



Council Minutes – Regular Meeting

June 2, 2026

Mayor Spalding called to order the New Albany City Council Meeting of June 2, 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, 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, Public Service Director Ryan Ohly, Director of Strategic Initiatives 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 Kasey Kist	P
CM Matt Shull	P
CM Andrea Wiltrout	P
OPEN	

ACTION ON MINUTES:

Council adopted the May 19, 2026 regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Proclamation Recognizing June as Pride Month in New Albany

Mayor Spalding read the proclamation aloud. Sioux Thompson, President of Pride New Albany, thanked the Mayor Spalding, council, and staff for their leadership and for the formal recognition. She described Pride New Albany as a nonprofit organization dedicated to building connection, support, and celebration for lesbian, gay, bisexual, and transgender individuals, their families, and allies in the community. Standing with her that evening, were LGBTQ+ community members, allies, and representatives of the organization's business ally program, which comprised more than 100 New Albany businesses. She invoked the City of New Albany's motto, "Community Connects Us," as an expression the organization held deeply. Pride Month was a celebration of connection built on respect, understanding, and a commitment to ensuring that everyone truly belonged. Sioux Thompson described ways to celebrate the month which included representatives at the June Farmers Market, the 6th Annual Pride Month Tile Hunt, a run/walk starting and finishing at BrewDog, and a social event.

Mayor Spalding thanked Pride New Albany and recognized how the organization had grown, the events they hosted, and how they worked to connect different elements of the community together. Council Member Wiltrout thanked Pride New Albany for being fun, welcoming, and empowering, and extended warm wishes for the Pride celebrations. Council members looked forward to the tile hunt and walk/run at BrewDog.

Franklin County Auditor 2026 Property Value Update – Beth Fairman Kinney, Director of Community Outreach, introduced McKenna Dugan, Policy Manager, Franklin County Auditor's Office. She presented the attached slides. After June 9, revised house values would go on State of Ohio Auditor's website and be followed by a mailer. Homeowners could sign up for a property value review. Values would be finalized in December. If owners still disagreed with their value, they could go through the board of revision process. Ms. Fairman Kinney

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encouraged public engagement. There was a tax estimator tool on the website to show the financial impact of a new home valuation. Homeowners could contact the state auditor by using the website, phone, or email.

Mayor Spalding appreciated Auditor Stiziano's transparency through the process and keeping the public informed. Mayor Spalding noted the auditor's association's effort to work with the Ohio General Assembly on changes to laws as they applied property tax calculations. There had been a recent change to a school tax calculation. Every jurisdiction was different based on the taxes that were levied at the local level. Mayor Spalding suggested a link in the New Albany e-newsletter to the auditor's Know Your Value website to help communicate with residents.

Tamara Davies, 8200 Central College Road, expressed concern about the level of oversight of the neighboring Epcon project and referenced remarks made by her husband at a previous council meeting where he requested moratorium on building permits. The impact on residents and those bordering New Albany was substantial. The traffic, closed roads, construction, and noise were growing. There was development on land initially designated as rural residential. The Davies documented people working on the Epcon development outside of permitted hours. They understood permits could be pulled from property. She learned that complaints made over course of some time didn't count, even though made by email, received by city, and replied to by the developer. The developer would say that it was a new subcontractor. Now, it didn't matter because the Davies didn't call the police. She asked Chief Jones if he wanted to receive those calls.

Chief Jones answered that the police department could get involved when violations were part of the city's codified ordinances. The New Albany Police Department responded to the Davies' call on Saturday.

Ms. Davies wondered why there had to be a police report and not just the emails and videos that were turned in. She wondered about other worksites where New Albany wasn't finding violations and punishing offenders. She presented the attached slides which contained photos and video. She described the traffic that caused an 11 minute drive to take 30 minutes. Her husband no longer felt safe to ride his bike to the cycling club. There were deep potholes that she reported and were fixed. She described the mud from New Albany construction sites which she had reported more than half a dozen times. All she got was finger pointing, and the phone number she got was for a secretary. The mud was erosion and an EPA violation. She played a video with sounds from the direction of A&F. Did anyone know how many generators were approved for data centers in New Albany? She pointed out the likely noise and pollution when there was a power outage. She pointed out roofers out on a wet roof, in a lightning storm, and not tied in. She pointed out a Port-A-Potty placed on her property. There was a gas line blocking her access to her house. She pointed out ash fall that had not been cleared out by a contractor. She showed pictures of flooding and where a retention pond was supposed to go, plus sediment that ran into her yard. The development's retention pond was unfinished and ran into her backyard. After sediment ran into the Davies pond, there were no more fish to catch. She was concerned about an 8-foot pile of soil that was now flowing in her yard. She had a garden and sheep in the back and she was requesting soil testing so no one got sick. She showed videos of dust blowing into their yard. She showed construction starting before permitted hours, a little after 6:30 am. She didn't know what else council needed to see in order to do something.

