



Council Minutes – Regular Meeting

April 21, 2026

President Pro Tem Kist called to order the New Albany City Council Meeting of April 21, 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, Planning Manager Chris Christian, Economic Development Manager Sara Zeigler, Planner II Chelsea Nichols, Planner I Javon Henderson, Public Service Director Ryan Ohly, Public Services Engineer Justin Wilkinson, Multimedia Communications Specialist Sam Fahmi, and Clerk of Council Jennifer Mason.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

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

Clerk Mason reported that Mayor Spalding could not attend for medical reasons and requested to be excused. President Pro Tem Kist moved to excuse Mayor Spalding from the council meeting. Council Member Shull seconded and council voted with 6 yes votes to excuse Mayor Spalding from the council meeting.

ACTION ON MINUTES:

Council adopted the April 7, 2026 regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

A Proclamation Celebrating Chip Fellows on His Retirement from the New Albany City Council - President Pro Tem Kist read the proclamation aloud. Council Member Fellows made the remarks as attached.

Council members each offered personal remarks thanking Council Member Fellows for his service. President Pro Tem Kist praised his attention to detail and dedication to community beautification, particularly his work with holiday decorations and lighting that earned him the nickname "Father Christmas." Council Member Wiltrout appreciated how Council Member Fellows taught her to connect with people beyond initial impressions. Council Member Durik noted that losing 20 years of experience would be difficult and praised Council Member Fellows' contribution to council stability. Council Member Brisk emphasized Council Member Fellows' ability to maintain friendships despite disagreements and his focus on the greater good rather than personal agendas. Council Member Shull credited Council Member Fellows with helping him join council and praised his deep connection to residents.

Teresa Fellows briefly thanked council, noting that her husband loved being part of the city council and working with all the members.

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Jack Gabalski, 711 Babbitt Rd, raised concerns about construction traffic from a new data center facility, noting that promises had been made that access would only be through Ganton Parkway, not Babbitt Road, but a temporary access point had then been created on Babbitt Road. He described dangerous traffic conditions with heavy equipment, employee buses, and hundreds of vehicles creating chaos during shift changes. There were two people stationed at the construction entrance trying to direct traffic, which was helpful, but did not solve the issue. Decisions had been made with no resident input He quoted the July 17, 2023, Planning Commission minutes regarding restricted vehicular access on Babbitt Road but understood this had probably changed within the last year. He quoted the August 15, 2023, city council minutes, specifically Ordinance O-08-2023, also limiting vehicular access on Babbitt Road. It was strange, inconsiderate, and in direct opposition to the city’s stance to make a decision such as this one without resident input. He proposed a solution; 90% of the road to the site was still intact, the other 10% had been damaged by the new roundabout construction. He asked to connect the portion of the old access driveway to the current Ganton Parkway, by bypassing the roundabout construction and cutting through the fields. This could be completed in a matter of days and was imperative for the safety of residents.

President Pro Tem Kist referenced a memo being prepared by city staff regarding this issue. Director of Community Development Jennifer Chrysler offered copies at the meeting and had already responded to residents who had contacted the city directly. The memo had a comprehensive explanation of the rezoning process that had occurred through public hearings. She stated that QTS had been using Ganton Parkway until unforeseen circumstances with the roundabout construction had required them to shift to Babbitt Road access. The city was working to restore Ganton Parkway access within three weeks and had implemented police flaggers and special duty officers to manage traffic safety in the interim. She was happy to sit down with Mr. Gabalski and other residents if they had concerns or questions.

Brad Sibley, 7764 Pine Meadow Drive, raised concerns about data center operations, specifically noise pollution, light pollution, potential well water contamination, and electrical costs. He felt that residents were not receiving answers. A quick internet search could provide many issues and potential risks of living near a data center. He questioned what assurances residents had regarding future problems, noting that Google had already experienced issues with traffic and noise that were not anticipated. Residents had received assurances with noise, but there were noise issues, nonetheless. What happened when wells started to go dry or became contaminated? He did not understand why residents were not receiving good answers. He did not believe that everyone could tell Google to go away, but there had to be something for residents out there. It felt like typical politics and patronization. Residents needed real answers and communication for these real concerns. It felt like typical politics and patronization. They needed real answers and communication for these real concerns.

President Pro Tem Kist clarified that the city was in the process of addressing this issue, adding general concerns and FAQs about data centers to the city’s website. New Albany’s data centers used City of Columbus water in closed-loop systems, with no impact on local wells. New Albany data center water came in from Columbus waterlines, and their waste water returned to Columbus via their sewer lines. The data centers were operating under scrutiny from the EPA to ensure compliance and honest operations. Electricity issues affected the entire PJM market regardless of data center location. The issue about power cost was being addressed as well with data centers looking to alternative power sources, like nuclear and gas. Data centers were originally brought to New Albany because they were good neighbors and brought in revenue for the city and the school district. The new cooling technology that Google fired up did generate noise and there were solutions being worked out.

