



Council Minutes – Regular Meeting

January 6, 2026

Mayor Spalding called to order the New Albany City Council Meeting of January 6, 2026 at 6:48 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, Finance Department Deputy Director Morgan Joeright, Deputy City Manager Director Adrienne Joly, Police Chief Greg Jones, Development Director Jennifer Chrysler, Economic Development Manager Sara Zeigler, Planning Manager Chris Christian, Planner I Kylie Blackburn, Planner I Lauren Sauter, Public Service Director Ryan Ohly, Deputy Public Service Director Steven Mayer, Chief Marketing Officer Josh Poland, and Clerk of Council Jennifer Mason.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

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

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

ACTION ON MINUTES:

Clerk Mason stated she fixed 2 typos after distribution. Council adopted the December 16, 2025 regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

Clerk Mason requested an executive session for personnel regarding the upcoming Planning Commission interviews before OTHER BUSINESS. Mayor Spalding moved to amend the agenda to add an executive session pursuant to 121.22(G)(1) for personnel purposes. Council Member Shull seconded and council voted with 6 yes votes to amend the agenda. Motion passed.

HEARING OF VISITORS:

NONE

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): No meeting.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: No meeting.

BOARD OF ZONING APPEALS (BZA): No meeting.



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SUSTAINABILITY ADVISORY BOARD (SAB): No meeting.

IDEA IMPLEMENTATION PANEL: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-46-2025

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 101.1+/- ACRES FROM PLAIN TOWNSHIP, FRANKLIN COUNTY TO THE CITY OF NEW ALBANY.

City Manager Joseph Stefanov stated the Franklin County Commissioners approved the annexation petition on October 7. This was an Expedited Type 1 annexation which was New Albany's typical process. The city originally entered into an Annexation Agreement with Plain Township in February of 2008, which was amended in 2009, and amended again in 2025 to reflect new municipal growth zones and water & sewer service agreements with the City of Columbus. The required 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.

Mayor Spalding moved to adopt the ordinance. Council Member Wiltrot seconded and council voted with 6 yes votes to approve Ordinance O-46-2025.

ORDINANCE O-47-2025

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 101.1+/- ACRES OF LAND GENERALLY LOCATED EAST OF JOHNSTOWN ROAD AND NORTH OF WALNUT STREET, FROM AGRICULTURAL DISTRICT (AG) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS "U.S. 62 BUSINESS ZONING DISTRICT" AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL, ESQ.

Planner I Kylie Blackburn stated this legislation rezoned 101.1 acres on Johnstown Road from Agricultural (AG) to Limited General Employment (L-GE). The proposed text contained a similar list of permitted, conditional, and prohibited uses as other similar districts. Some permitted uses were manufacturing and production, general office activities, warehouse and distribution, and research and production. The rezoning application was approved by the Rocky Fork Blacklick Accord and the Planning Commission in December. This district was surrounded by other L-GE uses and had the same typical development standards as the surrounding properties for rooftop screening, sight and sound setbacks, architectural styles, and landscaping requirements. Planner Blackburn reviewed the proposed setbacks from the property's boundaries. The large-scale of the rezoning would result in a more comprehensive planned redevelopment of the area and ensure compatibility between uses.



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

Council Member Shull moved to adopt the ordinance. Council Member Fellows seconded and council voted with 6 yes votes to approve Ordinance O-47-2025.

ORDINANCE O-48-2025

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 1.116+/- ACRES OF LAND LOCATED AT 6600 NEW ALBANY-CONDIT ROAD FROM THE RURAL RESIDENTIAL SUB-DISTRICT OF THE URBAN CENTER CODE TO AN INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS THE “605 NEIGHBORHOOD OFFICE DISTRICT” AS REQUESTED BY ROB RIDDLE, C/O AARON UNDERHILL, ESQ., UNDERHILL & HODGE LLC.

Planner I Lauren Sauter stated the proposed legislation rezoned a 1.116 acre parcel from the Rural Residential sub-district of the Urban Center Code to Infill Planned Unit Development (I-PUD) with low density office uses which included administrative and business offices, for profit, and non-profit organizations and associations. The proposed use was appropriate as this area was transitional, located between the Village Center, rural residential in the vicinity, and the business park to the north. The site was well-suited for low impact office uses. The Architectural Review Board (ARB) and Planning Commission (PC) both recommended approval of the application with conditions. The application included a preliminary development plan. The main building and accessory structure were to remain and would be retrofitted for office uses. This helped retain the original character of the site. There would be a maximum of 20 parking spaces which the PC found to be appropriate. The applicant committed to a maximum of 3-foot-tall lighting with no off-site light spillage and 6-foot-tall, full opacity screening from the neighboring property. The applicant was present to answer questions.