Council Member Durik asked and Director Chrysler answered the city had increased inspection staff. Staff had been conducting regular inspections, and had previously issued an order to all construction companies on site regarding stormwater pollution prevention plans (SWPPPs). Regarding the heavy rains, New Albany had received 9.61 inches in May, including 4.59 inches between May 22 at 10 am and May 25 at 11 am. Average typical rainfall was 4 inches total for May and SWPPP's were engineered for average rainfall conditions. Recent rainfall

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constituted an extraordinary event beyond the SWPPP’s parameters. The city was working with the developer to evaluate whether additional erosion control or other measures were warranted.

Ms. Davies asked whether this was a 50- or 100-year storm event and Director Chrysler responded that she had provided the data she had available and could provide the coordinates for the Johnstown weather station from which it was drawn. City planning was for average rainfalls but could be adapted as weather conditions changed. Director Chrysler addressed the broader legal framework for enforcement. Different sections of city code applied to different aspects of the development process, including engineering code, development code, zoning code, and police code, and that in order to build a legal record sufficient to support a stop-work order or take permitting action against a developer, the city had to have documented citations under the applicable section of code to have a standing in court. She and Law Director Albrecht had discussed the after-hours work violations, specifically, and the police chief had been asked to ensure officers were citing workers directly when violations occurred, so that the city had a documented citation record. If violations continued after citations were issued, the city would then have the legal standing to seek a court injunction against the developer’s work permits.

Ms. Davies stated this all started in 2023 and asked why they weren’t told to call police earlier. Law Director Albrecht stated city code, including criminal code, was publicly available online. If the Davies wanted the developer cited for criminal violations, there would need to be police reports. Law Director Albrecht previously understood the Davies thought calling the police wasn’t a good use of resources. Ms. Davies responded she understood the requirements were in the building permits. Law Director Albrecht stated the Davies had reported multiple types of violations, like noise, erosion, and work hours, which had different processes in city code. The Davies had also stated there were EPA violations which were separate from city code violations. Law Director Albrecht reiterated the available processes and offered to talk to the Davies about all of them.

Ms. Davies complained that the subcontractors were always changing and they wanted to hold developer accountable. Ms. Davies stated this reflected on leadership. There was too much going on and it wasn’t being watched like it should be.

Mayor Spalding encouraged Ms. Davies to meet with Law Director Albrecht and staff. Law enforcement was now being involved. Mayor Spalding acknowledged the mud and traffic concerns. Residents in the broader community had shared frustration over traffic congestion resulting from development activity and concurrent road construction, with GPS programs routing heavy vehicles onto local roads. The city was attempting to mitigate the situation but Central College Road was a public road and could not be closed.

Ms. Davies displayed an image depicting a proposed road configuration at Kitzmiller and Dublin-Granville roads involving three traffic circles and asked why there wouldn’t be a more direct alternative. Mayor Spalding responded there was significant new development planned in that area, and that the entire corridor, not just Kitzmiller Road, had to be planned accordingly.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): No meeting.

PARKS AND TRAILS ADVISORY BOARD (PTAB): Mayor Spalding noted that council had received an emailed staff update on the PTAB meeting since there was no current council liaison.

ARCHITECTURAL REVIEW BOARD (ARB): No meeting.

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BOARD OF ZONING APPEALS (BZA): No meeting

SUSTAINABILITY ADVISORY BOARD (SAB): No meeting.

INCLUSION DIVERSITY EQUITY AND ACCESSIBILITY IMPLEMENTATION PANEL (IDEA): No meeting.

CEMETERY RESTORATION ADVISORY BOARD (CRAB): Clerk Mason reported that the CRAB heard a presentation from Deputy City Manager Adrienne Joly about 3 new gravesites that were identified by the Rose Run 2 project’s site archaeologist. The grave locations likely meant pulling back one of the designed walls a few feet. The city was working with Ohio State Historic Preservation Office on plan revisions. Deputy City Manager Joly presented some design options to the board for marking the cemetery and directing foot traffic to and around the gravestones. The board discussed recreation of several gravestones that were either too damaged for restoration or substantially documented, but missing. Recommendations would be voted on at the next meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-17-2026

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 JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT AND THE CAREER AND TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY (C-TEC), PROVIDE FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS INTO A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND, SPECIFY THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT THOSE PARCELS, AND APPROVE AND AUTHORIZE THE EXECUTION OF ONE OR MORE TAX INCREMENT FINANCING AGREEMENTS.