Director Chrysler confirmed that New Albany had close to 40 data centers. She provided detailed information about the city’s monitoring capabilities and agreements with data center operators. She explained that Google had acknowledged noise from new cooling towers installed in July 2025 and was committed to deconstructing and reconstructing them, with construction expected between June and August 2026. The city had had no issues with

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data center noise from 2010 up until these towers were built. The city became aware of the problem in September of 2025. The city met with Google immediately and the city's law director became involved because it was a zoning enforcement issue. The city couldn't cite Google as long as they were showing documented and reasonable efforts to try to fix the problem. New Albany's city code didn't use a decibel standard but spoke to the level of intensity at the closest residential district within the city. The city had hired a sound engineer to ensure compliance with New Albany's standards rather than typical industry decibel standards. She believed that work would continue until Google came into compliance.

Regarding data center water use, Director Chrysler stated the reason New Albany knew the amount of water data centers were using and the effluent constituents that were being deposited into the water was, not only because New Albany purchased its water from the City of Columbus; the city did real-time desktop modeling of its entire water system. New Albany couldn't speak to data centers elsewhere. In New Albany, through real-time monitoring, the city could see exactly how much water data centers were using. There were agreements in place that capped the amount of water they could use, even on a maximum usage day. New Albany had real-time sewer monitoring that told the city what effluents were being put into the sewer system. Nothing had given the city concern on the New Albany's or Columbus' side. In 2015-2016, New Albany asked Columbus for a water and sewer plan for 16 million gallons to serve the Licking County portion of New Albany which contained the International Business Park. In 2026, New Albany was only using 8 million gallons at total capacity, which was not even halfway to capacity at full build-out of the business park. This pointed to New Albany's data centers not using the excessive amount of water people were talking about. There were perhaps 5-6 peak days where data center water use spiked and tanks were refilled. That was coordinated with Columbus. Regular data center water use was less than manufacturing would take on a day-to-day basis. City staff were monitoring these resources and had the data to show what water was being used and discharged. The city worked closely with the Ohio EPA on site on their requirements and regulations. Regarding the noise issue, the city understood the residents' frustration and were having hard and emotional conversations with them regularly. The city was fortunate to be working with a company that also acknowledged the issue and was trying to fix it.

Mr. Sibley was grateful for this explanation but still had concerns. They were told that traffic would be no issue, but now it was. Similarly, they were told there would be no noise issue, but now there was. What happened when it became a water issue? He understood there was a natural gas plant being put in. What would happen when it was water or air pollution and his daughter potentially got cancer? This was a major concern and Google had already messed up twice. He was concerned that, one of these days, Google would make a huge mistake and council would have to go after them.

Council Member Wiltrout responded that city monitored issues to catch them. If there was a problem, the city would be reactive and hold them accountable - as it already had been. Staff was being proactive and not just waiting around for an issue to come up. If there was specific information Mr. Sibley wanted, city council would love to hear from him. President Pro Tem Kist stated that Google created an email address to hear from residents directly. Director Chrysler clarified that email address was specific to the noise issue so they could respond to concerns. Google was working on getting a temporary sound wall approved along the Morse Road side and along Babbitt Road to help mitigate the noise while working on the cooling tower deconstruction.

Director Chrysler stated that the increased traffic was not from Google, but from another project. President Pro Tem Kist noted that after construction was done, they would be good neighbors because they would not generate the traffic that a large office building would.

Director Chrysler stated that there had been concerns about lighting. The city was going through a full lighting inventory to check the approved photometric plans. Construction lighting was different than final project lighting

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because construction lighting had to comply with OSHA requirements. Staff were making sure all permanent lights matched their plan. Staff were visiting sites to make sure lights were turned the right way and downcast. For example, at a recent project site, the city was able to remove a quarter of the lights and still be in compliance.

Mr. Sibley confirmed the specifics of the datacenter water cycle to take this information back to his neighbors. Clerk Mason invited him to share the recording of this council meeting from the city’s website. President Pro Tem Kist reiterated that the data center page was coming soon to the New Albany website. Council Member Shull thanked Mr. Sibley for coming out. Council appreciated when residents brought their concerns, especially because council members might not always be aware of an issue before it was brought to them. If something came up down the road, Mr. Sibley was welcome to come back.

Don Kuts, 3898 Pine Meadow Road, thanked Council Member Wilttrout for coming out to visit prior to the Plain Township election and noted that residents had had conversations with Director Chrysler. He had just read a book called Five Days at Memorial. He was wondering, if there was an explosion at a data center, was there an emergency management set-up? Had the city thought about it? He was aware Plain Township was putting in another fire department, which would help, but the explosion could be related to something else. What would the impacts on New Albany be? He worked in safety and had experienced this type of thing in his business, and hoped New Albany had a plan. His second question was regarding Google. The company did reach out to two New Albany residents and held a meeting with other townships. The company announced that they were adhering to the City of Columbus ordinance of 65 decibels, rather than the New Albany ordinance. Google had said that they were not hearing noise disturbances, which was a total lie.

