

September 1, 2026

Mayor Spalding called to order the New Albany City Council Meeting of September 1, 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, Director of Finance Bethany Staats, Management Analyst Ethan Barnhardt, Police Chief Greg Jones, Director of Development Jennifer Chrysler, Planning Manager Chris Christian, Economic Development Manager Sara Zeigler, Director of Public Service Ryan Ohly, Director of Strategic Initiatives Abbey Brooks, Communications & Marketing Specialist Alexandra Fox, and Clerk of Council Jennifer Mason.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

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	A
CM John McClelland	A
CM Matt Shull	P
CM Andrea Wiltrout	P

Clerk Mason reported that Council Member Kist could not attend due to a family obligation and Council Member McClelland could not attend due to travel. Both requested to be excused. Mayor Spalding moved to excuse Council Members Kist and McClelland from the council meeting. Council Member Brisk seconded and council voted with 5 yes votes to excuse Council Members Kist and McClelland from the council meeting.

ACTION ON MINUTES:

Council approved the August 18, 2026, regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

Mayor Spalding moved to amend the agenda to strike item 18, the executive session to discuss economic development, from the agenda. Council Member Wiltrout seconded and council voted with 5 yes votes to strike the executive session from the agenda.

HEARING OF VISITORS:

Proclamation Declaring September as Hunger Action Month – Mayor Spalding read the proclamation aloud.

The Garden for All Co-founder and Board President Catherine Duffy introduced her husband, Shawn Duffy, and thanked council. She described the establishment of The Garden for All during the COVID-19 pandemic. The foundational principle of the organization was that members of the community belonged to one another and any issue affecting one person affected all. In their first year, Ms. Duffy and her husband planted three 25-foot rows, grew 750 pounds of organic produce, and delivered it to the New Albany Food Pantry and Gahanna Residents In Need. The organization had expanded into a 5-acre farm and donated tens of thousands of pounds of produce to food pantries across Franklin and Licking counties. The Garden for All framed its work around 2 priorities - fighting hunger and growing community. Volunteers came daily to plant, tend, harvest, and deliver alongside staff. Hunger was more prevalent than people realized, affecting children, seniors, working people, and those

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facing illness or other challenges. Hunger Action Month was an opportunity for community to connect us. When we grow and share food together, we create the community we want to be.

Healthy New Albany Executive Director Rachel Haugk thanked council for recognizing the reality that hunger could affect people in every community, including New Albany. The previous month, more than 400 families had turned to the food pantry for assistance. She described Healthy New Albany's role in managing the space, staff, and infrastructure of the food pantry, while emphasizing that feeding neighbors was a community effort. She expressed thanks on behalf of the clients, volunteers, and staff of Healthy New Albany, acknowledging the community's willingness to take action and ensure neighbors had food on their tables.

Mayor Spalding remarked that the future of the Healthy New Albany Food Pantry was bright and a lot of effort went into that plan. The food pantry had a massive effect on the community it served. He reflected that people often ask what one person could do to make a difference and observed how the story of The Garden for All demonstrated it could begin with just one or two people with a good idea who were willing to put in the time and effort.

Proclamation Congratulating the New Albany All Stars Gold 11U 2026 District and State of Ohio Champions – Mayor Spalding recognized the coaches and parents for their support of the team. He described the great baseball fields coming to New Albany soon. He read the proclamation aloud. Coach Josh Beckner introduced coaches Brad Cramer and Jay Summerlot. Coach Beckner thanked council for the proclamation and appreciated the team for all their hard work.

Proclamation Recognizing September as Childhood Cancer Awareness Month – Mayor Spalding read the proclamation aloud. He noted council had made this proclamation on previous occasions and that it was a cause the community held dear. He reflected on New Albany's success in attracting world-class partners in biologics and pharmaceuticals and expressed hope that local discoveries might someday contribute to childhood cancer treatments.

Varun Mahajan, 4688 Millburn Place, acknowledged New Albany's commitment to welcoming diverse populations. He expressed concern that many people were learning about Hinduism from stereotypes, social media, or limited exposure rather than from meaningful interactions with Hindu families. He noted, without such familiarity, concepts and practices could feel unfamiliar and require context to be fully understood. Mr. Mahajan described the concept of dharma, outlining its values of honesty, integrity, responsibility for others, respect for parents and elders, service to the community, self-discipline, gratitude, reverence for life, accountability for one's actions, and respect for diverse spiritual paths. He addressed common misconceptions about Hindu worship and discussed misconceptions surrounding caste. He expressed hope that Hindus could be understood through human interaction and sincere curiosity.

Usha Mahajan, 4688 Millburn Place, described dharma as an ethical and spiritual framework guiding how one lives, conducts oneself, and treats others, noting that it was meant to guide everyday life, not just within temples. She outlined the specific principles Hindus strived to live by, including truthfulness, non-harming, non-stealing, compassion, forgiveness, self-control, purity of mind, contentment, generosity, humility, integrity, and selfless service. While these principles originated in Hindu tradition, the values they represented were timeless and universal, shared across cultures and faith. She expressed hope that greater understanding of one another would help build more connected communities.

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Mayor Spalding thanked both Mr. and Ms. Mahajan for their presentation and reflected on the benefits of living in a community with a growing diversity. Ms. Mahajan presented members of council with copies of the book Discovering Hinduism: The Timeless Path of Kindness, Truth & Love that she had authored.

CONSIDERATION OF APPEAL OF DISAPPROVAL OF FDP-32-2026 AND PUBLIC HEARING

Mayor Spalding stated this appeal process hadn't happened before and council was working through a new format. He commended the Planning Commission (PC) for regularly handling challenging and complex issues on behalf of the city. Mayor Spalding reviewed council's options for handling an appeal and stated council chose to hold the new hearing.

Administration of oath – Mayor Spalding administered the oath, "Do you swear to tell the truth and nothing but the truth," to all applicants and witnesses.

Presentation by City Staff/Appellee - Law Director Albrecht reviewed the steps the applicant had followed through the city boards. The Final Development Plan (FDP) was rejected by the PC on a 2 to 2 vote. The applicant appealed to city council. Law Director Albrecht stated council had several options including approving the appeal, rejecting the appeal, setting another date to discuss further, and remanding the appeal back to the PC with guidelines. The standard in the New Albany Codified Ordinances was whether the plan complied with the zoning text and the Preliminary Development Plan (PDP). If it complied, the FDP "shall" be approved. Law Director Albrecht advised council to focus on compliance with the zoning text and the PDP rather than on the use.

Planning Manager Chris Christian stated the zoning classification for the subject property had been approved by council earlier in the year and the existing zoning allowed for the renovation and reuse of an existing single-family home and detached structure on a 1.1-acre site. He presented the attached slides. He noted that improvements to the existing building were consistent with the approved PDP and all applicable zoning district regulations. He reviewed the conditions of approval as listed in the slides.

Presentation by Appellant/Applicant – Aaron Underhill, attorney for applicant, stated in his experience working with approximately 40 jurisdictions, New Albany's Planning Commission (PC) was among the finest he had encountered. He characterized the dissenting members' objection to the use as a procedural mistake and emphasized that his comments were in no way a referendum on the commission.

Mr. Underhill presented the attached slides. The site was close to the highway sound barrier, aging, with limited landscaping, and no paving for parking. The applicant saw the property as a suitable location for his office and possibly a title insurance agency in the accessory structure. He described the proposed site plan, including the addition of paving, additional landscaping, and low-level lighting oriented for safety rather than visual prominence. He stated that all building enhancements were in conformance with the city's Design Guidelines and Requirements (DGRs). He explained that the FDP approval was an administrative process — an application of the law, rather than a creation of law. The city's codified ordinances used the word "shall" with respect to approval of an FDP that met applicable standards, indicating a non-discretionary obligation to approve. The staff report to the PC had found that the plan followed the intent and regulations of the zoning and that the Infill - Planned Unit Development (I-PUD) text allowed office and administrative uses.