Council Member Shull asked and Planner Sauter answered that the curb cut on New Albany-Condit Road was shared with the neighbor, but the driveway was divided.

Council Member Fellows stated this was a good use of that property.

Joe Crum, 7876 Peter Hoover Road, stated he came to the meeting to hear about the 101 acres. He also wanted to comment on the Walnut Street roundabout. He saw the roundabout on SR 605 and the Third Street bypass; they were beautiful looking projects. He lived on Peter Hoover Road, next to Bevelhymer Road, and he had seen continuous poor planning on he didn't know whose part. They were told all the utilities would be moved during the summer months. He saw the water line go in. When September came, construction was supposed to be underway. He saw the contractor very engaged in the first month. But it was apparent he had to go around these telephone poles and everything. Everybody saw that was a problem and wondered when someone was going to address it. Mr. Crum would have thought a village inspector, or somebody, would go and question why this project wasn't getting done. Mr. Crum thought the city would have some leverage through issuing permits. As December approached, for a whole month they didn't see the contractor. They could see the problem was the power line where the road was supposed to go. They kept hearing updates that it would open in 7 days or 14 days, but he could tell that wasn't going to happen. Someone put on pressure to put down asphalt. He thinks they picked the worst day of the year for that. The temperatures dropped from around 50 degrees to around 10 degrees and one could see seams pouring up out of the ground. If you drove it, you could tell asphalt didn't really adhere. There would be problems with

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salt getting into the concrete. Also, the waterline - that ditch was sunken in so much, he swore that he damaged a rim just trying to stay on his side of the road when cars were coming the other way. He wanted to know what was going on there. Why was anyone not addressing these issues, talking to local residents, and everything else? He wanted a good explanation.

Mayor Spalding introduced Mr. Crum to Public Service Director Ryan Ohly and invited Mr. Crum to talk Director Ohly about the progress of the roundabout project.

Council Member Shull asked and other council members confirmed that the Bevelhymer Road/Walnut Street roundabout was now open.

Council Member Kist responded to Mr. Crum that the project was not yet finished. Utility companies were rarely quick.

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 Wiltrot seconded and council voted with 6 yes votes to approve Ordinance O-48-2025.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-01-2026

Mayor Spalding read by title AN ORDINANCE TO DETERMINE THE ANNUAL COMPENSATION AND BENEFITS OF THE MAYOR, COUNCIL MEMBERS, AND ADDITIONAL SALARY FOR THE MAYOR, PRESIDENT PRO TEM, OR DESIGNATED COUNCIL MEMBER PRESIDING OVER MAYOR'S COURT.

Clerk of Council Jennifer Mason stated Section 4.04 of the city's charter authorized council to annually determine its compensation. Salaries for the mayor, council members, and president pro tem or council designee serving in Mayor's Court were adopted at this time last year via Ordinance O-02-2025. This ordinance would increase council's salary by 3.25%, which was the same as the annual increase city staff received in 2026. This ordinance also made health insurance available to council members as described in Section 155.19(a) of the city's codified ordinances. The adjusted salary would be effective January 1, 2026.

Mayor Spalding set the ordinance for second reading at the January 20, 2026 council meeting.

ORDINANCE O-02-2026

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, HENDREN ONE LLC, AN OHIO LIMITED LIABILITY COMPANY OF THE PROPERTY LOCATED AT FANCHER ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE; AND DECLARING AN EMERGENCY.

Deputy Public Service Director Steven Mayer stated this ordinance authorized right-of-way acquisition through the appropriation process. The city had obtained 2 appraisals as required by the Ohio Revised Code (ORC). The city's property acquisition consultant would continue negotiations with the property owner for right-of-way and



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easements until filing deadline. The Green Chapel Road improvement project would go out for bid in January with construction planned in March. Staff requested that council declare an emergency to waive 30-day referendum period in case negotiations were not successful. The addition time would ensure the city could acquire this last piece of right-of-way and maintain the project timeline.

City Manager Stefanov asked and Deputy Director Mayer confirmed, to date, the city had successfully worked with landowners of around 173 individual parcels to acquire easements and right-of-way on Mink Street, Green Chapel Road, and Clover Valley Road for this project. The city had always been able to negotiate.

Mayor Spalding set the ordinance for second reading at the January 20, 2026 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-01-2026

Mayor Spalding read by title A RESOLUTION OF THE CITY OF NEW ALBANY, OHIO SUPPORTING THE OHIO COMMISSION FOR THE UNITED STATES SEMIQUINCENTENNIAL ALSO KNOWN AS AMERICA250-OH.

