



Council Minutes – Regular Meeting

February 3, 2026

Mayor Spalding called to order the New Albany City Council Meeting of February 3, 2026 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, Deputy City Manager Adrienne Joly, Law Director Benjamin Albrecht, Finance Director Bethany Staats, Finance Department Deputy Director Morgan Joeright, Police Chief Greg Jones, Development Director Jennifer Chrysler, Economic Development Manager Sara Zeigler, Planning Manager Chris Christian, 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 P
- CM Chip Fellows P
- CM Kasey Kist P
- CM Matt Shull P
- CM Andrea Wiltrout P

ACTION ON MINUTES:

Council adopted the January 20, 2026 special meeting minutes by consensus.

Council adopted the January 20, 2026 regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Carolyn Mott, 5171 Harlem Road, had been a resident of New Albany for over 30 years and believed it had grown into a proud, diverse community that celebrated and respected all cultures and lifestyles. In the wake of recent events, she was here to find out if the City had a plan to protect its residents from the onslaught of attacks that were seen in communities across the country. Was the City going to protect citizens from Immigration and Customs Enforcement (ICE) and prohibit entry into local homes and businesses? What policies, if any, had been given to the local police? She believed that the residents of New Albany deserved to know the stance of council and what action would be taken by law enforcement.

Mayor Spalding thanked Ms. Mott for recognizing council’s commitment to a diverse community. There was a speaker at last week’s meeting with questions regarding ICE, and everyone was welcome to watch that online. Public safety was a team sport, and all of us had an obligation to participate in that, not just local law enforcement and council. Providing a safe community was a priority of everyone on council, and they took that seriously. However, other members of the community have shared concerns that didn’t necessarily impact New Albany, such as concerns about Palestine. New Albany had not taken stances on things that didn’t impact them. It is possible that ICE activity could happen in New Albany in the future. Council was not aware of anything that had been planned, but cities didn’t always get a warning. Regarding what stance the City would take, Chief of Police Greg Jones gave a good response at the last meeting. Essentially, everyone should do their best to try to cooperate with lawfully conducted enforcement activities. He gave an example in Franklin County where several law enforcement agencies collaborated to arrest 15 individuals, and nobody was injured because everyone was cooperative. If any resident believed

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they were being threatened, they should call 911. Even if someone identified themselves as law enforcement, or refused to provide identification, the citizen had the opportunity to reach out and be assisted by local law enforcement.

Ms. Mott stated that ICE had been in the area and had staged behind Target (6030 N Hamilton Rd). Home Depot had also let them stage in other communities. She was unsure that they'd been at the local Home Depot (5200, N. Hamilton Rd), but it was a possibility. Mayor Spalding reminded Ms. Mott that neither Home Depot nor Target were within New Albany. Ms. Mott was aware of that but thought many would agree that Target was a part of the New Albany community. People wanted to be aware that if there was a problem, administration and local law enforcement would be there to protect them. Mayor Spalding responded absolutely.

Lawrence Cohen, 5684 Sugarwood Drive, noted lots of comments on social media about the service department's great job clearing the snow. He has lived in the community for 22 years and agreed they did great. However, his neighbor had parked his truck in the street during the snowstorm, and the snowplow went around it, pushing 3-4 feet of snow in front of Mr. Cohen's mailbox. He wondered if there could be a discussion or a policy put in place about not street parking when it snows. He made a call to the service department about this snow, and once his neighbor moved his truck, the service team cleared the street and the apron of his driveway. They did a great job.

Mayor Spalding thanked Mr. Cohen for those observations, it is a lot of effort to get the streets cleaned. This goes back to public safety being a team effort. The PR team collaborated with local police to make a post about moving vehicles off the street in the snow, as it was nearly impossible to provide safe roads unless everyone would collaborate. The City would continue to push this message out, and if there were instances like this one, public safety would come out a second time to clear everything off.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): Council Member Wiltrout reported the PC approved the fire station rezoning from Limited General Employment (LGE) to Commercial Facilities (CF). Residents came out to support the fire station being located there. The PC denied pool variance for a 5-foot setback. This was due to a workable solution, concerns regarding precedent, and the layout before purchasing the lot. The PC approved a 2-year extension for the final development plan for the Crimson Cup coffee shop. This lot was rezoned 2 years ago but hadn't progressed to construction due to cost. Panel discussed proper review of this kind of request. The PC approved the extension of use of model home at Courtyards at Haines Creek. The PC was looking for more information/policy for extensions from staff.

PARKS AND TRAILS ADVISORY BOARD (PTAB): No meeting.

ARCHITECTURAL REVIEW BOARD (ARB): No meeting.

BOARD OF ZONING APPEALS (BZA): No meeting.

SUSTAINABILITY ADVISORY BOARD (SAB): No meeting.



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INCLUSION DIVERSITY EQUITY AND ACCESSIBILITY IMPLEMENTATION PANEL (IDEA): Council Member Wiltrout promoted the SOUPer Supper event on February 10, 2026, from 6-8 p.m. at the Heit Center. Still time to enter soup into the event at the time of this meeting.