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Mr. Underhill walked through a side-by-side comparison of what had been approved at the PDP and zoning stages and what was being proposed at the FDP stage. FDPs did not have to be exact mirrors of PDPs but had to comply materially.

Mr. Underhill addressed two questions that had arisen during the Planning Commission hearing. He presented email correspondence demonstrating that fire department approval had been confirmed. Regarding the proposed 6-foot solid screening fence, it could be placed in its intended location. A survey confirmed the electrical easement ended on the neighboring property; therefore, the screening fence could be installed in the proposed location.

Mayor Spalding asked and Mr. Underhill answered that the fence installation was a commitment in the zoning text. If the fence was not installed, the applicant would not be in compliance with the zoning and would either not receive a permit, or, if construction proceeded without the fence, they would be subject to a daily zoning fine, along with the possibility of an injunction compelling its installation. There was not currently a fence at that location, it would be an improvement on the property.

Mayor Spalding asked about surrounding area and whether there were other quasi-commercial uses.

Robert Riddle, 7896 Peter Hoover Road, said there had been discussions at earlier stages about surrounding properties and that several neighboring properties had been used in a quasi-commercial manner. The subject property had historically been used as a race engine shop for 15 to 20 years. Mr. Riddle was going through the appropriate zoning steps before doing business.

Council Member Shull observed that the zoning text appeared to reflect city code on pavement setbacks. He saw on the plan that pavement on the southern boundary would be less than 5 feet from the property line. A condition had been placed on the application requiring the parking lot pavement to be at least 5 feet back and asked whether that condition would bring the plan into compliance. Mr. Riddle stated that his recollection from discussions with the architect, surveyor, and engineer on site was that the existing measurement may have been approximately 2.5 feet. Council Member Shull noted that the applicable condition required 5 feet, and Mr. Underhill confirmed that the plan would comply with the condition and city code.

Council Member Wiltrout asked and Mr. Underhill replied that the applicant consented to all of the conditions, including the bike rack.

Public Hearing - Danielle Jeffers, 6588 New Albany Condit Road, expressed confusion regarding the sequencing of the approval process. She went to the planning department last week and was told the property was already rezoned but one of the conditions for rezoning had been the ability to place a 6-foot privacy fence. She had not yet seen that the fence could be placed. Her own measurements showed only 11 feet between the eaves of this house and the property line. She didn't believe a fire truck would be able to access the rear of the property once a fence was installed, potentially placing both the rear structure of the subject property, and her newly constructed garage - therefore her house, at risk. The big condition for her was to have that fence from all the way up to the east, all the way down to the end of the property line, but that wasn't reflected in the last drawing that was submitted. She observed confusion at the meetings about what could or couldn't be approved. There was a lot of disapproval in the community of putting a business there. It was all residential, the city had plenty of open offices, but this put an office in a home. She had invested considerable time, energy, and money in her property and did not want a business neighbor. There were conditions that hadn't been met. She asked council either to explain the process to her in clear terms

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or, at minimum, to remand the matter to the PC or ARB for further conversation if council wasn't going to reject the appeal.

Mayor Spalding asked and Ms. Jeffers stated that she wanted a privacy fence if a business was going to be established on the adjacent property. There was no dispute as to the property line location, and Ms. Jeffers confirmed she had measured the distance. Ms. Jeffers stated her family had lived there since 2012, and it had been in her husband's family for longer. By the time she moved in, the prior occupants were no longer running a business in their home, she understood they had been grandfathered in. She and her prior neighbor had a generally positive relationship, noting that the neighbor mowed a shared middle lawn area. She understood a yoga studio may have been operating on the other side of her property, but it was no longer operating when she moved in. So, while she had lived there, there had not been a business operating in that part of the urban district. She understood that Mr. Davenports had applied for a rezoning but had been denied because that was not what the urban district was looking to do at that time.

Mayor Spalding commented on the number of vehicles parked at the 6600 New Albany Condit property. Ms. Jeffers acknowledged it was being rented to a tenant who was using it as a junkyard. The tenant had represented an intention to store Land Rovers but that was not what was happening. She wasn't thrilled, but they were quiet. Some previous concerns with the tenant had been resolved. She wasn't going to raise it but, since Mayor Spalding said it, the tenant was effectively operating a business, she didn't know for how long, without proper zoning authorization. She agreed it looked pretty bad.

Council Member Brisk asked for more information about the fence. Council Member Durik asked and Manager Christian replied the fence would be on the 6600 New Albany Condit property and inside that property line. Law Director Albrecht confirmed it wouldn't be in the electrical easement. If they didn't build it and comply with the condition, they didn't get a permit, could get fined.

Ms. Jeffers stated from the eaves of 6600 New Albany Condit to the property line was 11 feet. Fire trucks were 11 to 13 feet. Mayor Spalding knew of fences being taken down by fire trucks during emergencies.

Mayor Spalding asked and Manager Christian confirmed the city would not issue the construction permit without showing compliance with the fence requirement. The fence was in the first step in the permitting process.

Council Member Shull asked and Law Director Albrecht confirmed that council was not deciding the rezoning the property or the use of the property but deciding if the PDP matched the FDP.

Ms. Jeffers wanted to understand how council could approve the FDP when certain conditions were not met.

Mayor Spalding noted there were many commitments during the zoning process that would be completed during the final development stage before getting permits. Law Director Albrecht stated that Mr. Riddle would have to establish that he could meet all the elements along the way, such as the fence. If he couldn't, there would be consequences to the development.

Motion of Acceptance - Mayor Spalding moved to adopt the staff report and applicant's report into the record. Council Member Durik seconded and council voted with 5 yes votes on the motion. Motion passed.

Council Discussion - There was no further discussion by council.

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Council Action by Motion - Council Member Durik moved to reverse and vacate the Planning Commission's decision on FDP-32-2026 and to approve the Final Development Plan pursuant to codified ordinance 1159.10(E). Council Member Wiltout seconded and council voted with 5 yes votes on the motion. Motion passed.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): No meeting.

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

ARCHITECTURAL REVIEW BOARD (ARB): No meeting.

BOARD OF ZONING APPEALS (BZA): Council Member Shull reported that the BZA denied a variance on a Cavendish Court garage setback variance. The applicant was not present at the meeting to answer questions, but the BZA noted two alternative options that would not require a variance. The BZA denied a setback variance on Cedar Brook for a home addition to encroach on a setback. A neighboring resident had expressed concern about drainage. The BZA found two other options available to the applicant and noted approving the encroachment would set a precedent. The BZA approved a variance for a home to encroach 9 feet into a 50-foot setback on Central College Road. This variance had been requested by the city. Most setbacks on Central College Road were approximately 30 feet this would align the new home's setback with others.

SUSTAINABILITY ADVISORY BOARD (SAB): No report.

INCLUSION DIVERSITY EQUITY AND ACCESSIBILITY IMPLEMENTATION PANEL (IDEA): Council Member Wiltout reported the IDEA panel discussed 2026 successes and planning for 2027. The Diwali Festival of Lights was now in its fourth year and would take place on November 7 at the Hinson Amphitheater. \$21,500 had already been secured in sponsorships. The upcoming New Albany 101 Business Park Tour and Appy Hour was scheduled for September 10, beginning at Walton Parkway. The Souper Sipper event had been so successful that it would be relocating from the Heit Center to the New Albany Fieldhouse beginning in 2027 due to overwhelming demand. The Panel was considering an international game night, potentially in collaboration with the New Albany PTO and other groups.

