



CITY COUNCIL CAPITAL PROJECTS WORKSHOP
Meeting Minutes

Monday, September 11, 2023 10:00 am
New Albany Public Service Department, 7800 Bevelhymer Road, 43054

CALL TO ORDER:

The New Albany City Council held a capital projects workshop on Monday, September 11, 2023 at the New Albany Public Service Department, 7800 Bevelhymer Road, New Albany, Ohio. Mayor Spalding called the workshop to order at 10:07 a.m. Staff attending included City Manager Joseph Stefanov, Finance Director Bethany Staats, Administrative Services Director Adrienne Joly, Public Service Director Mike Barker, Development Director Jennifer Chrysler, Clerk of Council Jennifer Mason, and Deputy Clerk of Council Christina Madriguera were at the main meeting table. Numerous additional staff participated and/or watched parts or all of the meeting, including: Police Chief Greg Jones, City Engineer Ryan Ohly, Engineer Josh Albright, Deputy Director of Finance Morgan Joeright, Planning Manager Steve Mayer, Planner II Chris Christian, Engineering Manager Cara Denny, Economic Development Manager Sara Zeigler, Economic Development Specialist Jackie Russell, Economic Development Specialist Alex Klosterman, and Chief Marketing Officer Josh Poland.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Spalding	P
CM Brisk	P
CM Durik	P
CM Fellows	P
CM Kist	P
CM Shull	P
CM Wiltrout	A/P – arrived at 10:20 am

Clerk Mason advised the assemblage that Council Member Wiltrout was delayed due to class obligations and would be arriving at between 10:20 to 10:30 am.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

Mayor Spalding asked whether there were any additions or corrections to the agenda. Administrative Services Director Joly asked that the Communications Update be moved from lunch time to after Looking to 2024, item 8. Mayor Spalding clarified that no executive session was needed.

Mayor Spalding asked whether there were any other additions or corrections to the agenda. Hearing none, Mayor Spalding moved to amend the agenda to eliminate the executive session and to move the Communications Update to after item 8, Looking to 2024. Council Member Shull seconded the motion.

Council voted with 6 yes votes to amend the agenda to eliminate the executive session and to move the communications update to after item 8, Looking to 2024.

Introduction:

Economic Development Specialist Russell and Director of Development Chrysler led the assemblage in an ice-breaker activity. Director Joly thanked Development Specialist Russell and Director Chrysler for coming up with the interactive ice-breaker. Director Joly then stated that the order of business for the workshop would be as follows:

1. Introduction
2. 2023 Project Updates
3. 2024 Fiscal Outlook
4. Lunch
5. 2024 Project Discussion
6. Council Initiatives (time permitting)

Clerks' Note: The presentation is represented by the attached PowerPoint slides. The minutes primarily represent council and staff discussion.

Director Joly stated that council had established the following 4 priorities: village center, recreational amenities, maintenance, and sustainability. She explained that the priorities were gathered from the 2020 workshop, the Strategic Plan, and the Capital Spending Strategy 2020-2023. She stated that these priorities had informed the work done on the capital side, more specifically the Market Street Extension Design, the US 62/SR 161 Gateway Project, Taylor Farm Improvements, Pickleball Courts, Rose Run 2/Vets Memorial design, street and leisure trail maintenance, and pocket playground updates. This meeting presented the opportunity to decide whether to change course.

2023 Project Updates:

Director Joly explained that GIS Analyst Kelley had developed a GIS dashboard which featured a map of the city showing current projects with corresponding information such as budget, timeline, duration, and description. She stated that staff was experimenting with this GIS dashboard for eventual use by residents and the objectives were to improve communication and transparency. Director Joly encouraged questions at any time. She turned the presentation over to Public Service Director Barker to discuss maintenance projects.

Director Barker thanked Director Joly and he thanked GIS Analyst Kelley for developing the dashboard tool. Director Barker reported that leisure trail maintenance was a main priority of the service department. He displayed a map with locations of leisure trail maintenance projects that would be completed within the next 30 days. The velo loop along Dublin-Granville Road had recently been resealed. Depending on the circumstances, leisure trail maintenance could involve a complete tear-out and redo, or it could involve crack repair, or resealing. He stated that there has been less overlay work as of late. Next, Director Barker displayed a map showing the locations of sidewalk repairs. He explained that this was the second year that the public service department was using the leveling program, and it had been very successful thus far. Using leveling, the service department had been able to address almost twice as many sidewalk issues, leveling was less disruptive to tree roots, and the cost was significantly less than tearing out and replacing the sidewalk.

Council Member Fellows asked whether the city had received feedback from residents about sidewalks. Director Barker replied that the city had not.

Council Member Brisk asked Director Barker to remind the assemblage what leveling was. Director Barker explained that tree root growth caused sidewalk panels to shift. Rather than tearing out the shifted panels and

cutting the tree roots, leveling involved drilling holes and pumping in a cement-type product in order to raise the adjacent panels. He continued that this process worked with 90% of panels; and there were limited incidents of milling to cut corners. Leveling, however, did not eliminate tear-out and replacement and he anticipated having to replace 5-10% of panels.

Council Member Brisk asked how long leveling was expected to last. Director Barker responded that leveling should be permanent; that he expected it to last as long as replacement would have lasted, if not longer. He added that he had not seen any movement in the areas where leveling was used.

Council Member Brisk commented that that was great and she had noticed here were no mismatched sidewalks. Director Barker added that the leveling process was a lot quicker, often being completed in one day. She asked what would happen to the holes. Director Barker responded that they would be filled in with cement.

Director Barker reviewed the street maintenance map with the crack seal, rejuvenator, and mill and overlay. The use of rejuvenator had been greatly reduced and could be messy. Director Barker was considering all available options.

Fiber to Home

Economic Development Manager Ziegler explained that the city would issue a Request for Proposals for a company to perform a technical assessment of the fiber optic assets in the city and examine whether fiber to home was feasible and necessary. The study would also include recommendations for enhancing residential connectivity ranging from last-mile buildouts to point of service enhancements.