Development Director Jennifer Chrysler stated this ordinance amended the Oak Grove II Tax Increment Financing (TIF) district to include approximately 106.4 acres of land recently annexed and zoned. This was a non-school, non-fire TIF, meaning that the Johnstown-Monroe Local School District and C-TEC would be reimbursed. Supplemental agreements were in place with Monroe Township to fund fire and EMS services. The TIF captured the increase in the value of the land to fund public improvements.

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

Mayor Spalding moved to adopt the ordinance. Council Member Wiltout seconded and council voted with 6 yes votes to approve Ordinance O-17-2026.

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INTRODUCTION AND FIRST READING OF ORDINANCES:

NONE

READING AND PUBLIC HEARING OF RESOLUTIONS:

NONE

COUNCIL SUBCOMMITTEE REPORTS:

Grant Application Availability Options

Council Member Shull described the current process of printing and mailing out applications to past grant recipients. Clerk Mason would receive completed applications and forward them to the subcommittee and council. Based on an inquiry from the Chamber of Commerce, Council Member Shull asked council if they wanted to have an online link to make the application available by download which would reduce the administrative burden. He also asked if council wanted to promote the program on social media which had not been done in the past. Greater visibility and inclusion in the city's e-newsletter would expand awareness among local organizations.

Council Member Wiltrout expressed support for both proposals. Making the application process more accessible could bring in a broader range of applicants. She suggested clearly articulating the types of programs the city would and would not consider funding, which could streamline the process even further by setting expectations in advance. Mayor Spalding agreed that any increase in automation would benefit both the applicants and the review process. The grant program's focus had shifted in recent years in conjunction with commitments made by the New Albany Community Foundation and there was some confusion about the change in direction. Any communication reinforcing that change would be helpful. Council members concurred. Council Member Shull thanked council for the direction and indicated he would coordinate with staff members to move the proposals forward.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: No report.
- B. Council Representative to Joint Park District (JPD): Council Member Shull reported the board had finalized the fieldhouse membership fee structure. The board had hired Julie Mott for the new HR and Finance position.
- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Wiltrout reported the successful close of the school year and end-of-year festivities. Council Member Kist reported many sports teams were still competing, including baseball, lacrosse, and track.
- D. Council Representative to Plain Township: Council Member Durik reported the township received a AA+ bond rating for the new fire station project. The township received favorable bids and awarded the contract to Elford Inc. Groundbreaking for the new fire station was scheduled for June 3.

REPORTS OF CITY OFFICIALS:

- A. Mayor Spalding: Mayor Spalding reported a legislative committee of the Ohio General Assembly was hearing ongoing data center development testimony.

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- B. Clerk of Council: Clerk Mason reported that the recent request from Apollo Coffee LLC for 2 liquor licenses was being looked into by city staff. Clerk Mason described proposed technological improvements in council chambers, including replacing the Mondopad and digital projector with video walls and installing fixed iPad stations on the dais for council and board and commission meetings. Council Member Shull requested that the iPads allow for zooming in on displayed content. Council Member Wilttrout expressed support for being able to access electronic packets at the dais. Several council members concurred.
- C. Finance Director: Finance Director Bethany Staats reviewed the April financial report. The city had received a substantial processing fee credit from RITA, reflecting continued improvements in collection efficiency. Income tax collections had increased year over year. Withholding taxes were the most indicative of economic activity. Withholding receipts were increasing, with a notable contribution from construction-related withholdings. On overall budget performance, revenues had increased by \$4,200,000 year to date compared to the prior year period, while operating expenses and costs had increased by \$3,000,000 over the same period, resulting in a net positive variance of \$1,200,000. While revenue performance is strong, expenses were also rising in conjunction with increased activity. Spending remained within budget. She pointed out the April report's fund balance summaries and investment portfolio details.
- D. City Manager: No report.
- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Police Chief Greg Jones praised School Resource Officer "L.A." Kelly for his many years of organizing and his power commitment to Special Olympic Law Enforcement Torch Run, Polar Plunge, and other Special Olympics events. Mayor Spalding described Officer Kelly as a rockstar at these activities. Council Member Kist noted that the New Albany Special Olympics team's track and field athletes had competed at Jesse Owens Memorial Stadium the previous Saturday. He lauded their preparation and competitive spirit. Mayor Spalding thanked Chief Jones and City Manager Stefanov for supporting officers' participation in these community events and remarked on the importance of young people having early positive interactions with law enforcement.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22 (G)(1) to consider appointment of a public official. Council Member Shull seconded and council voted with 6 yes votes to go into executive session at 7:39 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Shull seconded and council voted with 6 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:28 pm.