CEMETERY RESTORATION ADVISORY BOARD (CRAB): Clerk Mason reported that the CRAB met yesterday to review and rewrite the historical marker text as part of the Ohio History Connection historical marker re-application in 2026. They would hear from Deputy City Manager Adrienne Joly about Rose Run 2 progress at their February 24 meeting and were interested in more ways to tell the stories of those buried in the New Albany Cemetery.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:

Mayor Spalding noted an email from a council member in Maumee, Ohio which he would respond to. Staff received similar requests with some frequency. Council Member Shull stated he would be visiting Maumee on February 12.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-04-2026

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

Economic Development Manager Zeigler stated this ordinance amended the Oak Grove II Tax Increment Financing (TIF) district to include approximately 101.1 acres located east of Johnstown Road and north of Walnut Street of in Franklin County. The property was recently annexed and rezoned. The TIF was classified as “non-school” which meant that it did not negatively impact the New Albany-Plain Local School District or the Eastland-Fairfield Career & Technical Schools. The purpose of the TIF was to capture the incremental increase in the value of the land and the improvement to contribute toward qualified public infrastructure and public projects. The city had entered into a supplemental agreement with Plain Township, commonly referred to as the Metro Park Agreement, regarding the funding for the township.

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 Wiltrout seconded and council voted with 7 yes votes to approve Ordinance O-04-2026.

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INTRODUCTION AND FIRST READING OF ORDINANCES:

NONE

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-03-2026

Mayor Spalding read by title A RESOLUTION TO AMEND THE OAK GROVE II COMMUNITY REINVESTMENT AREA TO ADD APPROXIMATELY 101.1 +/- 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 Zeigler stated this resolution amended the Oak Grove II Community Reinvestment Area (CRA) to include approximately 101.1 acres, which were recently annexed and rezoned. The acreage was located east of Johnstown Road and north of Walnut Street in Franklin County. The CRA program was a statutory, locally administered program. The program granted local communities the ability to offer real property tax abatements for qualified projects. The creation of the CRA did not automatically entitle a property owner to an incentive. Council had to approve each individual company CRA agreement. The city used established revenue generation standards per square foot for all CRA agreements.

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

Council Member Shull moved to adopt the resolution. Council Member Durik seconded and council voted with 7 yes votes to approve Resolution R-03-2026.

RESOLUTION R-04-2026

Mayor Spalding read by title A RESOLUTION ADOPTING AN ALTERNATIVE SELECTION PROCESS AND WAIVING FORMAL COMPETITIVE BIDDING FOR CONSTRUCTION OF THE NEW ALBANY BEVELHYMER FACILITIES IMPROVEMENTS IN ORDER TO UTILIZE A CONSTRUCTION MANAGER AT RISK DELIVERY METHOD PROVIDING FOR A TWO-STEP COMPETITIVE SELECTION PROCESS CONSISTING OF A REQUEST FOR QUALIFICATIONS AND A REQUEST FOR PROPOSALS.

Public Service Director Ohly stated this legislation authorized the city to utilize a Construction Manager at Risk (CMR) delivery method for the New Albany Bevelhymer Facilities Improvements and to proceed with a 2-step competitive selection process consisting of a Request for Qualifications (RFQ) followed by a Request for Proposals (RFP). The resolution waived formal competitive bidding for construction, as permitted by the City Charter and Codified Ordinances, in favor of this alternative delivery method.

The New Albany Bevelhymer Facilities Improvements consisted of multiple related capital improvements located at, and adjacent to the city's public service facility. The project included construction of a police department training facility, public restroom facilities, site and utility improvements, a service department storage facility, and interior space buildout and renovations within the city's public service facility. Designs for the various components of the project were currently underway under separate professional service contracts. The project

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involves multiple facilities, multiple design teams, and overlapping construction sequencing, requiring a high level of coordination and cost control throughout both design and construction. Based on the scope and complexity of the project, the staff determined that the CMR delivery method was the most effective approach. This delivery method allowed the city to engage a construction manager early in the design process to provide valuable pre-construction services, including cost estimating, value engineering, constructability reviews, schedule development, and coordination among design disciplines. Following the 2-step competitive RFQ/RFP selection process, the staff would present to council a separate CMR contract award authorization. At a later stage of design, the selected CMR firm would submit a Guaranteed Maximum Price (GMP) for the project. This legislation approved the process, not the price.

Council Member Fellows asked and Director Ohly answered, with multiple facility projects on the same campus and having multiple design teams, it was beneficial to have 1 point of contact on the campus, treating it like a program rather than individual projects. Given the complexity of a few of these projects, Director Ohly believed they would benefit from cost control and scheduling control by having CMR early.