Council Member Brisk asked whether staff had received complaints from residents who could not get a signal and whether this would be a remedy for them. Manager Ziegler responded that staff was trying to get a better understanding of the causes of failure of signal – whether it was due to the fiber, the provider, or something in the home that was causing the failure. She explained that she recently replaced the router in her home, which made a positive difference. Thus, the first phase of the study was to learn the issue.

Council Member Brisk followed that it was common knowledge that certain streets had houses with no signal and the residents went out on their decks to talk on their cell phones. Mayor Spalding added, and Council Member Brisk agreed, that clarification of cell service versus Wi-Fi was needed. Director Chrysler responded that there was a lot of mismatched information. Council and staff discussed cell versus fiber connection. Director Chrysler confirmed that this was just a residential study, Abercrombie & Fitch and the business park presented a different situation. She recalled discussions with residents north of SR 161 with fiber connection challenges. Staff was determining whether this was due to lack of availability, particular carriers, or point of service issues, and then finding possible solutions.

Council Member Fellows asked about Spectrum going into homes and 5G service coming on-line. He asked whether placing routers on telephone poles was a solution. Director Chrysler responded that she did not know yet, and the first step was to perform the study in order to identify the issues and then to examine the recommendations. Council Member Fellows stated that it would be great if the Silicon Heartland could provide Wi-Fi connections to its residents. Council Member Brisk agreed.

Council Member Brisk asked whether this tied into council's interest in providing free Wi-Fi in public places. Director Joly noted there was free Wi-Fi in Rose Run Park. Council Member Brisk responded that she did not know that amenity was offered and recommended that the city post signs. Council Member Fellows added that we should be able to get corporate sponsorship of Wi-Fi. Council Member Brisk added that posting signs indicating free Wi-Fi would be helpful and would build public confidence. Director Joly agreed that was a good

suggestion. Council Member Fellows stated that he liked the 5G plan, that he'd cut the cord with Spectrum, and, so far, it was working out well.

Council Member Kist asked if anyone had deployed the micro cell towers that council previously approved. Mayor Spalding had seen some outside of New Albany's borders. Director Chrysler recalled a 5G small cell pole in Hawksmoor and one at the corner of Morse Road and Harlem Road in the City of Columbus. One of the issues was placement of the micro cells. Planning Manager Mayer and Planner Christian had worked on applications to help locate the poles in places where they would blend in. Providers preferred their own structures. Hawksmoor and Morse Road were known dead areas, so it made sense to put them there. City Manager Stefanov added that these were small green poles and it was best to place them in areas where they were not immediately visible – there was one on Thompson Road and one on US 62. They were barely visible.

Council Member Kist asked whether there were any cities that had fiber-to-home service. Director Chrysler answered there weren't, but the City of Dublin had issued a Request for Proposals. An Ohio broadband website ranked New Albany higher than Dublin in terms of access to broadband and connectivity. Director Chrysler further recounted the City of Gahanna's experience with a company providing Wi-Fi city-wide. That company went bankrupt. She advised that the city proceed with caution about who and what was agreed to, and pay attention to how valuable it would be in the long run.

Council Member Brisk asked and Director Chrysler confirmed that the Business ark had access to New Albany NET which had over 200 carriers at those points of service. It was up to an individual business to take advantage of that, or not, but it was accessible.

Council Members and staff discussed whether there would be fees for Wi-Fi. Director Chrysler responded that she was reluctant to put anything out there that was inaccurate and the first step was the study. City Manager Stefanov agreed and recounted the difficulty that Gahanna had when it attempted to offer this service to residents. Mayor Spalding thought that a fee might be assessed for usage, but the city would not expect to generate revenue. Mayor Spalding noted that the city did receive complaints about poor cell connectivity and pointed out the 2 cell towers that citizens objected to.

Market Street Extension

Director Barker displayed a site map of the Market Street Extension Project which was scheduled to be bid in the fall and was forecasted for completion in the summer of 2025 with a budget of \$10 million. The extension of Market Street from SR 605 to US 62 would ease congestion and prepare for future growth of the Village Center.

Pickleball Courts

Director Barker stated the newly installed pickleball courts had been very popular. The project budget was \$2.6 million and had a \$1.5 million total cost to date. Pending expenditures included: landscaping, security and IT for cameras, and contribution in kind to the Joint Parks District for a restroom facility and pavilion expansion.

Council Member Fellows asked whether there would be a concession stand at the pavilion. Director Barker replied that it would be a four-sided structure with a gathering area, fireplace, restrooms, and a small air-conditioned office, but no space for concession sales. Council Member Shull added the office space would be small and used for event check-in and storage. The Joint Parks District offices were in a building across the street.

Mayor Spalding commented that the structure would be akin to the Wexner Pavilion with catering opportunity. Director Barker agreed there would be an outdoor kitchen area and tables. Council Member Brisk asked whether the space could be reserved. Director Barker didn't know, it would be operated by the Joint Parks District. The restrooms would be accessible at all times. Council Member Wiltrout asked what the timeline for completion

was. Director Barker answered that he was not sure if it would be completed in 2024 and that he was working to coordinate utility and future service needs. Council Member Fellows asked whether the city's contribution of \$600,000 would cover the cost of the expansion. Director Barker answered no, it would only cover a portion; the \$600,000 was not quite half of the expense.

Playgrounds and Parks

Director Joly displayed photos of local playgrounds and explained that she had grouped everything the city had done since 2021. The budget was \$7 million. She explained this involved upgrading 6 neighborhood playgrounds with new equipment, surfacing, seating, and other amenities. Windsor was the only park that remained to be transferred to the city and that was scheduled for August. This project also included the first phase of Taylor Farm Park and the installation of leisure trails, boardwalks, benches, and an adventure playground.

Council Member Brisk asked if this was the right time to talk about other parks, such as The Enclave. Director Joly and City Manager Stefanov responded that those discussions would take place in the afternoon.