Administrative Services Director Adrienne Joly stated the United States of America would celebrate its Semiquincentennial in 2026. To honor this occasion, the Ohio legislature and Governor DeWine created AMERICA250-OH to plan, encourage, develop, and coordinate the commemoration of event. With this resolution, New Albany would become an official AMERICA250-OH community and would join neighboring communities, including Columbus, Dublin, Gahanna, Hilliard, Upper Arlington, and Worthington. There was no financial commitment. The city needed to adopt this resolution and designate 2 staff members and 1 community member to be ambassadors and participate in meetings. The AMERICA250-OH status offered an opportunity to partner with other local communities on events and celebrations. New Albany's community programs and communications teams would convene a group of New Albany city partners to share and promote the Semiquincentennial activities throughout the year. AMERICA250-OH group also authorized digital resources and toolkits which would be used in the July 4, 2026 celebrations.

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 Kist seconded and council voted with 6 yes votes to approve Resolution R-01-2026.

RESOLUTION R-02-2026

Mayor Spalding read by title A RESOLUTION TO CLARIFY CERTAIN SECTIONS OF THE CITY OF NEW ALBANY'S PERSONNEL POLICIES TO DEFINE EARNABLE AND NON-EARNABLE SALARY AS REQUESTED BY THE OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM.

Finance Director Bethany Staats stated each year that Ohio Public Employees Retirement System (OPERS) required municipalities to pass a resolution to confirm the existence of a sick leave and/or vacation leave conversion plan. A conversion occurred when an employee converted accrued time to cash. The city's codified ordinances permitted the conversion of a limited amount of sick and vacation leave if certain criteria were met. OPERS would review this resolution and relevant city code to determine if the converted time was pensionable. This was the 13th year for this recurring resolution.



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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 resolution. Council Member Kist seconded and council voted with 6 yes votes to approve Resolution R-02-2026.

COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: No meeting.
- B. Council Representative to Joint Park District (JPD): Council Member Shull reported spring sports registration was open. The city's pickleball tournament was happening July 18-19 and registration was open. The Joint Park District brought on Preston Shepard as superintendent, Lauren Gregory as youth recreation coordinator, and Denise Johnson as adult recreation coordinator. At their organizational meeting, Richard Williams was reelected as Chair and Todd Wedekind was reelected as Secretary. There was a discussion about limiting the time a representative could serve as chairperson.
- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Wiltrot stated the board held their organizational meeting. They swore in new member Coleen Barber, and returning members John McClelland and Mark Wilson. The board elected John McClelland as President and Jennifer Fuller as Vice President. The board reviewed the student belonging survey results. Fewer high school students responded. The primary school saw an increase in belonging. Council Member Wiltrot described the evolution of the survey; the board was trying to capture more responses and tailoring the questions to kids' ages. The board discussed how the house system was being implemented. People would start seeing the elementary school construction around end of February/beginning of March. Trees were coming down for the construction driveway off of Fodor Road. Construction was expected to last 20 months. The cost had increased around \$3 million, but the board had funds to cover it and there would be no additional ask to taxpayers. There was an issue with how to run fiber optics to the new school building without cutting off access to the existing building.
- D. Council Representative to Plain Township: No report.

REPORTS OF CITY OFFICIALS:

- A. Mayor Spalding: Mayor Spalding congratulated new Deputy City Manager Adrienne Joly.
- B. Clerk of Council: Clerk Mason reported that a member of the IDEA Committee was stepping down. Council indicated she could advertise the position along with the other open board and commission positions. Clerk Mason asked and council indicated they would like to move up the Planning Commission interview times on January 20 to either 5 or 5:30 pm.



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- C. Finance Director: Director Staats stated finance staff were working on closing out the end of 2025. They had submitted final appropriations for 2025 to the county for certification. Staff did not need to use the \$100,000 contingency.
- D. City Manager:

Rose Run II Update – Director Joly presented and described the attached slides with the Rose Run 2 renderings. There would be some clean up and the city would start to using these drawings on scrims and marketing materials. City Manager Stefanov asked and council indicated they had no concerns with the presented designs.

Council Member Fellows asked and Director Joly answered people would start to see some activity in the Rose Run 2 area as early as January. Demolition of buildings was expected in February along with some sewer and utility work.

Council Member Fellows asked and Director Joly answered the bridge over Rose Run creek next to Main Street would be made safer. There would be 4 to 6 feet of cobblestone closest to the curb. The sidewalk would be very wide. The bridge treatment would be like the bridge at Fodor Road and Market Street, with a brick base and facing. Council Member Fellows stated the current bridge was unsafe. Director Joly replied the new bridge would be much wider and more comfortable to cross.