Mayor Spalding asked and Director Ohly replied that the Bevelhymer Road improvements involved a restroom serving the Bevelhymer Road campus next to the pickleball courts and basketball courts, a training facility for Police Department, and an interior space buildout within the public service complex. As the department grew, there was a need for additional office space for staff. Lastly was a 12-bay storage garage to house equipment and materials.

Council Member Kist asked and Director Ohly replied that they were employing 2 design firms that had a combined 2 lead architects and 2 engineers. Both would potentially be managed by the CMR. The CMR would control the subcontracts and bid out to subcontractors. If work overlapped, they could take advantage of economies of scale and put bid packages together. Director Ohly was certain that there were CMRs that were interested in the project. Staff would formally advertise for the RFQ. City Manager Stefanov added that the city had worked with 3 CMRs in the past for Taylor Park, Rose Run Park, and Rose Run 2.

Council Member Kist asked and Director Ohly answered that when the city bid out the project and understood that the city had the option to have 1 GMP and put the packages together in several ways.

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 7 yes votes to approve Resolution R-04-2026.

COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: Mayor Spalding reminded attendees about State of the Region Address on March 20. The guest speaker would be speaking on the future of AI and cities. Mayor Spalding would regrettably be unable to attend.
- B. Council Representative to Joint Park District (JPD): No meeting.

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- C. Council Representative to New Albany-Plain Local Schools (NAPLS): No meeting.
- D. Council Representative to Plain Township: Council Member Durik reported that the township met but mostly discussed administrative, expense approval, and minor policy matters. Council members discussed the township having office space for rent, which was not covered at the most recent meeting.

REPORTS OF CITY OFFICIALS:

- A. Mayor Spalding: Mayor Spalding reported attending the U.S. Conference of Mayors (USCOM). There were many conversations around federal law enforcement, shut down of the federal government, federal health care programs, data centers, the future of AI, and energy generation's effects on communities around the country.
- B. Clerk of Council: Clerk Mason polled council about the liquor permit request from Dance Unite Inc. which she had brought up at the prior council meeting.

Chief Jones stated that the Police Department was advised that the dance company had a bar in the building. PD had not received prior notice about a liquor permit application and contacted the Ohio Division of Liquor Control (DLC), which indicated that the company was working with a liquor license from a different jurisdiction. After receiving complaints from the prior jurisdiction, the company moved to New Albany but did not transfer the liquor permit or update their address. They were advised that they had an outdated liquor permit displayed on their mirror. The Development Department further advised them that it was not an approved use under the current zoning, nor did the company have an occupancy limit. Chief Jones recommended a hearing with the company regarding their liquor permit application. Clerk Mason polled council and they indicated they wanted to request a hearing for that permit.

Clerk Mason polled council about the liquor permit request from Mellow Mushroom which had been sold to Home-Grown Industries. Council indicated they did not want a hearing on that permit request.

Clerk Mason reminded council she would be out of the country for all of the following week, possibly without access to her email. All communications and requests should be directed to Deputy Clerk of Council Madriguera.

- C. Finance Director: Finance Director Staats distributed the December 2025 report to council. She reviewed the December Financial Summary. 2025 was a very positive year, ended with higher revenue and the same percentage of expenses were taken from the budget. Reviewed income tax trend analysis, as well as the history of the cash fund and carry-over balance, which was within 62% of total expenditures. This was different from the 65% of operating expenditures. Pages 8-11 contained the fund balances at the end of the year, with page 8 representing the general funds. Pages 12-13 had income tax trend analysis for all funds. The last few pages contained the typical investment reports.

Mayor Spalding asked and Director Staats agreed still showing the NACA and NAECA as two separate entities, even though NACA was dissolved. NACA was still separate from the charge. So even though it was moving to NAECA, it was still the "NACA" fund.

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Council Member Shull asked and Director Staats confirmed Safety Town carry-over of \$167,000, which was due to charge and expenses coming in differently. The payroll for Safety Town came out of the general fund. The account also funded Safety Town maintenance and projects—of which there had been none recently, which was why the fund got so large. City Manager Stefanov confirmed the Safety Town account was for new buildings, cars, bikes, and pavement.

D. City Manager: No report.

E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Shull stated he took a phone call from people who worked on High Street. With snow being packed in, there were no spaces to park. He called Public Service and it was taken care of immediately. On behalf of those business owners, he thanked Public Service for taking care of that so quickly.

Council Member Kist reported that Taylor Farm and Rocky Fork had been plowed. Council had discussed treating those areas so that people had a safe place to exercise. Not only were the paths plowed, but the boardwalks were also brushed, so every trail was ice and snow free. It was a great option for people who wanted to use the park.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to New Albany Charter Section 4.03 (E) for economic development purposes. Council Member Shull seconded and council voted with 7 yes votes to go into executive session at 7:18 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Shull seconded and council voted with 7 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:46 pm.

OTHER BUSINESS:

NONE

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the February 3, 2026 regular council meeting at 8:46 pm.

ATTEST:



Jennifer H. Mason, Clerk of Council



Sloan T. Spalding, Mayor

17 FEB 2026

Date