CEMETERY RESTORATION ADVISORY BOARD (CRAB): Clerk Mason reported that the Ohio History Connection (OHC) accepted the board's historical marker application for the New Albany Cemetery. The CRAB had applied 4 times beginning in 2020. Although some applications were rejected for technical reasons, each time, the CRAB revised and submitted a new application. The OHC would work with the board to refine the text. The city would purchase the official sign which might be ready for installation in 2027.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

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NONE

INTRODUCTION AND FIRST READING OF ORDINANCES:

NONE

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-38-2026

Mayor Spalding read by title A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR FRANKLIN COUNTY.

Management Analyst Ethan Barnhardt stated he had prepared to present both resolutions affirming the recommendations of the Franklin County and Licking County Tax Incentive Review Councils (TIRC); however, there had been recent legal changes at the state level restricting how economic development matters could be discussed. Considering those changes, staff were recommending that both pieces of legislation be postponed to the October 6, 2026, city council meeting, when the law changed again to allow a full discussion.

Mayor Spalding thanked Mr. Barnhardt for his professionalism and acknowledged that the TIRC process was technically demanding. He praised staff for running it smoothly.

Mayor Spalding moved to postpone Resolution R-38-2028 to the October 6, 2026, council meeting. Council Member Shull seconded and council voted with 5 yes votes to postpone Resolution R-38-2026 to the October 6, 2026, council meeting.

RESOLUTION R-39-2026

Mayor Spalding read by title A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR LICKING COUNTY

Consistent with Resolution R-38-2026, Mayor Spalding moved to postpone Resolution R-39-2028 to the October 6, 2026, council meeting. Council Member Durik seconded and council voted with 5 yes votes to postpone Resolution R-39-2026 to the October 6, 2026, council meeting.

COUNCIL SUBCOMMITTEE REPORTS:

Community Grants Subcommittee Recommendations

Council Member Shull reported that the Community Grants Subcommittee (CGS) met on August 19 and reviewed the grant applications received for fiscal year 2027.

Council Member Shull stated there was a new process for the Public Service Department to more accurately identify costs which resulted in substantially increased costs. The city manager approved 2025-level costs for 2026, but the organizations would see increased public service costs in 2027. The CGS was recommending a new cap of \$15,000 to accommodate this. Communication went out to applicants about the new costs. City Manager Joe Stefanov confirmed that the transition to a new software system enabled the service department to more accurately calculate of equipment and personnel hours.

On August 19, the CGS conducted their organizational meeting: Council Member Shull remained Chair, Council Member Durik was elected as Vice Chair, and Council Member Brisk was elected as Secretary.

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Council Member Shull reiterated the grant criteria per the attached Community Grants Subcommittee report. The CGS recommendations were unanimous.

Clerk's note: Council Member Shull read descriptions of the events from the attached CGS report before making each recommendation.

- The Healthy New Albany Community Garden met the eligibility and grant criteria. They requested \$7,000 and the CGS was recommending \$7,000.
- The Healthy New Albany Farmers Market met the eligibility and grant criteria. They requested \$10,000 and the CGS was recommending \$8,000.
- The Healthy New Albany Walking Classic met the eligibility and grant criteria. They requested \$20,000 and the CGS was recommending an amount not to exceed \$12,000 in city costs and services.
- The New Albany-Plain Township Historical Society met the eligibility and grant criteria. They requested \$10,000 and the CGS was recommending \$10,000.
- The New Albany Symphony Independence Day 5K met eligibility and grant criteria. The CGS was recommending a grant for this FY2027 but, after review of the application, were recommending future requests be referred to the New Albany Community Foundation since the money raised went to local arts organizations. Council Member Brisk noted that arts programming had previously been removed from the city's grant funding with the understanding that such funding was now channeled through the New Albany Community Foundation. The New Albany Symphony's application appeared to be a case of the city indirectly funding arts programs. Council Member Shull offered that the question of whether events independently drove visitor appeal or overnight stays remained relevant, even if they were then handing out money to other organizations. Council Member Brisk recalled, and Council Member Shull agreed, that arts funding was supposed to be removed. Council Member Wiltrout suggested a closer look at the criteria. The New Albany Symphony requested \$10,000 and the CGS was recommending an amount not to exceed \$8,000 in city costs and services.
- The New Albany Parks was requesting funding for 2 events.
 - The Summer Movie Series met the eligibility and grant criteria. They requested \$10,000 and the CGS was recommending \$10,000, the same as last year.
 - Trunk or Treat met the eligibility and grant criteria. They requested \$10,000 and the CGS was recommending \$10,000.
- Pelotonia met the eligibility and grant criteria. They requested \$10,000 and the CGS was recommending an amount not to exceed \$15,000 in city costs and services. Council Member Brisk stated it wasn't clear whether the applicant was aware of the increased city costs when they submitted their application, thus the increased recommendation.
- Project Hero/Honor Ride Ohio met the eligibility and grant criteria. They requested \$9,000 and the CGS was recommending an amount not to exceed \$9,000 in city costs and services.
- The New Albany Charity Thanks For Giving 4-Miler met the eligibility and grant criteria. They requested \$5,000 and the CGS was recommending an amount not to exceed \$8,000 in costs and services.

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The CGS did not recommend funding for the following 2 organizations.

- Council Member Shull stated the CGS determined The Garden for All did not meet the eligibility and grant criteria. They requested \$10,000 and the CGS was not recommending a grant award. In part, this was not an activity which encouraged overnight stays. Council Member Brisk stated it wasn't about the organization; she didn't think this bed tax fund was the appropriate source for local charity organizations. Similar organizations may not be able to participate in this program unless council changed its policy. If council awarded grants to local charities, how did council want to do that and which charities were eligible?

Council Member Durik agreed charities were worthwhile and had meaningful objectives. At what point did one draw the line for grants? It would become challenging to determine which organizations to support. There was a clear boundary when looking at bed tax money and the purpose and objective. Council Member Brisk wasn't sure if tax dollars should go to charities. Council Member Shull noted the bed tax dollars were a specific set. Council Member Wiltrout noted council had supported the New Albany Food Pantry in the past. She asked what other communities were doing regarding charity donations. Perhaps there could be a fund with money for organizations serving families in New Albany. Council Member Brisk asked and City Manager Stefanov agreed that staff would look into that.

- Council Member Shull stated Energize Care was a new applicant and did not meet the eligibility and grant criteria. They requested \$10,000 and the CGS was not recommending a grant award for the same reasons as The Garden for All and similar charities. Council Member Shull noted it was a worthwhile organization and he had personal connections to this cause.

Council Member Brisk recommended research on other municipalities, legal guidance, and discussions about developing a policy and where the funding would come from. Mayor Spalding stated the Ohio Auditor of State could scrutinize funds for charities and ask whether they served a public purpose. Council could go through a process of evaluating organizations; finding out what they do and their purpose, help organizations in the community make an impact. Council could also make recommendations to the New Albany Community Foundation for organizations that needed or deserved funding.

Council Member Durik moved to increase the limit for charitable grants to \$15,000, up from the prior limit of \$10,000. Council Member Brisk seconded and council voted with 5 yes votes on the motion. Motion passed.

Council Member Wiltrout moved to continue funding the New Albany Food Pantry at \$5,000. Council Member Shull seconded and council voted with 5 yes votes on the motion. Motion passed.