President Pro Tem Kist stated that 65 decibels was an industry standard. Google also acknowledged that they would abide by New Albany standard, do all the necessary tests, and remedy it. The 65-decibel limit was irrelevant in this case because New Albany and Columbus had different standards.

City Manager Stefanov stated that the city worked with 3 different fire departments: Plain Township, the fire district south of SR 161, and Johnstown-Monroe which all trained for active emergencies. The New Albany Police Department (NAPD) worked with these fire departments on hazard response. New Albany was also a member of the Ohio Emergency Management Agency (EMA). In the case of an emergency that might overwhelm New Albany’s resources, they would be able to call in resources from around Ohio.

Police Chief Greg Jones stated that New Albany was fortunate to be in a metropolitan area; there were an abundance of responses if the New Albany needed help. Columbus had experience in explosions, and local suburbs trained as well. Each suburb and township was a piece of the puzzle in a disaster response. The Ohio EMA ran tabletop and live exercises to train for things like this.

Mr. Kuts asked and Chief Jones answered that companies had to produce the information on what the fire department would be dealing with in the case of an explosion. He couldn’t speak for the fire departments, but they wouldn’t be walking into a surprise. When he’d participated in training exercises, he was confident they had it covered. Director Chrysler stated the data centers did have to report everything that was in the buildings so that the fire departments would not be going in blind. There were certain elements and ratings based on what kind of chemicals were in a building, which came with their own standards for approval. The fire department and construction supervisor had to approve all chemicals and materials running through the building.

Mr. Kuts asked and Director Chrysler confirmed that the data center did say 65 decibels, which was incorrect. Because Mr. Kuts had been a part of the dialogue from the beginning, almost like a city staff member, it meant he saw the whole conversation not just the finished and polished result. Director Chrysler was glad that Mr. Kuts

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was a part of the transparent conversation. Part of the early misunderstanding was that, in Ohio, when a city code was silent, companies would often look to industry standards for guidance. New Albany’s law director did not agree that New Albany’s code was silent and he was finishing the city’s opinion on the matter that week.

Mr. Kuts congratulated Council Member Fellows on his 20 years of service.

Craig Srba, 6837 E. Walnut Street, Westerville, reported noise pollution from the American Regent facility, describing a constant 24-hour rumble that interfered with sleep and home enjoyment. The noise resonated in the house, making it louder inside the house than it was outside. The noise came from the HVAC equipment for which there was no screening on the north side of the building. He provided the attached pictures of the unscreened side to council. Mr. Srba also reported drilling fluid contamination in a Bevelhymer ditch from AEP power pole installation work. He stated that the contamination issue had been resolved.

Director Chrysler stated this was the first report of the American Regent noise issue and she committed to having the city’s sound engineer currently under contract to investigate. Regarding the drilling fluid incident, she understood it had been reported to the EPA and addressed.

President Pro Tem Kist asked and Mr. Srba clarified that the noise had been occurring since American Regent ramped up their expansion. It was running harder and faster now, and it was all the time.

Council Member Shull asked and Mr. Srba confirmed it was all the time. It was sometimes a little louder, then a little quieter.

Mr. Srba wished Council Member Fellows good luck on his retirement.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): Council Member Wiltout reported that the PC approved the phase 1 and phase 2 Final Plat applications for the Hamlet, which included adding Ashbourne Road and residential units. The PC approved the Clover Valley East Zoning District, which was previously approved, but did not have proper signage. The district was now noticed and would come back to council on May 5.

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

ARCHITECTURAL REVIEW BOARD (ARB): Council Member Brisk reported that the ARB approved a Certificate of Authenticity (COA) for the New Albany Police Department training facility on Walnut Street, a COA for a public service storage facility on Bevelhymer Road by the service garage, and a COA for the park restroom facility by the pickleball courts. The ARB approved a signage COA for W Nail Bar, which was its past and future business name. The ARB approved the Church of the Resurrection temporary parking lot to be used during construction for a new sign. The ARB approved a COA for the New Albany-Plain Local Schools’ elementary school accessory structure, a storage structure, and the press box to be relocated from the high school fields to the middle school fields.

BOARD OF ZONING APPEALS (BZA): No meeting.

SUSTAINABILITY ADVISORY BOARD (SAB): President Pro Tem Kist reported the successful Earth Day waste drive at the Public Service Complex. About 400 cars came through to dispose of their hazardous waste, e-waste, and sensitive paper documents. Present city staff and volunteers did a fantastic job running

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the event; they were well-prepared and the drop-off line flowed well. President Pro Tem Kist welcomed Dave Celebreeze as the new city Sustainability Program Coordinator.