Council Member Kist asked and Deputy City Manager Joly confirmed the location of the gold star memorial by SR 605.

City Manager Stefanov stated one search firm stood out among the city search firm applicants. He asked and council indicated they would interview the working group's recommendation for a search firm at their January 20 regular council meeting. City Manager Stefanov offered that council members could interact with them on January 20. Staff would take the firm on a city tour. There could be a lunch with up to 3 council members. They would present at the council meeting. Staff would provide the firm's materials to council.

Council Member Fellows asked and Mayor Spalding responded that council didn't need a full script to interview the firm, but he asked staff to prepare 5 to 10 questions with topics council should cover.

- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Shull asked if other council members had received feedback about the Market Street/Dublin-Granville Road intersection. He had 3 people come to him in the last week and half and say they felt that intersection was dangerous because of the east-west flow. People want it to be a 4-way stop. It was currently a 2-way stop. Council Member Brisk reported she'd received requests to switch it to make the north-south traffic have the stop condition.

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Council Member Kist thought, when the intersection was opened, the signage was inadequate, especially at night. Currently, there were large message boards on Dublin-Granville Road saying that cross traffic did not stop. Chief Jones could talk about accidents there. Council Member Kist recalled slowing down the first time he drove through that intersection. He felt guilty about not stopping and looked both ways, concerned for being broadsided. Long term, he didn't think that intersection should be a 4-way stop because that defeated the intent of the road design – unless it became a serious safety issue. He believed people would figure it out over time.

Chief Jones stated he hadn't checked the recent statistics. There were accidents when the intersection first opened. Since then, signage had improved. The contractors who were working close to the road had mostly cleared out. Police officers were reporting that the traffic flow was getting better. He and officers had personally observed people continuing to learn the new traffic pattern. He would get recent statistics for council.

Public Service Director Ryan Ohly assured council that city staff had been monitoring that intersection closely. Design and traffic engineers had been out multiple times, shared their own observations, and written a memo. The city had made modifications - pulling signage back. He agreed with Council Member Kist's experience of initially driving through the intersection. He discussed this intersection weekly with the city manager. The road design was working as more traffic was going through the new intersection and not going through the Village Center.

Council Member Fellows asked if there would be streetlights at that intersection or just stop signs. Director Ohly replied that staff was looking at flashing stop signs for Dublin-Granville Road. Council members voiced support for flashing stop signs.

Council Member Shull did not think it would defeat the purpose of the intersection to make it a 4-way stop. In the other direction, drivers were going through downtown and encountered several lights to get through it. He thought the design would still speed up traffic. He was glad staff was keeping an eye on it. Right now, he was concerned about that intersection.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment of a public official. Council Member Kist seconded and council voted with 6 yes votes to go into executive session at 7:36 pm.

Council Member Kist moved that council come out of executive session and resume the regular meeting. Council Member Wiltrot seconded and council voted with 6 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:02 pm.

OTHER BUSINESS:

Board & Commission Appointments

Clerk Mason referenced the attached memorandum and read aloud the board and commission members willing to be reappointed to their positions. She noted there were some open positions and she would be advertising them. Mayor Spalding moved to reappoint the individuals on the December 29, 2025 memorandum. Council Member Shull seconded and council voted with 6 yes votes to reappoint the individuals on the memorandum.



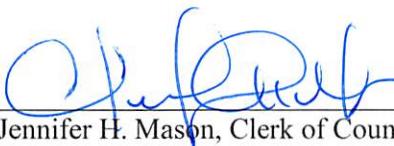
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ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the January 6, 2026 regular council meeting at 8:04 pm.

ATTEST:

A blue ink signature of Jennifer H. Mason, Clerk of Council.

Jennifer H. Mason, Clerk of Council

A green ink signature of Sloan T. Spalding, Mayor.