Mayor Spalding stated that, moving forward, the language needed to be clear that city only took possession of a property if it was in good shape. Director Joly responded that Windsor was the last park that was scheduled to be transferred to the city, but they were working with GIS Analyst Kelley to identify all of the open-land spaces that the city owned.

South Harlem Road Project

Director Barker displayed a map and provided an update of the project design and plans. The budget was \$4 million. The project involved the reconstruction, widening, and installation of a leisure trail on an existing portion of Harlem Road. There had been a successful meeting with neighbors. Extra due diligence was required to make sure the city was fully aware of what was on the site because of the age of the existing street. Staff was finalizing the road design hoped to have the project bid by late fall/early winter and start construction in the spring of 2024.

Mayor Spalding asked whether there would be stormwater drainage and curbs. Director Barker responded that the city would install adequately sized drainage system, but it would remain uncurbed. Current stormwater conveyances were inadequate. Drainage issues made the road degrade more quickly. The city would put in a larger system. Every resident would get a storm outlet so they could tie into it and improve drainage from their property. To curb the road, the city would have had to bring down the grade substantially, doubling the cost and highly impacting the amount of construction. The road was rural and residents may want that character.

Council Member Kist asked and Director Barker answered that there would be leisure path on the east side, it would extend from James River Road to US 62. City Manager Stefanov added that there were regular complaints about speeding which the city hoped to address. Director Barker explained that center medians would be added along a section of the road in order to keep traffic left of center and to remind drivers that they were traversing a narrow two-way street. A property owner on Jaycee Court had volunteered his own property in order to facilitate the widening of the right-of-way.

Council Member Wiltrout asked about the feasibility of installing a leisure trail along the road without a curb. Director Barker explained that the leisure trail will be separated from the road by at least 8 feet and, in the areas with the median, the roadway would be widened and a timber rail would be installed.

Council Member Fellows remarked that it sounded like middle-Harlem. Director Barker agreed and reiterated that the city was fortunate to have more space in this location and resident involvement to have a donation of private property in service of this project.

Traffic Calming

Director Joly stated that the Development Department had worked with OHM Consultants to study and make recommendations about traffic consultants. Engineering Manager Cara Denney stated that OHM had looked at areas around the city for traffic calming and were also present for a charette with residents. Categories for consideration included intersections, lane/corridor impacts, roadway edge, pedestrian amenities, pavement changes, bicycle improvements, vertical impact elements, and regulatory matters. OHM would take a category and come up with a solution. The tables with recommendations could be applied to other areas as the city grew. OHM selected 6 areas to apply their study: New Albany Links Drive, New Albany Road, Dean Farm Road, Village Hall Road, Cedar Brook Road, and New Albany-Condit Road. Manager Denney reviewed OHM-suggested traffic calming methods for each one.

Council Member Fellows asked and Manager Denney answered there was a spiral bound booklet with a breakdown of the traffic calming methods. City Manager Stefanov talked about the drawbacks of installing speedbumps, even though residents asked for those, and the success the city had had with islands and driving feedback signs. The city didn't want to pick random options, but to choose tools that would be acceptable and effective.

Council Member Fellows asked and City Manager Stefanov confirmed that the traffic calming islands on New Albany Road East had been effective. That was why the city was also employing them on lower Harlem Road. Council Member Fellows expressed interest in further applications.

Council Member Shull asked about the status of pedestrian safety on Harlem Road. He'd received a call from a resident there. Manager Denney replied Harlem Road was number 13 on OHM's list and would get recommendations. Council Member Shull asked and City Manager Stefanov answered that traffic calming would be separate from the Taylor Farm project. The city had made pedestrian improvements at the section of Harlem Road and Dublin-Granville Road. Council and staff further discussed a mid-block crossing on Harlem.

Council Member Fellows asked and Manager Denney answered that the top 6 areas of study were based on feedback from the public service and police departments, as well as resident input at the Sugar Run charette. However, the traffic calming tool kit could be applied anywhere in the city.

Council Member Fellows noted that council discussed this topic last year. The evaluations were this year. He asked if the measures would be in place next year. City Manager Stefanov answered, yes, they would, if council approved them.

Council Member Fellows expressed support for the signs that showed current speed. He understood the homeowners' association (HOA) in Upper Clarenton had bought and installed their own speed signs. Police Chief Jones stated that the police department partnered with the Upper Clarenton HOA. City Manager Stefanov anticipated there would be more of those speed signs. The city just needed to get the final report back.

Capital Funding

Director Staats reviewed the source of capital funds, including the Parks & Open Space fund, the Pedestrian & Bike connection fund, the Roads & Utilities fund, and the Facilities funds. She talked about different economic development sources for the business park infrastructure. She reviewed how revenue collected by the city was distributed to various funds and shared per agreements. She further reviewed how the city had funded projects since 2018, including general capital and infrastructure projects, business park projects, parks/paths/open space projects, roads and utilities, and facilities. Even when residents were not the focus of the funding, residents benefited from funded services. She displayed various interactive OpenGov graphs.

Council and staff discussed various projects, including Sumption Park. Everyone wanted more swings. They further discussed HOA contributions and responsibilities for parks and which parks were transferred to the city. Director Staats reminded council that this information was available on the transparency portal which could be accessed through the city's website.

Director Staats stated that staff had done detailed analysis and projections for this Capital Projects workshop to have a sound understanding of what was available to spend. She reviewed income tax projections and how staff arrived at them for 2023 to 2027 and for withholding in 2023 out to 2028.

City Manager Stefanov stated the concern about withholding was that, since COVID and the implementation of work from home, the revenue from the western part of the business campus was down a little. The city was being carried by the development on the eastern edge of the campus. Traditionally, corporate profits were less predictable than income tax withholding.

Council Member Kist asked if the main businesses on the western campus had reached equilibrium with their hybrid office/work from home model. Director Chrysler predicted that the city had seen the worst of it and it was likely to get better. A lot of companies/building owners were finding tenants to sublet unused space. Other folks were building new space in New Albany.