INCLUSION DIVERSITY EQUITY AND ACCESSIBILITY IMPLEMENTATION PANEL (IDEA): Council Member Brisk reported a lot of fun at the intergeneration-themed event.

CEMETERY RESTORATION ADVISORY BOARD (CRAB): Clerk Mason reported the CRAB toured the Rose Run 2 construction site with Deputy City Manager Joly, and an EMH&T representative and archeologist. While working on the site grinding down a tree stump, the construction crew found a headstone and footstone piece. The discovers stones did not contain identifying information, but the city knew the cemetery was missing at least six headstones. Construction in that area would be halted while EMH&T searched for more headstones and potential grave sites. During the tour, the CRAB expressed an interest around marking and protecting the previously active part of the cemetery where the headstones and graves were, but not necessarily the entire grounds plotted for cemetery use. The board was also interested in marking out where the cemetery building foundation was discovered. Director Joly would be sending over some design options with demarcation and entrances for the New Albany cemetery for the board's consideration.

Council Member Fellows asked and Deputy City Manager Joly answered that the buildings in the park area that were slated to be demolished would come down in the next few weeks.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:

Council Member Wiltout stated she had seen 2 letters and petitions regarding the new Prairie House rezoning. Both were requesting a comprehensive traffic study. Council Member Wiltout was unable to attend the Planning Commission or previous city council meetings but she understood there were discussions with the applicant for the rezoning. She would share the neighborhood communications and photos of the traffic with council.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-08-2026

President Pro Tem Kist read by title AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$10,000,000, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING THE CITY'S VEHICULAR TRANSPORTATION SYSTEM, AND DECLARING AN EMERGENCY.

Finance Director Bethany Staats explained this legislation authorized issuance of bond anticipation notes not to exceed \$10,000,000 related to the current Market Street extension and Briscoe Parkway projects. The legislation allowed the city to roll a portion of the 2025 notes that were issued in September that would mature in June. Originally, the plan was to retire those notes with available cash, including the New Albany East Community Authority (NAECA) development charge. However, as other projects and their financing timelines progressed, particularly the police training facility, staff determined it would be strategic to preserve the cash and reissue a portion of the notes. This gave the city flexibility to move forward with issuing long-term bonds to fund other projects such as the Veterans Memorial and Police Department

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addition that were ready to move forward now while plans for the police training facility were still being finalized. These notes were a short-term financing tool that provided timing flexibility and allowed continued evaluation of funding sources and market conditions before issuing permanent debt, if necessary. The source of repayment would primarily be the NAECA charge as funds were available. Once adopted, the team would move forward with the S&P rating call on April 29 and the pricing on June 2, in order to close prior to the June 4 maturity. The ordinance included an emergency clause to waive the 30-day referendum.

President Pro Tem Kist referenced the council discussion on the matter at the last meeting.

President Pro Tem Kist opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

President Pro Tem Kist moved to declare an emergency for Ordinance O-08-2026 to waive the 30-day referendum period. Council Member Shull seconded and council voted with 6 yes votes to declare an emergency for Ordinance O-08-2026.

Council Member Shull moved to adopt the ordinance. Council Member Wiltrout seconded and council voted with 6 yes votes to approve Ordinance O-08-2026.

ORDINANCE O-09-2026

President Pro Tem Kist read by title AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF \$42,000,000 FOR THE PURPOSE OF PAYING THE COSTS OF PROVIDING FOR THE CONTINUING DEVELOPMENT OF THE VILLAGE CENTER BY CONSTRUCTING, ACQUIRING, RENOVATING AND IMPROVING DOWNTOWN INFRASTRUCTURE, INCLUDING PUBLIC ROADWAYS, STREETS, PARKING LOTS, PEDESTRIAN BRIDGES AND PARKS, AND RELATED CURBS AND GUTTERS, SIDEWALKS, WATER MAINS, SANITARY SEWERS AND STORM SEWERS, UTILITY CONDUITS, TRAFFIC AND PEDESTRIAN SIGNALS AND CONTROL DEVICES, LANDSCAPING, RESTORING ROSE RUN AND CONSTRUCTING AND INSTALLING PARK IMPROVEMENTS AND RELATED AMENITIES, AND OTHERWISE IMPROVING THE SITES THEREOF, AND ACQUIRING ANY RELATED INTERESTS IN REAL ESTATE, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

Finance Director Bethany Staats stated this legislation authorized up to \$42 million in general obligation bonds for the Veterans Memorial Park portion of the Rose Run 2 project. This was the next phase of the Rose Run corridor, focused on park improvements and supporting infrastructure in the Village Center. Design work was complete. The Guaranteed Maximum Price (GMP) legislation was expected to come to council in early June, with construction starting shortly after. This issuance provided permanent financing for a project that was ready to move forward and aligned with the city's broader capital plan. While the issuance would be for general obligation bonds backed by the city's overall credit, as with most previous debt issues, the city did not plan to repay them from the General Fund. Repayment was expected to come from the New Albany East Community Authority (NAECA) development charge revenues and other legally

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available funds. As far as timing, staff anticipated pricing in early June and closing later that month to match construction needs. The ordinance included an emergency clause to waive the 30-day referendum.