OTHER BUSINESS:

Mayor Spalding reported that during the executive session, council had reviewed the applications for the vacant council seat and had directed Clerk Mason to contact candidates to schedule interviews in the coming



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month.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the June 2, 2026 regular council meeting at 8:28 p.m.

ATTEST:



Jennifer H. Mason, Clerk of Council



Kasey Kist, President Pro Tem

6/16/26
Date

2026 TRIENNIAL PROPERTY VALUE UPDATE OVERVIEW



**KNOW YOUR
HOME VALUE!**



1

Why Does the Franklin County Auditor's Office Conduct Property Value Updates?

- 🏠 All county auditors in Ohio are required by law to update all property values by conducting a Reappraisal every six years, with a Property Value Update at the 3-year midpoint
- 🏠 This is an effort to accurately reflect property value changes in the current real estate marketplace
- 🏠 The Ohio Department of Taxation makes the final determination as to whether updated property values determined by the Auditor are accurate and acceptable
- 🏠 County Auditors may face legal action if the Dept of Taxation determines values are inaccurate and not subsequently corrected



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2

What Happens During This Process?

- 🏠 The Property Value Update (2026) differs from a Reappraisal (2023) in that each property is NOT visually inspected
- 🏠 Rather, it involves a study and analysis of “arms-length” sales that have taken place in the past three years (2023 - 2025)
- 🏠 This helps the Auditor’s office determine whether a change in market value has taken place since the last reappraisal



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3

What Is an Arms-Length Sale?

- 🏠 An arms-length sale is defined as a business deal between two or more parties where the parties act independently and in their own self interest, meaning the property is priced at the fair market value
- 🏠 In other words, a sale in which a family member sells a property to another family member for \$1 would NOT be considered an arms-length sale
- 🏠 Sales such as this are not considered valid for the purposes of a Property Value Update and thus are not included in the recalculation of property values



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When Does All This Happen?

January 1
2026

Franklin County Auditor's Office collects sales data from preceding three years up to this date

March
2026

FCAO prepares to submit tentative values to Department of Taxation

April
2026

FCAO submits tentative values to Department of Taxation for approval

May - June
2026

FCAO receives approval of values from Taxation, prepares to send letters containing tentative property values to all Franklin County property owners

July - September
2026

Property owners may schedule a time to speak virtually or in person with a member of the FCAO appraisal team at a Property Value Review session, should they feel their tentative values are inaccurate. For those who participate in a Property Value Review, final values will be mailed in December 2026.



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5

What Is Your Role in Establishing Your Updated Property Value?



- 🏠 All property owners can work with the Franklin County Auditor's Office to provide information regarding their proposed values during the Property Value Review process
- 🏠 During this process, property owners may speak with a member of the Auditor's office appraisal team, virtually or in person from late July to early September 2026
- 🏠 Property owners may provide our office with additional documentation in support of a different valuation
- 🏠 Your engagement will help us establish the proper valuation



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6

Will the Property Value Update Affect Your Taxes?

- Maybe. This appraisal process is statutorily required by Ohio law to provide tax districts with the most accurate property assessments possible. Thirty-five percent of the auditor's assessed value is multiplied by your effective taxing district rate to determine your property taxes. It is important to remember the majority of taxes are established at the ballot box through your voted levies.



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How Can the Auditor's Office Help?

Franklin County residents are encouraged to contact the office at any time with questions about the 2026 Property Value Update, property taxes, or any other issues with which the Franklin County Auditor may be assistance, either by email at AuditorStinziano@franklincountyohio.gov or phone at (614) 525-HOME (4663)

Additionally, property owners concerned about a post-Update change in taxes can find more information and resources regarding the Board of Revision (BOR) process linked below. The BOR offers an additional step through which property owners may present evidence for an alternative property value, which could affect taxes owed.