The meeting took a break at 11:43 am while the communications department set up their presentation.

The meeting reconvened at 11:51 am.

Communications

Chief Communications & Marketing Officer Josh Poland reviewed areas of success, including hiring Multimedia Communications Specialist Sam Fahmi, awards received, growth and engagement in the weekly e-blasts, click rates, picking up 375 subscribers in 2023, more social media impressions, increased engagements and growth in video views. He thought the city should continue with TikTok to reach all demographics. He listed city videos that lead to further media coverage.

Communications Officer Poland reviewed areas of concern, including first amendment auditors confronting people to create content. He gave advice on how to handle an encounter and noted that signage would be posted in city buildings. The city's website needed some improvement. Buckeye Interactive was currently conducting an audit of the site for needed improvement. The last homepage redesign was in 2020. The internal pages had not been updated for even longer. He estimated \$60-\$70,000 was needed for updates. The city needed an employee intranet, the existing one wasn't very functional. Some estimates were ~\$110,000. The city may be able to use SharePoint to accomplish the same goals. There was more staff capacity for marketing. Marketing Officer Poland wanted to add a new intern or permanent part-time position.

Communications Officer Poland reviewed areas of opportunity. He was hoping to enhance the city's website to better tell New Albany's story. There were opportunities for more council promotion. He was talking about council's work and vision for the city. Communications was taking great pictures and video of council at events. He encouraged council members to get LinkedIn accounts for self-promotion. He and Specialist Fahmi were working on social media graphics to promote the citizen survey, which council could participate in. Another opportunity was to add more humor to social media like videos. Anyone and everyone could take part in funny videos. He wanted to create studio and broadcasting/podcast space. They would be taking over Director Staats' old office and redesigning it with semi-permanent lighting.

Council and staff discussed what a city podcast could be about. Other cities were not getting a lot of engagement on city-focused podcasts. Marketing Officer Poland suggested interviewing business leaders in town and was

open to more suggestions. Specialist Fahmi had produced 3 different podcasts before. Council and staff further discussed a “state of the city” broadcast. Marketing Officer Poland had helped the City of Dublin with that. It was a lot of work. There could be a video version. An animated “state of the city” in North Carolina had won awards. If council wanted to do a produced “state of the city,” there would need to be more brainstorming, including on the budget, and more hours invested.

The meeting broke for lunch at 11:20 am.

The meeting resumed at 11:52 pm.

Director Staats introduced Deputy Finance Director Morgan Joeright, Economic Development Specialist Alex Klosterman, and Development Engineer Joshua Albright. Clerk of Council Mason introduced Deputy Clerk Christina Madriguera and Public Service Administrative Assistant Bridget Beck who were supporting the meeting with food, drinks, minutes, and tech support.

City Manager Stefanov stated that the city had about \$3.4 million in the Park fund and \$4 million in the Capital Projects fund available to spend. Staff was proposing a \$5 million-dollar transfer to a proposed Village Center Infrastructure fund.

Looking Forward to 2024

Director Joly displayed a slide which included the following Project framework discussion:

- Review projects on the current capital improvement plan
- Identify and review possible new projects
- Exercise #1
- Analysis - Communications Update
- Exercise # 2 (if needed)

Director Joly’s next slide included the following previously listed projects:

2024	Future Years (2025-2027)
Windsor Playground (\$500,000)	Tidewater Nature Preserve
Kitzmiller Park Design (\$300,000)	Market Square/Library Enhancements
Basketball Courts at Thompson Park (\$30,000)	Bicycle Hubs
Ealy Bridge	Zarley Street Improvements

Council Member Shull mentioned that some of the 2024 projects, such as the pickleball shade structure, may still have some money budgeted from 2023. Would that be part of this discussion? Director Joly responded that the pickleball shade structure was included in the possible projects for 2024. City Manager Stefanov added that already approved capital projects, such as road maintenance projects, had been deducted because those were standardized and ongoing annual expenses.

Director Joly provided a brief overview of some of the projects listed and invited questions from the council members.

Council Member Shull asked for more information about the Tidewater Nature Preserve. Director Joly explained that it was located at the corner of Central College and US 62, was dedicated to the city through the Tidewater subdivision process, and it was completely unimproved. Mayor Spalding asked whether there were any building restrictions on the property. City Manager Stefanov answered there was nothing to prohibit development. Director Joly stated that she was unsure of the environmental status of the property. The idea with this property as a capital project was to have nature trails and basic level improvements were planned. She was unsure if it had protected status. Director Chrysler added that it could connect to Kitzmiller park, helping to create a green necklace around the city.

Council Member Wiltout asked where the Kitzmiller park was supposed to be. Director Joly responded that the city owned land in between US 62 and behind where The Estate event center was located, with some lots that fronted US 62. The city was not yet done with a phase 1 environmental study there, so that was the first step.

Council Member Kist asked whether there was a location earmarked for a dog park. Director Joly responded that that issue had been on for a long time and staff was still studying it. Council Member Kist remarked that Rocky Fork Metro Park had a dog park. Mayor Spalding agreed it was a nice dog park. Council Member Kist suggested that perhaps the dog park could be north of SR 161. Council Member Shull stated that perhaps there could be a dog park at Taylor Farm Park. Director Joly replied that there were too many restrictions at Taylor Farm.

Director Joly suggested that they proceed through each of the categories, unless anyone had questions.

Council Member Durik mentioned the basketball courts at Thompson Park. City Manager Stefanov explained that the second set of courts at Thompson Park were intended to be a substitute for the Planter's Grove courts. Council Member Durik followed that he would not want future courts to turn into what the courts at Planter's Grove had become. Council Member Kist remarked that Thompson Park already had basketball courts. Director Joly remarked that this would be a second court and part of this review was to discuss how things had changed over time. Council Member Fellows asked how well the basketball courts near the public service department were being used. Council Member Kist responded that they were popular. Economic Development Specialist Russell added that parents would come and play on those courts in order to hold them until their children arrived to play.