Council Member Shull moved to award the City Council Community Grants per the stated recommendations. Council Member Durik seconded and council voted with 5 yes votes on the motion. Motion passed.

REPORTS OF REPRESENTATIVES:

A. Council Representative to MORPC: No meeting.

B. Council Representative to Joint Park District (JPD): Council Member Shull stated that Coby Frabott, leader of the high school pickleball club, requested to reserve two pickleball courts one evening per week from 2:30-4:30 p.m. for the club to use. It was a slow time for the courts.. Mayor Spalding asked if there would be a signed agreement. Council Member Durik asked and Council Member Shull responded that signage could be put up to reduce confusion as it had for classes and leagues. Council Member Shull stated

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he was looking into potentially building a Padel court which was nearly double the size of a pickleball court, enclosed in plexiglass, and had a bigger ball and paddles than pickleball. It was not expensive and there was a local company that Council Member Shull would consult with.

- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Wiltout reported that school started the week prior. At the meeting, there was an update from the Plain Local Education Association and the Continuous Improvement Plan. School report card preliminary data showed that NAPLS received 5 out of 5 in 6 categories, except 2 categories where no grade was given and college readiness received a 4.5. The performance index showed 95%. Chronic absenteeism was down at all schools. The report showed an increase in economic hardship, students with disabilities, and different language learners. 46% of students lived in New Albany, 40% lived in Columbus, and the rest lived in the township. Students were born in 67 different countries.
- D. Council Representative to Plain Township: Council Member Durik reported the township would be giving the city an update on October 20. The fire department reported Columbus fire runs had decreased substantially. On July 29, there was a gas leak on 605, and the fire department had to close access and egress from Snyder Loop, trapping residents. There was a request to create temporary emergency egress through Cedar Brook. Council members discussed the importance of road connectivity.

OTHER BUSINESS:

NONE

REPORTS OF CITY OFFICIALS:

- A. Mayor Spalding: Mayor Spalding stated COMMA would be meeting that Friday. He spoke with the COMMA executive board regarding the recent rainfall and flooding. The City of Reynoldsburg had some homes washed away. It was important in the planning stages to pay attention to floodplains and where construction proceeded. Mayor Spalding reported a successful ribbon cutting at the Panda Express on US-62. There seemed to be interest in more restaurants in the community.
- B. Clerk of Council: Clerk Mason reported that the Capital Projects Workshop would now start at 5:30 p.m. and have Panera for dinner at 5 p.m. Council would be dressing in a festive fall wear for the group photo.
- C. Finance Director: No report
- D. City Manager: City Manager Stefanov referred council to the attached Annual Easement Report.
- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Shull stated he attended the Cedar Brook Open House to look at street concepts. It was well organized, and neighbors were actively engaged. There was a discussion about connecting Cedar Brook to The Enclave. Some neighbors expressed support for a park/turnaround. Options included no build – just repaving, installing an uncurbed 8-foot leisure trail or 5-foot sidewalk on both sides of the street, and installing curbed street

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with storm sewers and sidewalk/ leisure trail. Residents had varied sewer set-ups and there was a lot of feedback about that. Manager Christian stated staff would compile the feedback and report to council at the September 15 workshop.

Mayor Spalding praised the Touch-A-Truck event. Director Ohly stated turnout was large and they served 1,000 hot dogs. Mayor Spalding appreciated seeing the price tag on the equipment as a way to educate the public. Director Ohly confirmed hearing positive feedback on the price signs.

EXECUTIVE SESSION:

Mayor Spalding moved to go into executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding the appointment of a public official. Council Member Shull seconded and council voted with 5 yes votes to go into executive session at 8:36 p.m.

Council Member Shull moved that council come out of executive session and resume the regular meeting. Council Member Durik seconded and council voted with 6 yes votes to come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:54 p.m.

OTHER BUSINESS:

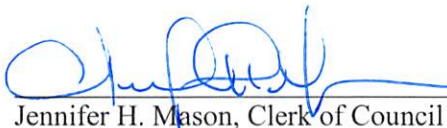
Board Appointment

Council Member Wilttrout praised the qualified applicants. She moved to appoint Kevin Benson to the Rocky Fork Blacklick Accord for a term starting immediately and ending June 30, 2029. Council Member Brisk seconded and council voted with 5 yes votes to appoint Kevin Benson to the RFBA for the term specified.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the September 1, 2026, regular council meeting at 8:54 p.m.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor


Date



TO: Joseph Stefanov, City Manager

FROM: Jeremiah Wood, Engineer I

DATE: 7/22/26

RE: July 1, 2025 - July 1, 2026 Annual Easement Report

Ordinance O-09-2020 authorizes the city manager or designee to accept specified easements including but not limited to, those for construction, utilities, drainage, fiber, streetscape, leisure trails, sidewalks, and other infrastructure installation and maintenance, provided that the purchase price for such easement has been budgeted or the easement is valued at or below \$50,000. The following is the required annual report detailing each easement per the ordinance.

Instrument Number	Type	County	Date
202507090012292	Drainage	Licking	7/09/2025
202507250013546	Fiber	Licking	7/25/2025
202508060083411	Sidewalk Easement	Franklin	8/06/2025
202508070084402	Utility & Streetscape	Franklin	8/07/2025
202508070084387	Utility & Streetscape	Franklin	8/07/2025
202508250015721	Sanitary	Licking	8/25/2025
202509030016528	Temp ROW	Licking	9/03/2025
202509030016529	Utility Easement	Licking	9/03/2025
202509100017023	Storm Vacation	Licking	9/10/2025
202510010018624	Utility Easement	Licking	10/01/2025
202510060018952	Utility Easement	Licking	10/06/2025
202510060018951	Temp ROW	Licking	10/06/2025
202510100115434	Temp Construction	Franklin	10/10/2025
202510280020646	Terminate/Release Easement	Licking	10/28/2025
202510280122426	Utility Easement	Franklin	10/28/2025
202511240135116	Utility & Streetscape	Franklin	11/24/2025
202512090023707	Utility Easement	Licking	12/09/2025
202512290147694	Maintenance & Access	Franklin	12/29/2025
202601120000651	Drainage	Licking	1/12/2026
202601120004581	Drainage	Franklin	1/12/2026
202601130005327	Utility Easement	Franklin	1/13/2026

202601280001631	Utility Easement	Licking	1/28/2026
202601280001632	Temp ROW	Licking	1/28/2026
202601280001633	Temp ROW	Licking	1/28/2026
202602040002047	Partial Subsequent Easement	Licking	2/04/2026
202602040002046	Communication Easement	Licking	2/04/2026
202602040002045	Temp Easement	Licking	2/04/2026
202603160029772	Highway Easement	Franklin	3/16/2026
202604030006110	Drainage	Licking	4/03/2026
202604030006109	Drainage	Licking	4/03/2026
202604030006111	Drainage	Licking	4/03/2026
202604270007755	Utility Easement	Licking	4/27/2026
202604300008155	Utility Easement	Licking	4/30/2026
202605080008855	Temp ROW	Licking	5/08/2026
202606040010850	Utility & Streetscape	Licking	6/04/2026
202606290077487	Temp Access	Franklin	6/29/2026
202607010013051	Temp Access	Licking	7/01/2026
202607010013050	Drainage	Licking	7/01/2026

Community Grants Subcommittee (CGS)

City Council Meeting 9/1/26

The CGS met on August 19, 2026. Council Member Shull was elected Chair, Council Member Durik was elected Vice Chair, and Council Member Brisk was elected Secretary.