President Pro Tem Kist opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

President Pro Tem Kist moved to declare an emergency for Ordinance O-09-2026 to waive the 30-day referendum period. Council Member Durik seconded and council voted with 6 yes votes to declare an emergency for Ordinance O-09-2026.

Council Member Durik moved to adopt the ordinance. Council Member Fellows seconded and council voted with 6 yes votes to approve Ordinance O-09-2026.

ORDINANCE O-10-2026

President Pro Tem Kist read by title AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF \$9,000,000 FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING THE MUNICIPAL SAFETY FACILITIES BY EXPANDING, IMPROVING, REMODELING, FURNISHING AND EQUIPPING THE POLICE HEADQUARTERS BUILDING, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

Finance Director Bethany Staats stated this project expanded and enhanced the existing police building to support current and future public safety operations. Similar to the Veterans Memorial Park project, the Guaranteed Maximum Price (GMP) legislation was expected in May, and this financing aligned with that timeline. Bond counsel advised separating the park improvements and municipal facilities into distinct issuances to ensure compliance and clarity of purpose. While they were separate, they would be sold together on the same pricing day. Similar to the bond issue in Ordinance O-09-2026, repayment was expected from the New Albany East Community Authority (NAECA) charge. This issuance was also expected to price in early June and close later that month. The ordinance included an emergency clause to waive the 30-day referendum period.

President Pro Tem Kist opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

President Pro Tem Kist moved to declare an emergency for Ordinance O-10-2026 to waive the 30-day referendum period. Council Member Fellows seconded and council voted with 6 yes votes to declare an emergency for Ordinance O-10-2026.

Council Member Wiltrout moved to adopt the ordinance. Council Member Fellows seconded and council voted with 6 yes votes to approve Ordinance O-10-2026.

ORDINANCE O-11-2026

President Pro Tem Kist read by title AN ORDINANCE DESIGNATING THE CITY OF NEW ALBANY AS THE ENTITY PERFORMING CONVENTION AND VISITORS BUREAU FUNCTIONS AND

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AUTHORIZING THE USE OF TRANSIENT OCCUPANCY TAX REVENUES FOR SUCH PURPOSES.

Finance Director Bethany Staats stated this ordinance formalized the city's assumption of convention and visitors bureau functions internally. Historically, these services were provided through the New Albany Chamber of Commerce, but that agreement ended in February. This legislation designated the city as the entity performing those functions and assigned responsibility to the Strategic Initiatives Department. Importantly, there were no changes to the tax rate, revenue collected, or allocation of funds. This was strictly an administrative shift. The same hotel tax funds would now be retained and managed by the city to support tourism and related programming. The goal was to enhance alignment with broader community and economic development priorities while maintaining transparency and accountability.

Council Member Shull asked and Director Staats responded that this was using the established hotel tax fund money, which received 25% of the full collection formerly sent to the Chamber of Commerce for stated activities that would instead be managed by city staff.

Council Member Shull asked and Director Staats replied this 25% was separate from the amount which was used for council grant funds. Council grant funding came from a 75% allotment in the General fund from which council budgeted community grants and community programming. This particular 25% was not historically available to council because it had gone to the Chamber of Commerce.

Council Member Shull asked how much revenue the hotel tax generated and Director Staats responded with a rough estimation, but she was unsure of the correct amount. She referred him to Fund 280 in the monthly finance report which she would present later in the meeting. A new hotel was added last year, so collections for that fund were going up.

Council Member Shull asked, as the city added new, large events, if the city could pull from that fund for those events. Director Staats responded that there were events that the city could put on that could be funded through this source. Staff was currently determining what events and activities qualified. As long as there was appropriation documentation for proper public use for tourism and attracting people to these events, the city could use the funds.

President Pro Tem Kist opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Wiltrout moved to adopt the ordinance. Council Member Durik seconded and council voted with 6 yes votes to approve Ordinance O-11-2026.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-12-2026

President Pro Tem Kist read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 69.654 +/- ACRES OF LAND GENERALLY LOCATED AT THE INTERSECTION OF EAST WALNUT STREET AND BEVELHYMER ROAD FROM ITS CURRENT ZONING OF “AG” AGRICULTURAL DISTRICT TO “CF” COMMUNITY FACILITIES AS REQUESTED BY THE CITY OF NEW ALBANY C/O EMH&T.