- [Franklin County Board of Revision](#)



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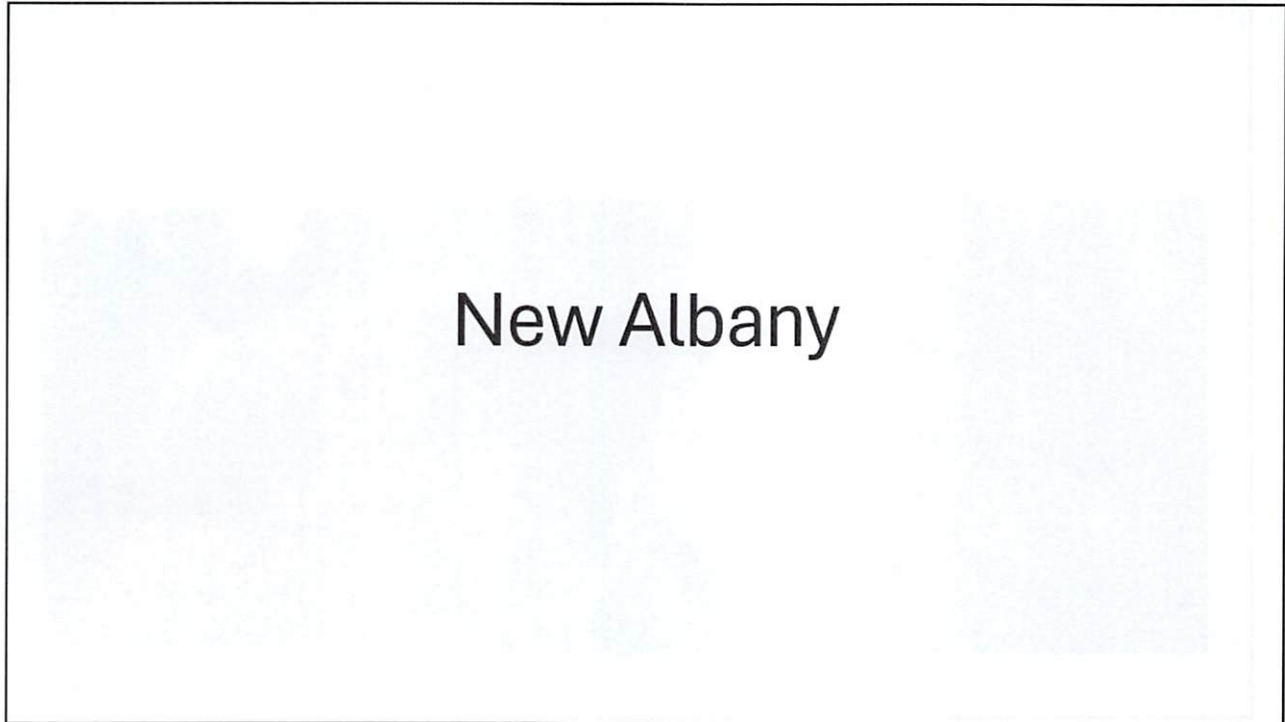
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Additional information about the 2026 Property Value Update can be found at:
auditor.franklincountyohio.gov/KYHV



Thank You!



