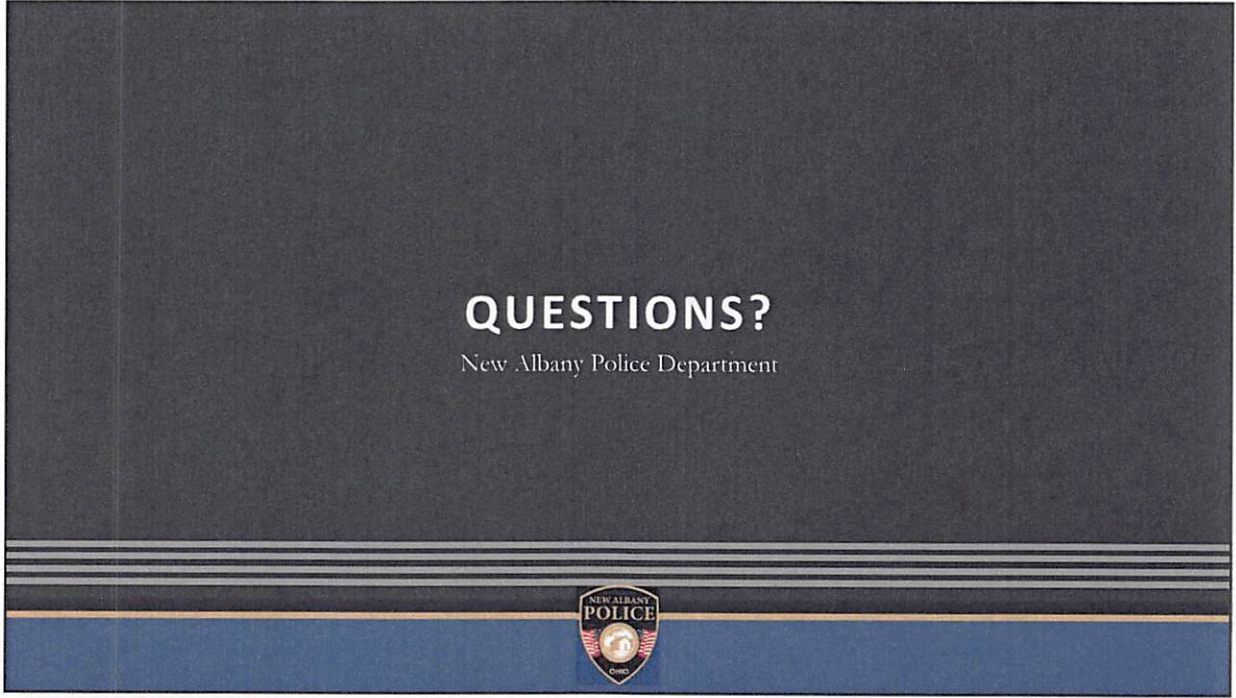
POTENTIAL DESIGN



The floor plan diagram illustrates a long, narrow building layout. On the left side, there is a 'COMMAND VEHICLE' area (10' x 12' x 12') and a 'TRAINING' area (10' x 12' x 12'). The central portion of the building contains several 'STORAGE' units (each 10' x 12' x 12') and a 'TRAINING' area (10' x 12' x 12'). On the right side, there are 'RESTROOMS' (each 10' x 12' x 12'), a 'RECEPTION' area (10' x 12' x 12'), and a 'MULTI-PURPOSE' area (10' x 12' x 12'). The plan also shows various corridors, doors, and utility areas.



6



7