The City of New Albany community Grants Subcommittee was established to improve the quality of life for our residents, corporate citizens, and visitors. These funds are invested back into the community through designated activities and events that enhance visitor appeal and/or encourage overnight stays. The CGS committee reviewed the applications to make sure they met the following eligibility requirements, (1) applicant must be a federally recognized tax-exempt not-for-profit (include appropriate paperwork as part of application), (2) applicant must have ties to the New Albany community, (3) applicant must be in good standing from all prior funding applications, having paid all applicable fees and submitted all paperwork for all past activities/events, (4) application must be submitted prior to advertised deadline, and (5) availability of city funds.

Even if the eligibility requirements are met, the following are not eligible to receive funding, (1) individuals, (2) organizations that support political candidates, movement, and/or philosophies, (3) organizations whose primary purpose is to influence, promote or attempt to initiate legislation, (4) organizations desiring funding to travel outside of New Albany, (5) organizations that are for-profit, (6) organizations with budget deficits incurred prior to application, and (7) endowment funds.

Once eligibility has been determined, the applications must meet one or more of the following grant criteria, (1) beautification of public property, (2) improvements to and maintenance of historic property, (3) activities/events that appeal to a broad segment of New Albany residents, (4) to enhances New Albany's image/increased media coverage (local/regional/national), and (5) activities/events that bring customers to New Albany businesses.

The committee was unanimous in its recommendations for Council to consider:

Healthy New Albany Community Garden - \$7,000

The Healthy New Albany Community Garden application met eligibility and grant criteria. The community garden is located within Taylor Farms. The 2026 season currently serves 40 gardeners cultivating all 86 available plots and currently has a waiting list for the second consecutive year. The garden appeals to residents of all ages and backgrounds while enhancing New Albany's reputation as a healthy, sustainable, and connected community. They are requesting \$7,000. We recommend funding at \$7,000.

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Healthy New Albany Farmers Market - \$8,000

The Healthy New Albany Farmers Market application met eligibility and grant criteria. The farmer's market hosts both summer and winter markets. The outdoor summer market runs every Thursday throughout the summer months and the indoor market occurs monthly on Saturday mornings in the fall and winter. Estimated attendance is just over 1000 visitors each week during the summer and 500 visitors during each monthly indoor market. They are requesting \$10,000. We recommend funding at \$8,000.

Healthy New Albany Walking Classic – an amount not to exceed \$12,000 in city cost and services

The New Albany Walking Classic application met eligibility and grant criteria. The New Albany Walking Classic Event will take place on September 13th, 2026. In 2025, the event attracted 1,166 participants representing 119 cities, 147 zip codes, and 15 states. In 2025, city event services rendered were \$14,553.79. They are requesting \$20,000. We recommend an amount not to exceed \$12,000 in city cost and services.

Historical Society - \$10,000

The Historical Society application met eligibility and grant criteria. The request for funding is for improvements to and maintenance of historic property. They are requesting \$10,000. We recommend funding at \$10,000.

New Albany Symphony Independence Day 5K – an amount not to exceed \$8,000 in city cost and services

The Independence Day 5K application met eligibility and grant criteria. The committee recommends funding for 2027. However, we recommend future funding requests should be sent to the New Albany Foundation for funding review. In 2026, City event services rendered are estimated to exceed \$8,200. They are requesting \$10,000. We recommend funding an amount not to exceed \$8,000 in city cost and services.

Parks District (Summer Movie Series) - \$10,000

The Summer Movie Series application met eligibility and grant criteria. The Summer Movie Series took place over the course of 3 months (6/12, 7/10, and 8/6). In 2026, the movies were Inside Sonic (Upper Clarenton), Lilo (Windsor) and Zootopia (Bevelhymer Park). Total attendance for all movie nights was approximately 1500. They are requesting \$10,000. We recommend funding at \$10,000.

Parks & Recreation Foundation (Trunk or Treat) - \$10,000

The Trunk or Treat application met eligibility and grant criteria. Trunk or Treat 2026 will take place on October 24th and will again be held at Bevelhymer Park. Estimated participants are expected to be over 2500-3000. They are expecting over 70 trunks participating in this year's event, with most of them being in New Albany or owned by

a New Albany resident. They are requesting \$10,000. We recommend funding an \$10,000.

Pelotonia - an amount not to exceed \$15,000 in city cost and services

The Pelotonia application met eligibility and grant criteria. Pelotonia's Ride Weekend will be August 7-8, 2027, utilizing a New Albany venue for the start and finish both days of the ride. In 2025, Pelotonia participants raised over \$29 million for cancer research, bringing the seventeen-year total to over \$339 million raised. Estimated attendance over the course of the weekend is 10,000+ individuals. In 2026, City event services rendered were \$14,614.19. They are requesting \$10,000. We recommend funding an amount not to exceed \$15,000 in city cost and services.

Project Hero/Honor Ride Ohio - an amount not to exceed \$9,000 in city cost and services.

The Honor Ride application met eligibility and grant criteria. The Honor Ride will take place on May 25th, 2027. The Ohio Honor Ride has raised hundreds of thousands of dollars for injured Veterans and First Responders. The number of estimated participants in 2025 was approximately 400. In 2026, City event services rendered were \$8,038.33. They are requesting \$9,000. We recommend funding an amount not to exceed \$9,000 in city cost and services.

New Albany Charity Run (Thanks for Giving 4 miler) - amount not to exceed \$8,000 in city cost and services.

The New Albany Charity Run application met eligibility and grant criteria. The Thanks for Giving 4 miler happens every year on Thanksgiving Day in downtown New Albany. Last year, the race drew over 3650 participants from 35 different states. The event goal is to promote wellness, giving, and family on Thanksgiving Day. In 2025, city event services rendered were \$8,171.83. They are requesting \$5,000. We recommend an amount not to exceed \$8,000 in city cost and services.

The Garden For All - \$0.00

The Garden for All is dedicated to fighting hunger and growing community. Last year the organization was able to distribute over 36,000 pounds of produce to roughly 31,580 people through 10 food pantry partners located throughout Central Ohio. They are requesting \$10,000. We recommend not to fund.

EnergizeCare - \$0.00

EnergizeCare serves adults living with Alzheimer's disease and related dementias while giving care partners dependable time for rest, errands, family responsibilities and community participation. Funding would reduce membership fees and cost of transportation assistance through Love Transportation. They are requesting \$10,000. We recommend not to fund.

Council Recommendations

Healthy New Albany Community Garden - \$7,000

Healthy New Albany Farmers Market - \$ 8,000

Healthy New Albany Walking Classic – an amount not to exceed \$ 12,000 in city cost and services

Historical Society - \$ 10,000

New Albany Symphony Independence Day 5K – an amount not to exceed \$ 8,000 in city cost and services

Parks District Summer Movie Series - \$ 10,000

Parks & Recreation Foundation Trunk or Treat - \$ 10,000

Pelotonia - an amount not to exceed \$ 15,000 in city cost and services

Project Hero/Honor Ride Ohio - an amount not to exceed \$ 9,000 in city cost and services

Thanks for Giving Charity Run - an amount not to exceed \$ 8,000 in city cost and services

Total Recommendation - \$ 97,000

Separate Motion- Continue funding the New Albany Food Pantry through an alternate community support account that would be more appropriate for this type of request at \$5,000.