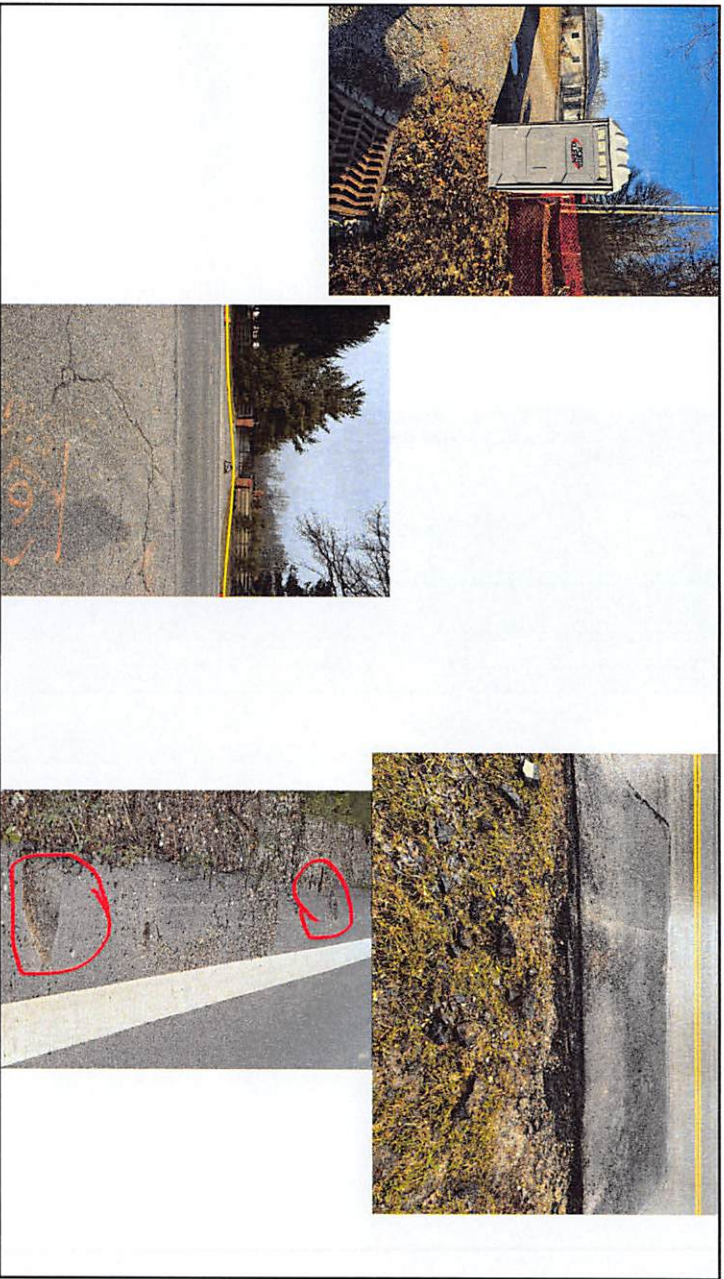


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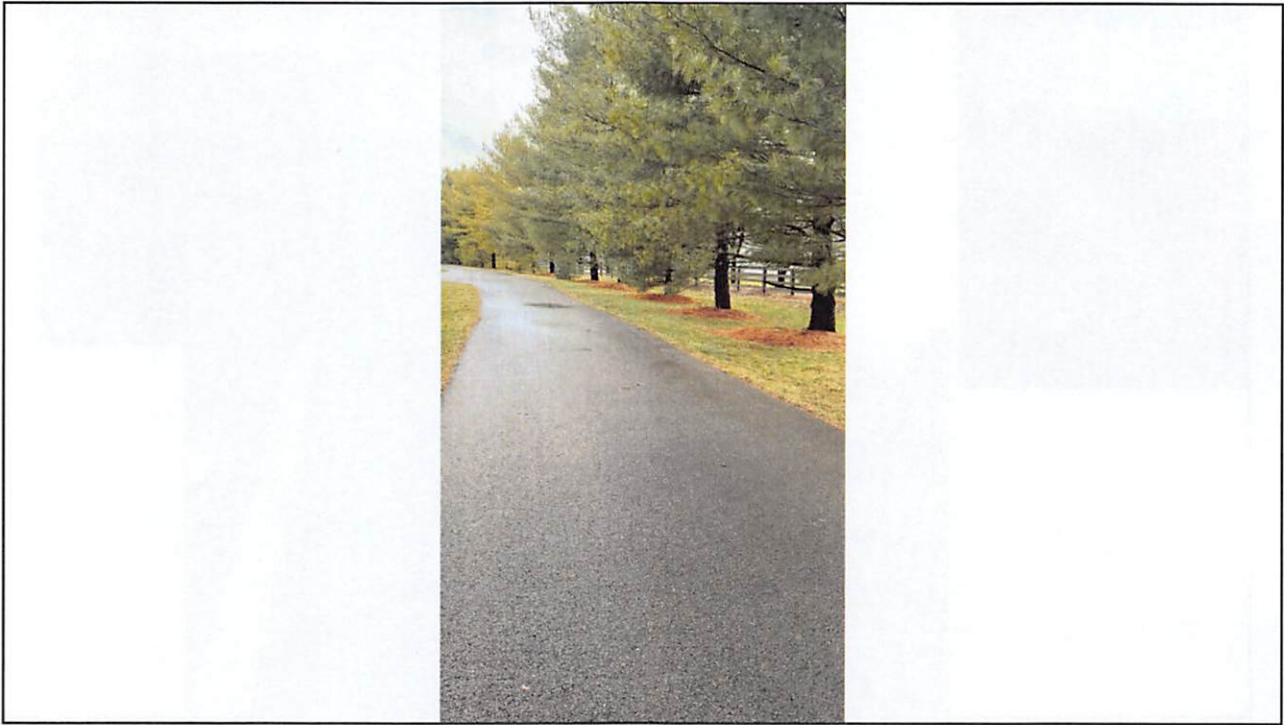