Planner I Javon Henderson stated this legislation rezoned approximately 69.654 acres from Agricultural District (AG) to the Community Facilities (CF) zoning district with the intent to have a cohesive

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development standard for the established park and public service area. The Rocky Fork Blacklick Accord approved this at their March meeting and the Planning Commission (PC) approved this at their April and May meetings. The Architectural Review Board (ARB) approved the Certificates of Appropriateness (COAs) at their April meeting. The rezoning would allow the construction of a new Police Training Facility, the community fieldhouse which was under construction and approved by the ARB back in 2024, and existing greenspace in Bevelhymer Park which would remain ballfields. He reviewed the layout of the proposed facilities and rezoning and their purposes. The Community Facilities Zoning District required approval of the development plan to ensure consistent development for the area. This development plan included additions to Bevelhymer Park and the Public Service Department property. The restroom facility was next to the pickleball and basketball courts. The police training facility was not intended to be a publicly accessible building. The PC approved the training facility to have a total of 32 parking spaces and the entrance would be at the rear of the building, as approved by the ARB. The city would preserve trees on the site and would install horse fence along the leisure trail on Walnut Street. The city was proposing materials to match the existing barn-style architecture and characteristics of the area. The park restroom facility would accomplish the city's strategic plan goal of enhancing the existing parks. The public service storage facility would provide additional space for fleet vehicles and equipment. The city would add landscaping to the east. The storage facility was proposed to have 12 bays. These buildings highlighted the continued growth of the city and the need for additional space to provide high quality services for New Albany residents. Planner Henderson thanked Public Service Deputy Director Steve Mayer and Police Chief Greg Jones, as well as their teams, for a collaborative partnership on this project.

City Manager Stefanov stated that when the city bought the Bevelhymer homestead, it was with the intention to expand the Public Service facilities, which was now coming to fruition. There was a reference to two more public service-oriented buildings in the future that would be located north of the police department training facility, thereby creating a wholistic campus.

Council Member Fellows asked and Council Member Shull answered that the main entrance to the police training facility would be located off the service road. City Manager Stefanov stated that there would be a public entrance off of Bevelhymer Road and the service entrance would be located off of Walnut Street.

Council Member Fellows noted and City Manager Stefanov confirmed the future plan was for a similar landscaping plan at the corner of Bevelhymer Road and Walnut Street.

President Pro Tem Kist set the ordinance for second reading at the May 5, 2026 council meeting.

ORDINANCE O-13-2026

President Pro Tem Kist read by title AN ORDINANCE TO AMEND CHAPTER 1159.11 OF THE PLANNING AND ZONING CODE OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

Planner II Chelsea Nichols stated that, based on feedback from the New Albany City Council, planning staff had conducted outreach to several peer communities to better understand how Final Development Plan (FDP) extension requests were managed. This review focused on whether these communities maintained clear, objective, and codified standards to guide the evaluation of such requests. Many communities, much like New Albany, did not have codified standards, with the exception of Dublin. As a result of this analysis, staff determined that the City of New Albany Codified Ordinances should be amended. The proposal involved a structured extension with documented justification based on at least 1 of 4 items: financial concerns, delay in acquiring a required building

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or utility permit, presence of an environmental or public safety issue, or other reason deemed as permissible by the Planning Commission. Updating the code to adopt this framework would provide consistency while still allowing reasonable flexibility.

President Pro Tem Kist set the ordinance for second reading at the May 5, 2026 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-10-2026

President Pro Tem Kist read by title A RESOLUTION TO AUTHORIZE THE CITY OF NEW ALBANY TO PARTICIPATE IN THE ODOT ROAD SALT CONTRACTS AWARDED IN 2026.

Public Service Director Ryan Ohly stated this legislation authorized the city to participate in the Ohio Department of Transportation (ODOT) road salt contract for the 2026-2027 season. The city used this program every year because it provided competitive pricing using the state’s purchasing power and ensured the city had a reliable supply for the winter. ODOT bid out state-wide and, through their cooperative purchasing program, the city could take advantage of the large scale versus going out on its own. Based on recent usage, city staff anticipated purchasing 2,600 tons of salt to replenish the supply and prepare for the next season. The contract required city to purchase between 85%-115% of the requested amount, which provided flexibility depending on how winter played out. This was a standard approach utilized statewide.

Council Member Shull asked and Director Ohly responded that New Albany city provided salt to the Franklin County Engineer’s office, the New Albany Plain Local School District, and Plain Township.

President Pro Tem Kist set the ordinance for second reading at the May 5, 2026 council meeting.

COUNCIL SUBCOMMITTEE REPORTS:

Council Member Shull noted that, with Council Member Fellows leaving, there would be a vacancy on the Council Grants Subcommittee (CGS). Council Member Durik had expressed interest in joining. Council Member Wiltrot stated she would be interested in the future, and she was supportive of Council Member Durik joining. Council Member Shull moved to appoint Council Member Durik to the CGS. Council Member Wiltrot seconded and council voted with 6 yes votes to appoint Council Member Durik to the CGS.