Director Joly explained the upcoming prioritization exercise and displayed a slide showing the following:

Projects – Design

- Taylor Farm 3 – Farmhouse & Barn Relocation Concept Feasibility (\$500,000)
- Police Department Remodel Design (\$150,000)
- Bevelhymer & Walnut Rd. Roundabout Design (\$500,000)
- SR 605 Drop Land Design (\$100,000)
- Traffic Calming Implementation Design – possible new annual program (\$500,000)

Director Joly discussed the questions and issues to sort through regarding **Taylor Farm phase 3** and more specifically, what sorts of activity would be conducted in the restored or relocated structures.

Chief Jones discussed the **Police Department Remodel Design**. He explained that the current structure had served the police force well, but they would need additional office and meeting space. The lead time to get the project going would coincide with the addition of personnel. He stated that they wanted to hire Home & King Architects to explore a second-floor expansion and a reorganization of the space on the first floor. City Manager Stefanov explained that there were space limitations with expanding the first floor. There was a possibility that an additional building could be constructed across the street. Council Member Fellows asked about the car bays in back. City Manager Stefanov responded that those would be razed and parking would be available in the lower level of the parking garage. Council Member Durik asked how much time this expansion would buy the

department. Chief Jones stated that it was unclear at this point, but he expected it would give the department 5 to 10 years. He further explained that there were parts of the building that were not yet beyond capacity. He stated that having a second location risked the culture of the department, he wanted to avoid establishing a parallel culture. Council Member Durik agreed, stated that he was completely in favor of the expansion, and noted that land was at a premium. Council Member Brisk stated she had the same concern about the longevity of the expansion and the possibility of being landlocked. Mayor Spalding asked about establishing and using a substation model. Chief Jones responded that the current space shortage was for office and administrative space as opposed to space for patrol. A substation would increase space for patrol which was not currently needed, thus a substation would not provide the same value. City Manager Stefanov explained that one of the challenges of the expansion was that access to the sally port and jail cells in the rear of the building needed to be preserved - which was the reason they were examining an upward expansion within the existing footprint. The city didn't have an expert opinion yet. Director Barker added that part of the evaluation was the reappropriation of existing first floor space in order to create more work space. Chief Jones agreed, there were certain areas that could use a redesign.

Director Joly displayed a slide and discussed the **Bevelhymer & Walnut Roundabout Design**. It had a \$500,000 design cost, a \$6 million-dollar budgetary cost, and included leisure trail connections and widening of Bevelhymer Road north of Walnut Street. Director Barker stated that this project would not impact any residential properties and that the city would be working with the Joint Parks District for any needed additional right of way. Across the street, and in conjunction with this project, there would be a robust leisure trail project to provide more connectivity.

Council Member Fellows stated his concern with installing a roundabout was pedestrians being able to safely cross in order to get to the park. This was a high-speed roadway. A 4-way traffic light was a better way to make sure traffic stopped for pedestrians. City Manager Stefanov responded that staff would look at a traffic light. It may require widening and the installation of left turn lanes. A 50-mph speed limit and a driver who did not observe a yellow or red light could increase the risk of a dangerous traffic accident. Council Member Fellows acknowledged the traffic calming effect of approaching a traffic circle and he stated that he was very pro-traffic circle, but questioned its effectiveness at this location. Director Barker stated that staff could definitely evaluate a 4-way stop. He added that the rapid flashing beacons at Market and Main Streets were very effective for getting drivers to stop. He thought a roundabout was a safer option noting that the radius would not tolerate a vehicular speed of greater than 20 miles per hour. Nonetheless, he agreed this intersection was going to have more than the average amount of pedestrians, so it was a concern.

Mayor Spalding asked whether the Woodhaven leisure trail would connect. Director Barker answered that, once installed, it would connect. He wanted to look at further neighborhoods to connect other sections of trail.

City Manager Stefanov stated that if the concern was vehicular speed, then engineering staff could examine extending the splitter islands in order to slow traffic.

Council Member Fellows stated that he had a similar concern about safe pedestrian crossing with the roundabout at Greensward and US 62.

Director Joly stated that **SR 605 Drop Lane Design** would be discussed with the new projects. There were some scheduling concerns due to its proximity to the learning campus.

Traffic Calming Implementation Design. Director Joly referenced the study performed and the cost and time needed to implement the recommendations. She stated that having an annual program gave staff and council the opportunity to evaluate speed and safety concern areas and how to best address them in the city. Council Member Durik remarked that an annual program made sense, this should be an annual part of the budget in the same way that sidewalk maintenance was. Council Member Brisk agreed and stated that this was a safety issue. She

frequently heard remarks from residents about cars that drove too quickly through pedestrian and residential areas. Council Member Wiltout asked whether it would cost \$500,000 per year. Director Joly responded, according to the study, it would cost \$500,000 per year for 10 years to implement all of the recommendations, but the cost would fluctuate based on need. Council Member Wiltout agreed that an annual program was a good idea.

Director Joly displayed a slide that included the following potential new projects for 2024:

Potential New Projects

- Pickleball Shade Structure (\$300k – 2.7 M)
- Taylor Farm Shade Structure Over Playground (+/- \$250,000)
- Taylor Farm Picnic Shelter (\$400,000)
- Additional Equipment at Playgrounds (\$80k - \$362k)
- Sugar Run Infrastructure/TAPASAG Meetings (\$500,000)
- SR605 Drop Lane* (\$1,500,000)
- SR161 Pedestrian Overpass

Pickleball shade structure

Director Barker displayed and discussed three pickleball shade options, each with increased shelter features and increased costs.

Option 1 was a sail. It consisted of a fabric covering only the courts and was estimated to cost \$1 million.