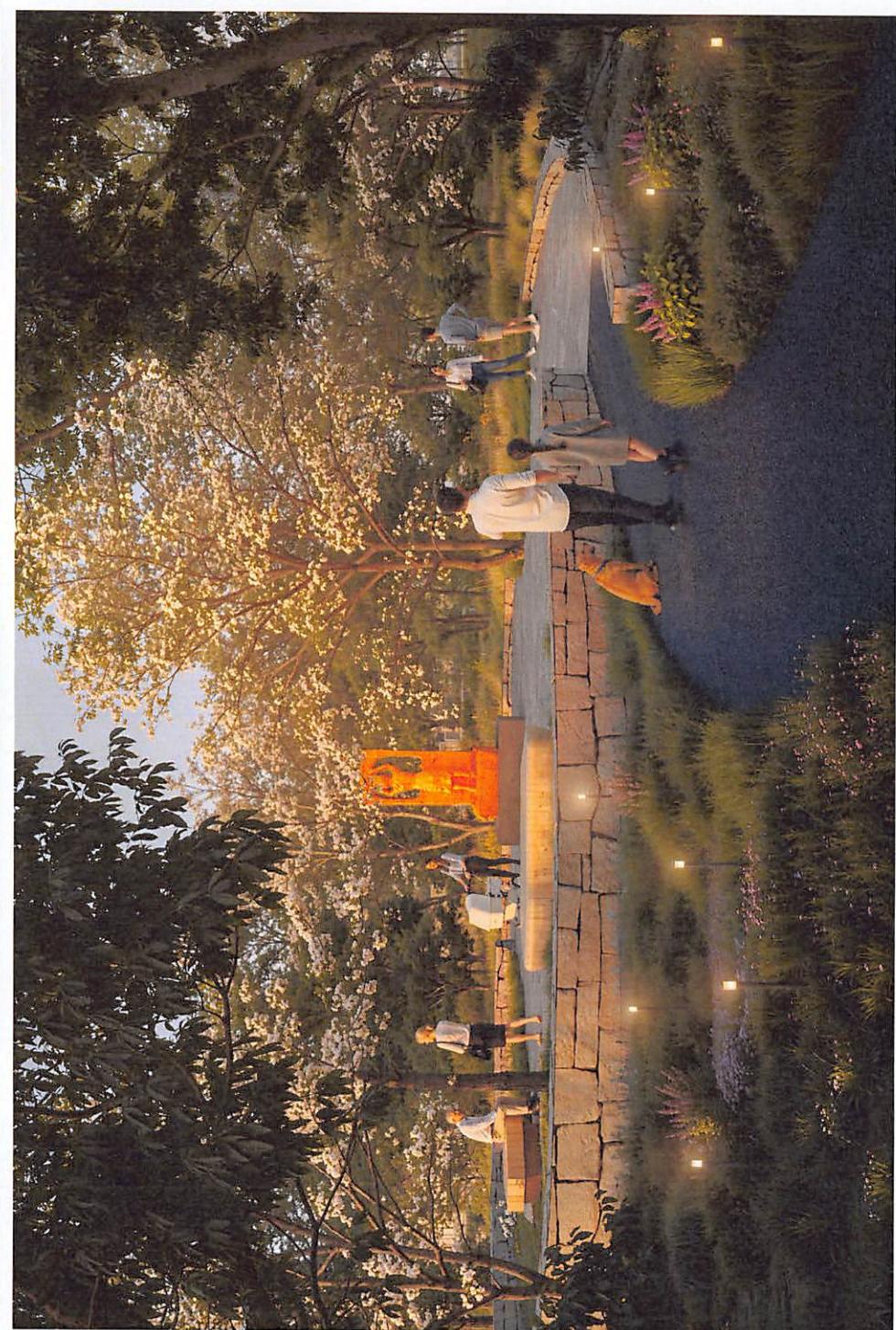
Sloan T. Spalding, Mayor

A handwritten date in green ink, "01-06-2026".

Date







Att to 1/16/26 regular meeting
minutes



TO: New Albany City Council
FROM: City Staff
DATE: December 29, 2025
RE: Upcoming Board and Commission Appointments

This memo details those willing to be reappointed to board and commission positions.

Architectural Review Board

3 year terms

- Jim Brown to the term 1/1/26 – 12/31/28
- Adam Davie to the term 1/1/26 – 12/31/28
- Andrew Maletz to the term 1/1/26 – 12/31/28

Board of Zoning Appeals

3 year term

- Shaun LaJeunesse to the term 1/1/26 – 12/31/28

Cemetery Restoration Advisory Board

3 year term

- OPEN
- Ron Stoughton to the term 1/1/26 – 12/31/28

Community Improvement Corporation

2 year term

- Phillip Smith to the term 1/1/26 – 12/31/27

Community Reinvestment Housing Advisory Council

3 year terms

- OPEN
- Rebecca Slayman to the term 1/1/26 – 12/31/28

Income Tax Board of Review

2 year term

- David Wallace to the term 1/1/26-12/31/27

Parks and Trails Advisory Board

3 year terms

- Maria Schaper to the term 1/1/26 – 12/31/28
- Tricia Bhat to the term 1/1/26 – 12/31/28
- Michelle Stoughton to the term 1/1/26 – 12/31/28

Planning Commission

3-year term

- OPEN