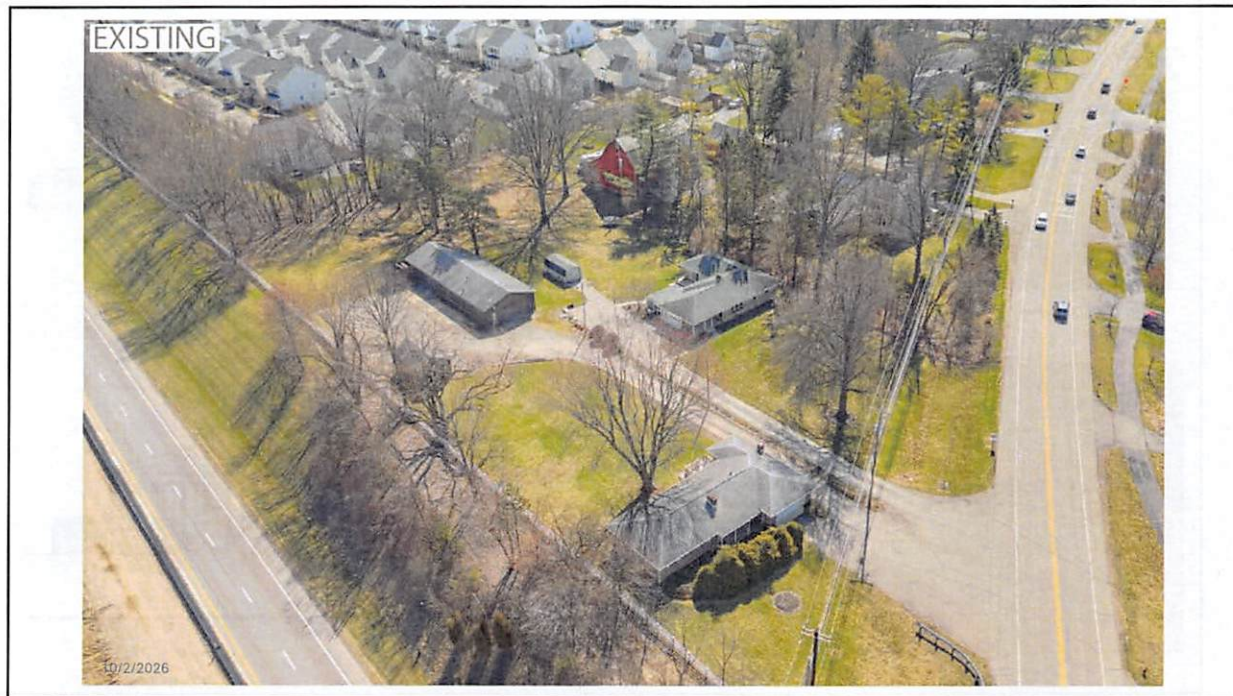
New Albany City Council - Annual Grant Funding for Organizations
2027-2024

Organization	2027 CGS Recommendation	Not to exceed c&s	2027 Request	2026 Award	Not to exceed c&s	2026 Request	2025 Award	Not to exceed c&s	2025 Request	2024 Award	Not to exceed c&s
HNA Community Garden	\$ 7,000		\$ 7,000	\$ -		\$ -	\$ -		\$ -	\$ -	
HNA Farmers Market	\$ 8,000		\$ 10,000	\$ 5,000		\$ 5,000	\$ 5,000		\$ 5,000	\$ 5,000	
HNA - Walking Classic	\$ 12,000.00	*	\$ 20,000	\$ 10,000	*	\$ 10,000	\$ 10,000	*	\$ 10,000	\$ 10,000	*
NA PT Historical Society	\$ 10,000.00		\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000	
NA Symphony - Independence Day 5K	\$ 8,000.00	*	\$ 10,000	\$ 2,500	*	\$ 5,000	\$ 2,500	*	\$ 5,000	\$ 2,500	*
NA Parks Summer Movies	\$ 10,000.00		\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000	
NA Parks Trunk or Treat	\$ 10,000.00		\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000		\$ 10,000	\$ 8,000	
Pelotonia	\$ 15,000.00	*	\$ 10,000	\$ 10,000	*	\$ 10,000	\$ 10,000	*	\$ 10,000	\$ 10,000	*
Project Hero/Honor Ride Ohio	\$ 9,000.00	*	\$ 9,000	\$ 7,000	*	\$ 7,000	\$ 6,000	*	\$ 6,000	\$ 5,000	*
The Garden For All	\$ -		\$ 10,000	\$ -		\$ -	\$ -		\$ -		
Thanks for Giving Charity Run	\$ 8,000.00	*	\$ 5,000	\$ 5,000	*	\$ 5,000	\$ 5,000	*	\$ 5,000	\$ 5,000	*
Energize Care	\$ -		\$ 10,000	\$ -		\$ -					
TOTAL	\$ 97,000.00		\$ 121,000	\$ 95,000		\$ 72,000	\$ 68,500		\$ 71,000	\$ 65,500	

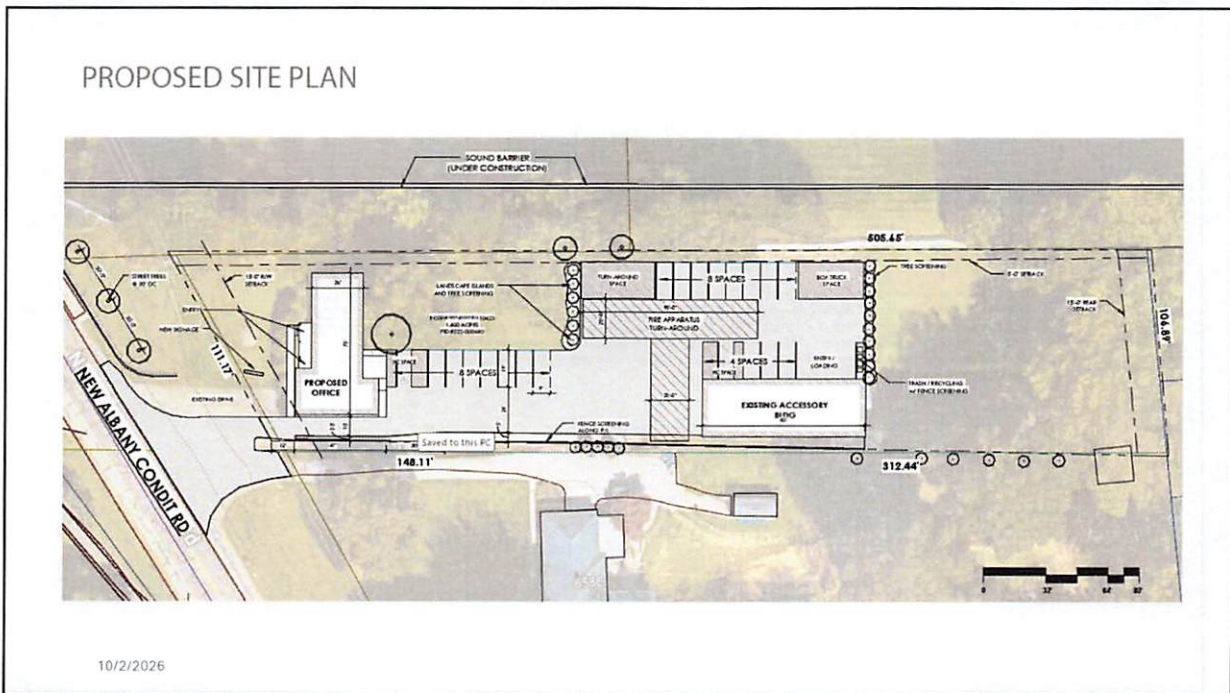
In 2026 awarded \$100,000 from Donations and Contributions (1107054-5394) including the \$5,000 to the food pantry.

Note 1. The New Albany Food Pantry received \$5,000 in 2026; \$5,000 in 2025; and \$3,000 in 2024.