Option 2 was an open-air coverage of the entire facility. It consisted of a fabric top covering the courts and the areas in between the courts. It had open sides and would include lighting and was estimated to cost \$1.7 million. If it had a metal roof, the cost estimate was \$2 million. Council Member Brisk asked whether play could continue in the snow and rain. Director Barker answered that play would depend on the willingness of the players to tolerate the temperatures. Council Member Brisk asked whether water would permeate the fabric top. Director Barker responded that the fabric top would be generally waterproof, but noted that there were options for drop-down sides similar to a wedding tent. Council Member Shull added that there was also an option for a cover similar to the cover at the Hinson Amphitheatre.

Option 3 was a fully enclosed structure with heating and it was estimated to cost \$2.6 million. Council Member Durik questioned the accuracy of the cost estimate. He had recently seen a proposal for a smaller structure with a cost estimate of about \$8 million. Director Barker clarified that this option did not include air conditioning and it was a metal fabrication similar to a pole barn-type of construction. Council Member Durik continued that he was dealing with a pavilion for Ohio State University that was 1/3 of the size of this and was estimated at \$8 million, but included air conditioning. Once a structure was fully enclosed, additional occupational standards had to be met, such as fire suppression. Mayor Spalding asked whether a portion could be fully enclosed and mentioned the possibility of using garage-type doors. The city could cover half now, half later. Director Barker responded that staff had not evaluated that option. Mayor Spalding commented that some people liked to play outside. Council Member Shull stated the city could just cover the rest areas, there were a lot of options.

Council Member Wiltout asked for information regarding the cost of other existing shade structures in other comparable cities. Council Member Shull didn't know of any cities with fully enclosed courts, only commercial ones. If New Albany covered its courts, the city could generate revenue in the winter because there was a market for covered courts. Council Member Wiltout did not think the city was running the courts with a commercial mindset – this was a public facility. Council Member Shull noted there was commercial interest in running tournaments at the city's courts. Council and staff discussed getting sponsors.

Council Member Brisk stated that the choice was between offering shade or going all-in and enclose the whole thing. She could not see the benefit of choosing the middle option with just the shade. Council Member Wiltout

noted this seemed like something a person would want to be outside for and that the enclosure looked like a CrossFit gym. Council Member Brisk stated, when going to Pickle and Chill, people wanted to be outside, and if the city decided to enclose the whole thing, the outdoors was lost.

Council Member Durik added that he did not know of any local community that enclosed their tennis courts. Council Member Kist stated that Thompson Park put up a bubble in the winter. Council Member Durik agreed and distinguished putting up a bubble from constructing a roof. Council Member Kist stated that he agreed with the mayor that having an outside play option and an enclosed option was good, particularly in the winter. Council Member Wiltout asked about the cost of a bubble. City Manager Stefanov stated that he received a text that the New Albany Country Club paid \$400,000 to rent the bubble.

Council Member Wiltout noted the shade sail would last 10 to 15 years. She didn't think a shade structure lasting 5 years was a good investment.

Council Member Brisk stated she was concerned about fully enclosing 8 courts and then having an influx of non-residents using them. Council Member Shull acknowledged that concern and stated that the Joint Parks District was experimenting with a program to rent the courts. Council Member Shull stated it was estimated that between 350-400 people per day were playing pickleball and, as such, this was a tremendous draw for our community. That was the equivalent to 3 shows per week at the amphitheater. Council Member Brisk asked whether there was a sense of how many of the players were residents. Council Member Shull responded no, but barcodes had been placed on the signs. He wasn't sure if they could track visitors by asking for zip codes.

Council Member Durik noted people weren't bothered by the outdoor courts. They kept coming. Council Member Shull stated they were talking about shade. Every picnic table was being used.

Council Member Fellows asked if the Joint Parks District's proposed pavilion would have a seating area. Council Member Shull replied that was currently in the design phase. They knew restrooms were important and were waiting on numbers for utilities.

Council Member Shull was leaning towards fully enclosing 8 courts with garage doors. He favored covering the rest with fabric. Council Member Wiltout stated she had no idea of the cost. She asked about the cost of a half-structure. Director Barker estimated it would cost roughly $\frac{3}{4}$ of the whole. City Manager Stefanov cautioned that the stated cost estimates were rough and he recalled that the Taylor Park estimate was less than what the actual cost turned out to be. Director Joly responded that staff could put together more information before the budget presentation. Council Member Shull anticipated needing \$1.5 million, plus \$100,000 for the remaining section.

Council Member Brisk wasn't sure. She suggested waiting 1 more year and seeing what developed, perhaps building next year.

Council Member Durik offered the city could spend the money by adding more courts.

Mayor Spalding wanted to see pricing. Council Member Durik did not see this as a high priority. He favored shade only, given the other buildings going in in the vicinity. Council Member Fellows thought they needed shade next year. Council Member Brisk stated, when players were resting, they needed shade. Council further discussed all the shade options again and the incoming facilities.

Taylor Farm Shade Structure Over Playground/Taylor Farm Picnic Shelter

Director Joly described the proposed shade structure to go over the Taylor Farm playground and the proposed picnic shelter.

Council Member Brisk favored shade for resting places, like a shelter.

Council Member Wiltrout recalled testing slides when they were shaded/not shaded. The not shaded slides were very hot. Thompson Park had the same issue. If the city put shade over the little kids' area, it would be fine. There were trees that provided shade for the big kids' area.

Council Member members talked about artificial shade structures versus planting trees. Director Joly stated one would have to wait a substantial time for tree coverage. Council Member Fellows wanted to transition from shade sails to trees.

Director Joly proposed a bird watching pavilion closer to the playground. It could have picnic tables.

Council Member Fellows stated a sheltered area was important. It was a long walk from the parking lot. People needed some place to take shelter from storms. Walking back to the car wasn't easy if a storm with lightning popped up. Council Member Brisk concurred.