Council Member Shull acknowledged Council Member Fellows’ tenure on the CGS since its beginning.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Stefanov reported on MORPC’s restructured meeting format, with regional meetings in the fourth and eighth months. He and Director Ohly attended the meeting in Johnstown covering the northeast Franklin County, Licking County, Delaware County, and Knox County communities. Executive Director William Murdoch had grown membership from approximately 30 communities to over 90 during his tenure. Communities shared updates on catalytic and infrastructure projects.
- B. Council Representative to Joint Park District (JPD): No meeting.

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- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Wiltrout reported the board celebrating the diving and indoor track state championships, with three individual state champions. Construction updates included phase 1 of the athletic campus, with baseball fields expected for the spring 2028 season, the elementary school construction proceeding on schedule, and the technology hub starting on June 1. There would be a meeting on May 4 to discuss the athletic campus lease. A substance abuse survey showed 38.6% of middle and high school respondents had reported using substances in the last six months, down 2 percentage points from the previous year. The district introduced a new handbook for Grades 7-12 extracurricular activities emphasizing student development alongside competitive excellence. The new handbook included theatre and debate programs, as well as outlining parental expectations.

President Pro Tem Kist announced the 3 individual champions from winter sports – freshman diver Ms. Petroff, high jump champion Ms. Holman, and Ms. White who had set a state record on the 60-meter hurdles. Council Member Wiltrout noted the high school musical theatre program’s nominations for outstanding musical and individual performance categories.

- D. Council Representative to Plain Township: Council Member Durik reported the township announced the new fire facility groundbreaking on June 3 at 7373 New Albany Condit Road.

REPORTS OF CITY OFFICIALS:

- A. Mayor Spalding: President Pro Tem Kist wished Mayor Spalding well and looked forward to his return.
- B. Clerk of Council: No report.
- C. Finance Director: Finance Director Bethany Staats reviewed the March finance report. The city was ahead in revenues and below expenditure projections for 2026 in the General Fund. Following up on the previous conversation regarding the hotel tax, Director Staats confirmed the 2025 total collections were above 2024 collections. The city had been coming back from the COVID dip in revenue. The hotel tax fund had collected \$57,000 in the first 3 months of 2026. The total collections were at \$225,000 in 2025. She reviewed the other funds and balances, noting the encumbrances column. New Albany was currently in the midst of major construction projects with a total of around \$90 million in contracts outstanding. She pointed out the investments. The city scored 100 on the quarterly castVest report for the eighth quarter in a row.

Council Member Shull asked about the income tax breakdown which showed a 300% increase in individuals, and he had not seen a 14-15% market share on a report before. Director Staats answered that she didn’t anticipate that to trend for the rest of the year. There was one large month from a select group of taxpayers.

- D. City Manager: City Manager Stefanov reported that he and Deputy City Manager Joly would be presenting to the New Albany Community Foundation about community programs and plans for remainder of this year and the Rose Run 2 project. He would be presenting on the former Discover site. He also reported that the Central Ohio Mayors and Managers Association (COMMA) was seeking ratification of a resolution opposing a potential amendment to the Ohio constitution that would eliminate property taxes, noting significant potential consequences for debt service, TIF revenue, and various governmental entities, despite New Albany’s lesser reliance on property taxes

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compared to school districts and townships. COMMA was looking for membership support to sign off on that. He invited council member feedback before that meeting on Friday.

E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Wiltout invited everyone to the New Albany Women’s Network Kentucky Derby event on May 2 at 5 p.m. at the New Albany Country Club, raising money for scholarships and community support.

President Pro Tem Kist commended Director Ohly for his excellent handling of the road closure near Nottingham Trace, noting the absence of resident complaints typically received from that area. Director Ohly thanked City Engineer Justin Wilkinson and Chief Jones for their efforts. They worked closely with the Police Department and Franklin County Engineer’s Office.

President Pro Tem Kist announced the Arbor Day proclamation and tree planting at Swickard woods this Friday., where they would be planting trees all day long.

Council Member Durik praised Director Chrysler and the Community Development team for their thorough research and handling of resident concerns regarding data center issues, construction traffic, and noise problems. He appreciated their transparent engagement with residents during emotional situations.

President Pro Tem Kist emphasized he city’s commitment to transparency and making improvements during the community’s rapid growth and inevitable growing pains.

Council Member Fellows thanked everyone, saying it had been a pleasure.

OTHER BUSINESS:

NONE

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Council Member Fellows moved and Council Member Shull seconded to adjourn the April 21, 2026 regular council meeting at 8:47 p.m.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor


Date

As I close out my time on Council, I want to express how proud I am of the work, commitment, and dedication of the City Council members, Mayors and Clerks of Council I've had the privilege to serve alongside over the past 20 years. That includes this current Council, Clerk of Council Jennifer Mason, and Mayor Sloan Spalding, who is, in every respect and measure, an outstanding mayor. Although Sloan could not be with us tonight, He and his family remain very much in our thoughts and prayers, and we sincerely wish him strength, comfort, and a full recovery.