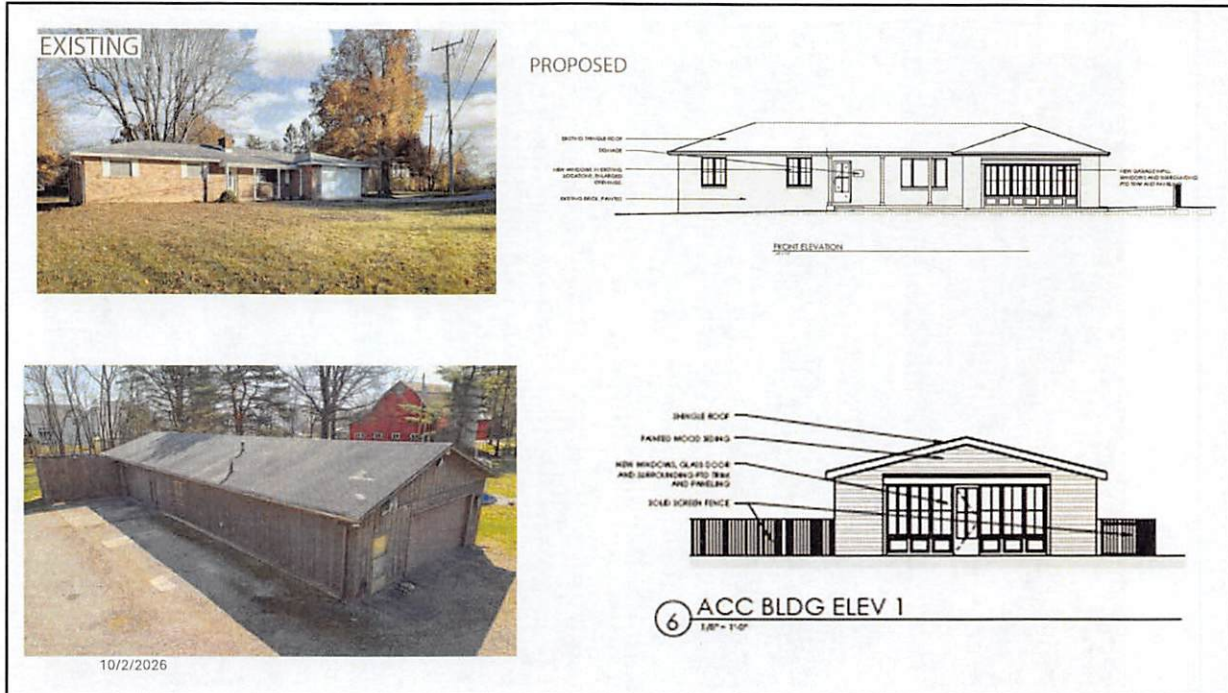
Note 2. In 2026, the NA Symphony series was awarded \$4,500.00; the NA Symphony Chorus was awarded \$1,000.00; the NA Sensory Friendly Series was awarded \$5,000.00; and the NA Symphony Great Artist Gala was awarded \$2,500.00 - taking into consideration an \$8,000 rollover from 2025.



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Planned Unit Development (PUD)

Codified Ordinances Section 1159.10(e):

(e)
If the Planning Commission finds that the Final Development Plan complies in all respects with the regulations of this chapter and the previously approved Preliminary Development Plan, the Commission shall approve the plan and the Commission chair, vice chair or designee shall affix his/her signature and approval date thereto attesting to such approval. Following approval of the Final Development Plan and the attestation of such action by the Commission chair, vice chair or designee, the applicant shall provide one mylar copy of all plans as part of the Final Development Plan for records of the Municipality.

10/2/2026

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Planning Commission Staff Report
July 20, 2026 Meeting

6600 NEW ALBANY-CONDIT ROAD OFFICE
FINAL DEVELOPMENT PLAN

LOCATION: 6600 New Albany-Condit Road (PID: 222-000640)
APPLICANT: Rob Riddle
REQUEST: Final Development Plan
ZONING: Infill Planned Unit Development (I-PUD): 605 Neighborhood Office District
STRATEGIC PLAN: Village Center
APPLICATION: FDP-32-2026

Review based on application materials received April 17, May 22, and June 24, 2026.
Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

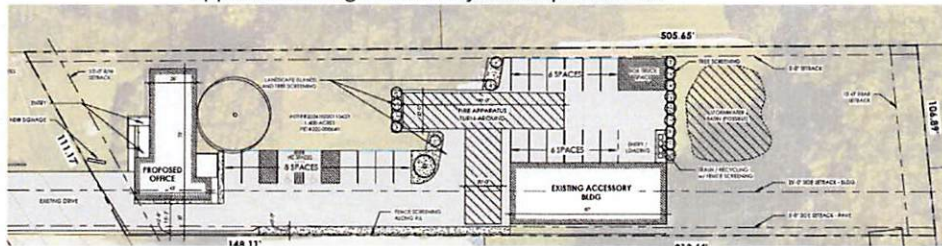
The applicant requests approval of a final development plan for updates to the approximately 1.116-acre property located at 6600 New Albany-Condit Road. The development proposal includes updates and modifications to the existing 1,516-square-foot home and 3,000-square-foot accessory structure as well as specifications for new parking and landscaping.

The final development plan follows the intent and regulations of the recently approved zoning amendment and preliminary development plan (ZC-78-2026/O-48-2026), which was recommended for approval with the conditions by the Planning Commission to City Council on December 1, 2025. The site is zoned for Infill Planned Unit Development (I-PUD) with the "605 Neighborhood Office District" zoning text. The I-PUD allows office and administrative uses. The

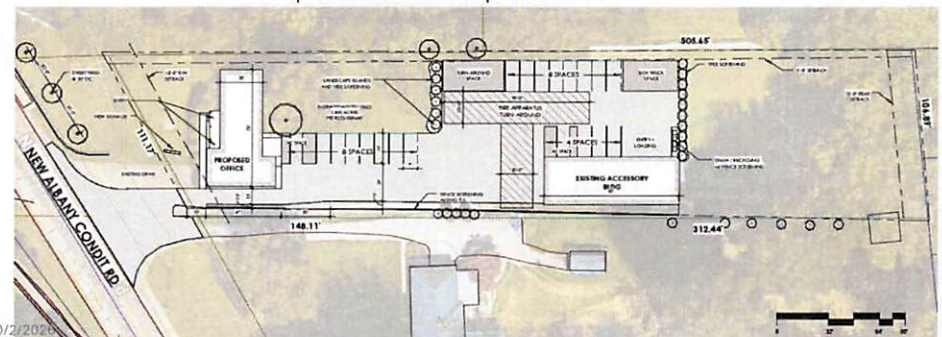
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Approved Zoning/Preliminary Development Plan