Additional Equipment at Playgrounds

Director Joly described the neighborhood parks with new equipment. The city had received positive feedback. Generally, these playgrounds appealed to younger kids, the 2-5 year-olds. Director Joly worked with the playground contractor to identify a piece of equipment that could provide play value for older kids, the 5-12 year-olds. She displayed a cabled climbing structure, similar to the one at Sumption Park. She obtained estimates to add climbers to Planter's Grove and Byington. There wasn't space for climbers at all of the pocket parks. She obtained an estimate for a single-bay tot swing at James River Road. She had received emails from residents around Lambton requesting older child equipment. The city hadn't identified a good location inside that park. If council wished, the city could add more play value to the pocket playgrounds.

Mayor Spalding asked and Director Joly replied that the open space wasn't a matter of separating younger and older kids, but that a swing needed a large footprint for a fall area and other equipment couldn't be installed there.

Sugar Run Infrastructure/TAPASAG Meetings

Manager Mayer stated that TAPASAG stood for Traffic And Pedestrian Access Study Advisory Group. Director Joly recalled the TAPASAG meetings regarding infrastructure around the Hamlet at Sugar Run development. Residents went through exercises trying to identify and prioritize city projects. City Manager Stefanov noted, when each of the groups met, staff told participants that certain projects were already in the pipeline, like the roundabout at Bevelhymer or the potential SR 605 drop lane. The remaining projects received prioritization feedback. Director Chrysler noted staff had a record of all the items discussed. City Manager Stefanov pointed out small suggestions which could already be implemented, like the SR 605/SR 161 overpass safety fence, without council's formal approval.

Mayor Spalding asked about the Chatham Green/SR 605 intersection improvement. City Manager Stefanov replied that it came up, but the city was already addressing it.

Council Member Wiltrout observed there was no Enclave Park improvements in the projects. Director Chrysler replied it was on the staff-created list, but not selected by residents.

Council Member Fellows pointed to the Bevelhymer Road connection to Walton Parkway. Now that all there were commercial business on US 62, he'd heard that the neighborhood kids were biking to Sheets and Dairy Queen. The folks in the TAPASAG meetings were worried about their kids getting there safely. Director Chrysler talked about more options and potential connections becoming available in that area.

Council Member Wiltrout asked and Director Chrysler replied that the city did not have rights to all of the land needed to install leisure trail from Bevelhymmer Road to Walton Parkway. There were opportunities to pursue. The construction would be simple. As the highest priority item, the city wanted to achieve it. City Manager Stefanov stated he might be able to pay for it out of the Trail Extension budget.

SR 605 Drop Lane

Director Joly described the SR 605 drop lane project. Staff was looking for council's input on design and construction in 2024 or into 2025. City Manager Stefanov stated that EP Ferris estimated, the way the drop lane was designed, could hold ~90 vehicles, as long there was buy-in from the school district to allow double-stacking in the first part of the school loop. City Manager Stefanov described the projected traffic flow.

Council Member Fellows asked if staff had considered going down Cardules Way – changing the drop zone from the middle school parking lot to Cardules. City Manager Stefanov stated staff did and could revisit that option. When City Manager Stefanov talked to Superintendent Michael Sawyers about it, he was told it would conflict with bus traffic. Superintendent Sawyers wanted to separate the buses and private vehicles.

Council Member Brisk stated the drop-off was one of the more dangerous areas. If she was in the area anytime around drop-off, particularly, people drove around each other and crossed into the opposing lane. She was receiving emails about kids trying to cross the street at the drop-off. She hoped the proposed drop lane would help lessen the congestion and risks taken. It was time to address this area. The condition should be that the school do their part. If the city changed the street, the school should change the flow in the parking lot.

Council Member Wiltrout stated, at least for the primary school, there were 4 different pick-up and drop-off zones. Congestion on Dublin-Granville Road was also bad and contributed to people going around each other. There was no space for this on Dublin-Granville Road. This proposal was good, but she wanted to understand what school was willing to change and implement for this area, including possibly shifting traffic from the Dublin-Granville Road area. Council Member Brisk thought council just needed to hear that the school would commit.

Public Service Director Mike Barker stated the SR 605 drop lane was not a magic wand, but it would provide relief. The active management of traffic on the school campus would help. Council Member Fellows asked whether the school had a traffic cop. Director Barker stated a lot of things could be done programmatically on campus that would directly assist the city. The city was maximizing its capacity to solve this problem, but it would only help as much as the school was able to adapt, manage, and facilitate this solution.

Council and staff further discussed drop-off points and allowing kids to exit cars and get onto campus earlier. Cars were already backing up on SR 605 before the kids were allowed to step out. Council Member Brisk understood there were union and operational constraints for the school.

Council Member Durik supported this project. He asked if it made sense to build 2 drop-off lanes instead of 1. School enrollment wasn't going down. Council Member Kist stated there were more locations to drop-off/pick-up. Council and staff noted drop-off locations were not assigned for the primary school. Superintendent Sawyers had previously pointed out that telling people where to drop-off didn't work, they wouldn't do it. Council Member Fellows observed that the southbound traffic from SR 605 got stuck at US 62 and backed up. City Manager Stefanov hoped the double-stack in the loop would encourage more cars to use the left turn lane approach. Other solutions included signal timing.

SR 161 Pedestrian Overpass

Director Joly described a potential SR 161 overpass. Before 2020, the city conducted a study, with the City of Columbus and Metroparks, to look at pedestrian overpasses. One option from that study was a pedestrian bridge

near Hamilton Road over SR 161 that would land at Taylor Farm. The City of Hilliard was building \$10 million overpass over I-270. \$6 million was coming from MORPC, likely federal dollars, plus there was state funding. Hilliard was paying ~\$1.7 M. Those projects took years to develop. Director Chrysler added that a SR 161 pedestrian overpass received 1 sticker at TAPASAG.

Council Proposed Other Projects

Director Joly asked if staff missed proposing any projects.