I would also like to recognize and thank those who I served with in the past, beginning with Mayor Nancy Ferguson—an early mentor of mine whom I came to know when I first volunteered for the newly formed Community Events Board in 2003. Nancy was deeply committed to New Albany, and her guidance meant a great deal to me.

I'm also grateful to council members Dr. Glyde Marsh, Mike Mott, Steve Plesnick, and many others who offered their support and mentorship during my early years on Council. Each of them played an important role in shaping the direction of our community.

They all deserve recognition for their service and for the contributions they made to help build New Albany into the strong and vibrant community it is today.

However, the real work of this city is carried out every day by our dedicated City staff, led by City Administrator Joe Stefanov. Throughout my entire 20-year tenure, Joe has been a steady and trusted leader guiding New Albany forward.

As he prepares to retire at the end of this year, I want to take a moment to recognize the lasting impact of his service. Joe deserves a great deal of credit for helping shape New Albany into the city it is today and for positioning it so well for the future.

While I won't be here to celebrate his retirement from this seat, I do want to thank him now and acknowledge his leadership. Joe, as I've said to you many times, you made my role as a Council member easier than it should have been.

Over your 26 years of service, you have consistently demonstrated thoughtful leadership, sound judgment, and a deep commitment to doing what is right for this community. That commitment is evident not only to this Council and Mayor Spalding, but most importantly to our residents—whose trust and satisfaction have been reflected year after year in our public opinion surveys.

That strong foundation can be seen in the priorities you established for our City—priorities that continue to guide our work today that include:

- 1) Public safety and law enforcement**— The hallmark of any great community...and.., thank you, Chief Jones, for your outstanding years of service and your pending retirement.
- 2) Infrastructure and basic services**, from road maintenance to snow removal—where the quality of our Service Departments work is clearly noticed in the middle of a winter storm when it is so easy to determine where New Albany borders end and begin based on the excellent condition of our roads.

- 3) Housing and land use**, Joe...., New Albany exceeds again, with a focus on responsible residential density in support of our schools and residents, as well as preserved green space, and continued investment in parks and trails, including the upcoming Rose Run Phase II and veteran's memorial.
- 4) Financial stewardship**—Joe's piece de resistance... of most critical importance in ensuring the responsible management of tax payer dollars. This is demonstrated through our consistent AAA bond ratings from Moody's and Standard & Poor's, year-after-year budget surpluses and carryover balances that help secure the City's future, strong revenue growth driven by our fast expanding business park, and consistent recognition in Financial Reporting and the Distinguished Budget Award from the Government Finance Officers Association (GFOA).
- 5) Economic development**— With Joe and Jennifer Chrysler's leadership we have attracted the investment of world-class organizations including Intel, Google, Meta, Amazon, Amgen, and the continued growth of our Health and Beauty campus among others. The result is \$47 billion plus in private investment creating 36 million square feet of development and 26 thousand new jobs. That's more than double the population of New Albany. This is a result of forward thinking and long-term planning over decades to get us to this exciting point in our city's history.

By staying focused on these foundational values, government is able to serve its community at its highest level and purpose. Through Joe's leadership, along with the dedication of our City staff, Council members, and

Mayors—past and present—New Albany has grown into a driving force in Central Ohio's economy and a model for communities across our state and nation. True statement..!

Joe, you have been an exceptional public servant and a responsible steward of both our residents' and businesses' tax dollars. Thank you for your dedication, and congratulations on a job well done. I wish you all the best in your well-earned retirement.

Finally, I want to express my deepest gratitude to the residents of New Albany for placing your trust in me through six election cycles, allowing me the honor of serving more than 20 years on City Council. That trust has meant everything to me.

When you drive through our community today, you can feel the momentum—new homes rising, businesses booming, NAPLS expanding, new police and fire facilities taking shape and parks and trails continuing to grow including Rose Run Phase II and the Veteran's memorial. New Albany is not just growing; it is flourishing.

To our residents and business's..., These are truly inspiring times to call New Albany home. Rooted in the enduring values that shaped our past, we are building something extraordinary—a city of the future defined by opportunity, innovation, and a shared commitment to excellence.

We have so much to be proud of—not just in what we've built, but in who we are as a community.

New Albany will always hold a special place in my heart. I will never forget this city, the people I care so deeply about, and the spirit of our motto, Community Connects Us.

Thank you all and..., With a special thanks to my wife Teresa and my two daughters Maddie and Anna for their love and support. Most importantly, God bless Mayor Spalding, his family and prayers for his fast recovery and return.