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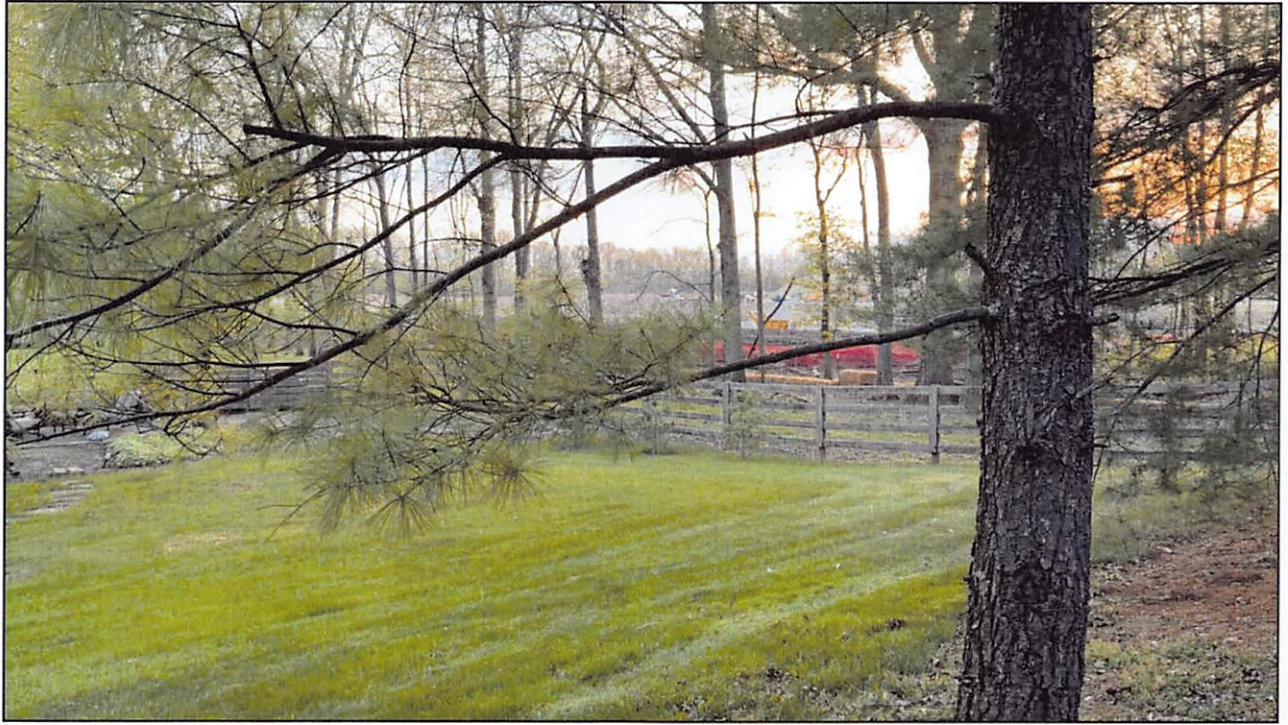
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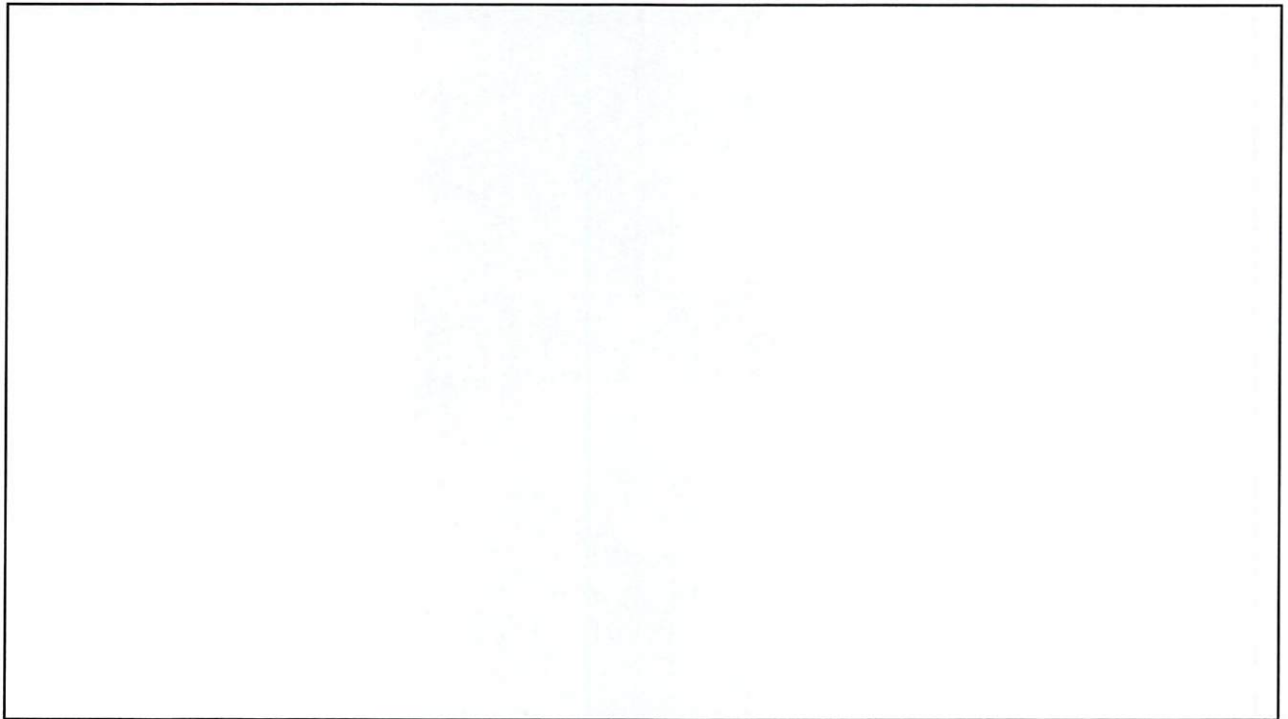