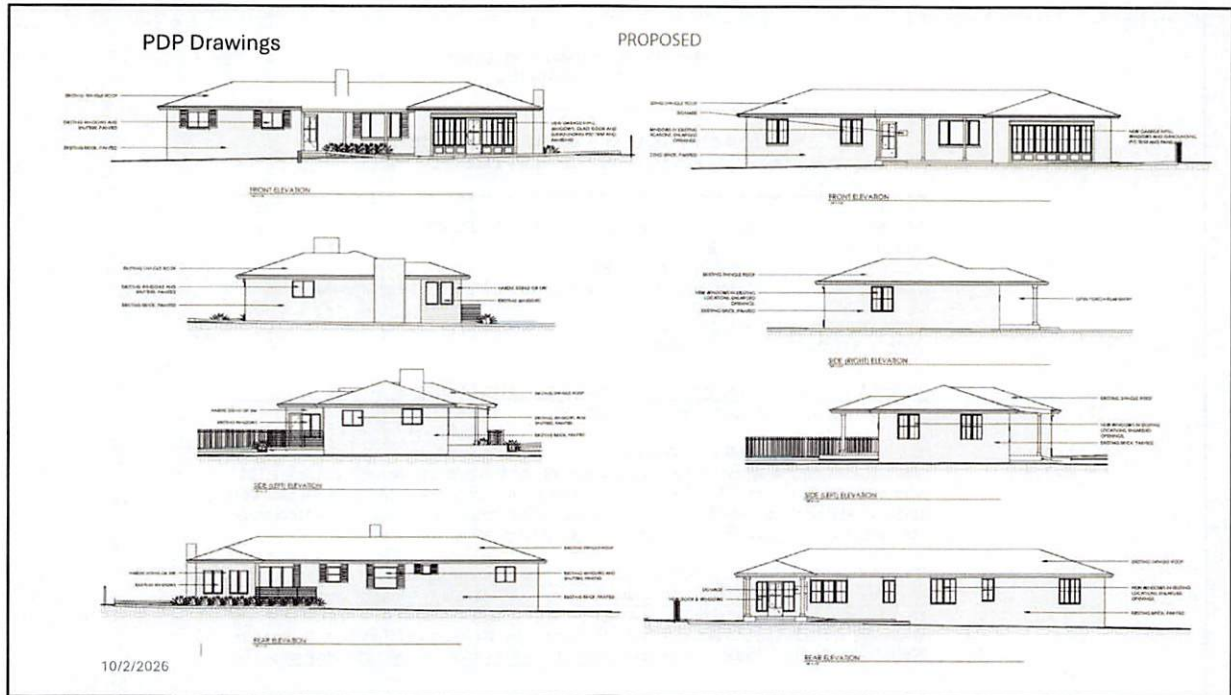


Proposed Final Development Plan



10/2/2026

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Fire Department Approval

From: Greg Ecleberry <gecleberry@plaintownship.org>
 Sent: Tuesday, August 4, 2026 4:52 PM
 To: Rob Riddle <rrr@thomasriddle.com>
 Subject: FW: 25-0029 6600 New Albany Condit Road - Vehicle Tracking and Electric Easement

Here is the approval from our Fire Marshall, Rob. Let me know if you need anything further.

Chief Greg Ecleberry
 Plain Township Fire Department

From: Kevin Sponaugle <ksponaugle@plaintownship.org>
 Sent: Tuesday, August 4, 2026 4:36 PM
 To: Greg Ecleberry <gecleberry@plaintownship.org>
 Subject: Re: 25-0029 6600 New Albany Condit Road - Vehicle Tracking and Electric Easement

After review of the *Vehicle Tracking* diagram you submitted, it is my opinion that enough clearance is provided for our fire apparatus to negotiate the driveway leading to the rear parking areas, and ample space is provided to turn our fire apparatus around between the two parking areas.

Fire Marshal Kevin B. Sponaugle
 Plain Township Fire Department
 9500 Johnstown Road
 New Albany, Ohio 43054-9750
 614-855-7370 - Fire Station
 740-414-5473 - Office Direct
 614-271-8299 - Cell Phone
<https://plaintownship.org/fireems>

Together, we save lives through education, engagement, and emergency services

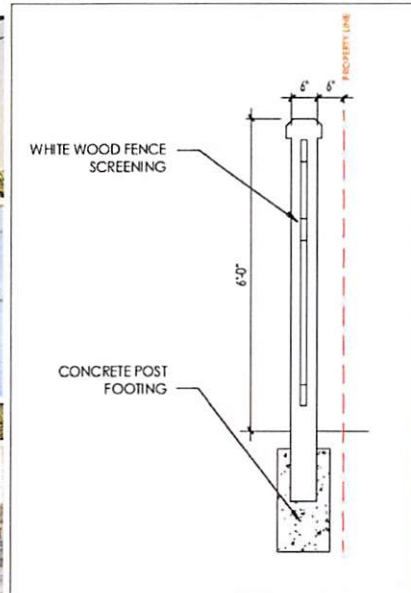
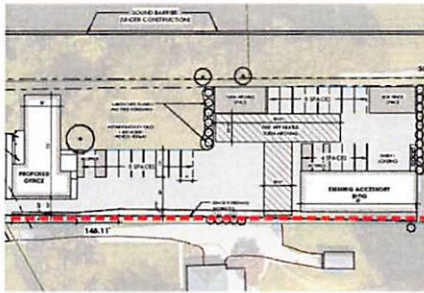
if you SEE something SAY something™

Did you SEE something suspicious? Then SAY something to local authorities to make it right.
 Report suspicious activity: call 1-877-ON-INTL (1-877-647-4673)
 or in local of emergency call 9-1-1.

10/2/2026

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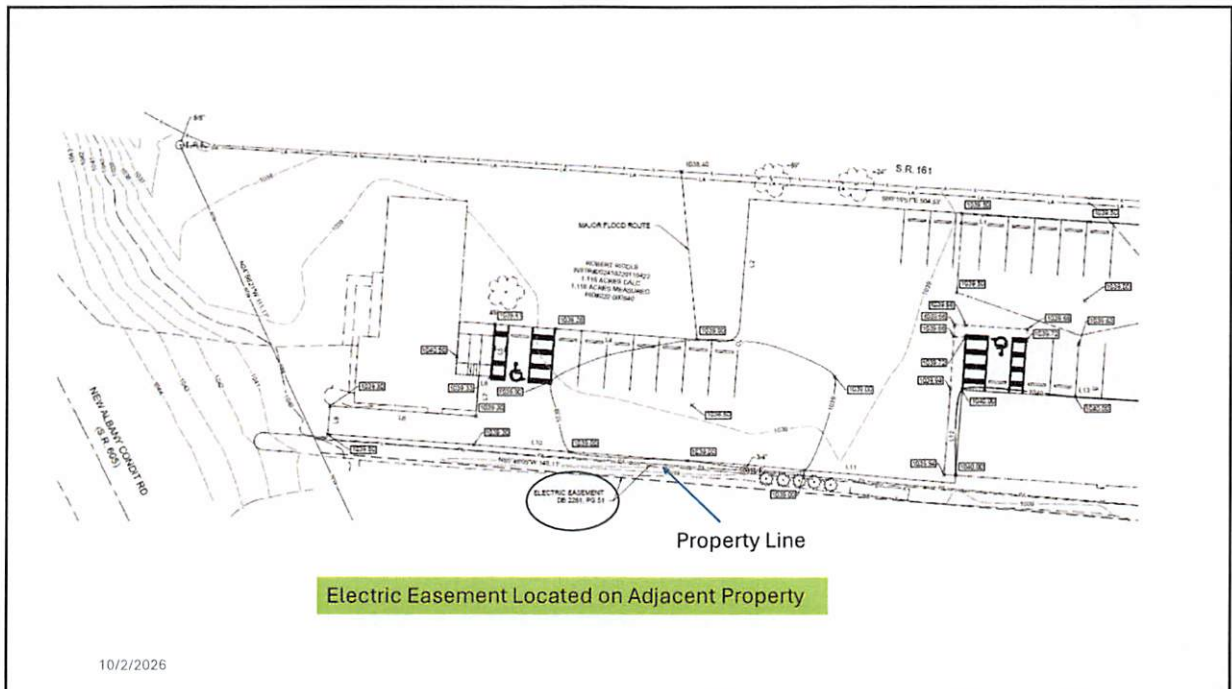
SOLID SCREEN FENCING



10/2/2026

WOOD SCREENING
(IMAGES ARE REPRESENTATIVE)

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10/2/2026

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