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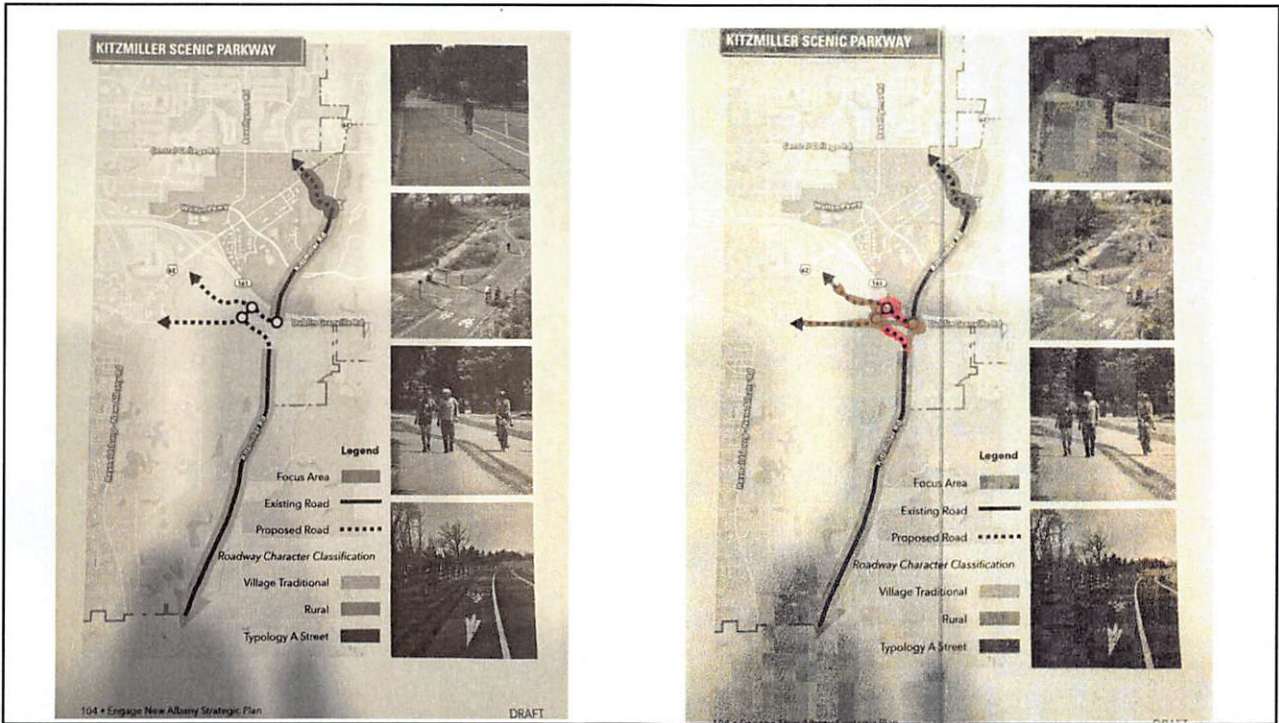
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