Council Member Brisk wanted to add The Enclave park. At the Sugar Run meeting, she had heard that the Enclave's park had deteriorated, including a high-traffic pedestrian bridge. They had put down a pole to stop people from using the bridge. The city was not responsible for The Enclave's park. The Enclave had 45 houses and they were in trouble on this issue. Council Member Brisk thought the city should seriously consider fixing that up, like other neighborhoods, especially because it would be across from the future hamlet.

Council Member Wilttrout stated it sounded to her like the biggest issue was the bridge at a cost of \$30,000. Council Member Shull recalled the playground was new, but not the bridge. Council Member Brisk understood it was all a hazard. Council and staff discussed The Enclave's amenities. Council Member Fellows thought Steiner's team had said they would help with that area as part of an extension of their area. Staff could not recall those details. Council Member Brisk asked whether the city was willing to keep letting it be unsafe. She thought the city should take some responsibility. Council Member Wilttrout remarked that \$30,000 for a bridge was low hanging fruit.

Council Member Fellows asked about the Adaptive Sports Park project and whether council had considered funding for that. City Manager Stefanov responded it could be added to list. At this time, the city was only planning on offering the grounds through a lease.

Director Joly described how the prioritization exercise worked with red, yellow, and green sticky notes. Red = take it off the list. Yellow = further out than 2024. Green = fund in 2024. Council members stuck the colored notes to the pages on the wall with the listed projects.

Council and staff took a break at 2:37 pm.

The meeting resumed at 3:13 pm.

Director Joly reviewed the prioritization results. *Clerk's note: see attached summary/report.* There was funding available for council's green choices. Staff would look at the yellow projects, find a way to weight them, and figure out when there could be funding. Red projects would be eliminated unless council brought them up at a future date.

Council Member Kist asked, regarding Ealy bridge, if the city had made commitments. Could it be eliminated or revisited? City Manager Stefanov responded that the New Albany Company (NACO) gave the city \$25,000 towards the bridge, but that was nowhere near what it would cost. Director Joly recalled the commitment was part of the process of the construction of the Ealy subdivision. Council Member Kist thought it should be addressed at some point. Director Barker believed the bridge cost was around \$250,000.

Village Center Capital Improvement Fund

Director Joly stated that staff was hearing more interest from property owners and developers in the Village Center (VC). The city had the Economic Development fund for the Business Park. The city could apply that model to VC. Director Chrysler stated the city didn't know when projects were going to be pitched and being able to respond quickly was important. The VC had its own TIF district and the city could use the same development

mechanisms in the VC as it used in the Business Park. Moving forward, and given the city's tax rate, when the New Albany Community Authority expired, it was unlikely the city would be able to do a new community authority or other special assessment. The VC fund would be a way to identify downtown projects and have a regular stream of funding for them.

City Manager Stefanov proposed allocating a percentage of income tax to a dedicated VC fund, similar to the Capital fund and the Park and Trail fund. The VC fund could receive a 1.5% allocation estimated to generate ~\$750,000 annually. Council could seed the VC fund with a \$5 million transfer from the General fund. If there was an opportunity to advance a Second and Third Street extension or a project in the Historic VC, the VC fund could facilitate the new development - which would be TIF'ed and that money further utilized for construction in the VC. The fund could also be used for street furniture and beautification. City Manager Stefanov asked if council wanted to do this – dedicate money for future VC projects and at what amount. He recommended 1.5%, especially if council could seed the fund with a larger chunk of money for projects sooner rather than later.

Council Member Brisk asked and City Manager Stefanov stated staff would still come to council for authorization to build infrastructure to support a project. Council approved street, water, and sewer. This fund would be first pot of money to look to. Director Chrysler stated he VC fund wouldn't be the only fund to draw from and having the VC fund would not alter council's authority.

Council Member Shull stated the city would still have the money, it was just allocated. City Manager Stefanov agreed. The fund would narrow the focus and use. Alternatively, the money could sit in the General fund or Capital fund. The VC fund did limit the use of the money.

Council Member Brisk stated the allocation's upside was that the money was put aside for this specific growth phase and the city had committed a certain amount.

Council Member Shull asked and Director Staats answered that the allocated money could not be transferred back out to the General fund. If there was a capital improvement, similar to TIF funds, the city could move money into another fund if it fell under the same purpose.

Council Member Wiltrout asked and City Manager Stefanov replied that the VC fund just focused attention. Council Member Wiltrout expressed concern that it could hamstring the city's ability to spend on other projects.

Council Member Durik asked, if the money was kept in the General fund and earmarked, could it be carried over from year to year. City Manager Stefanov confirmed that it could. Council Member Durik stated that money could be moved into Capital Projects when they came up. He agreed with certain VC projects, there was a lot the city wanted to do in that area.

Council Member Durik asked how the Village Center was defined. Director Joly responded the city's strategic plan had a defined VC boundary. There could be other financial methods to achieve the same thing as the VC fund. Staff favored the responsiveness of a VC fund. If a project comes up that wasn't in the Capital budget, but the city needed to timely respond, there were advantages to having dedicated funding.

Council Member Brisk thought a VC fund would give the city discipline. She didn't know the right amount. She liked knowing a certain amount was pared off specifically for the center of the city. Council regularly talked about the center needing to be priority.

Council Member Kist asked and Council Member Brisk confirmed this would cover the VC and Historic VC. Council Member Shull asked if the proposed \$5 million parking garage could be paid from that. City Manager Stefanov confirmed that it could, but staff wouldn't be proposing that. One of the reasons he suggested 1.5% was that it wouldn't generate a lot, but if the city had to do a VC road project, the amount could be pulled down if

there. Director Joly added that the Parking Framework Study recommended smaller parking lots in the Historic VC. This fund could enable that.

Director Chrysler described staff discussions regarding a VC fund. It would be a way of keeping track of commitments, an accounting method. Council could know for sure and be able to tell residents how much was in the VC fund. There would be a clear idea of what was available to spend on VC projects and what was already allocated for other projects. It would give more transparency to earmarked money. There were opportunities in the VC - staff couldn't control pace of project proposals the way they did a park project. This was perhaps an easier way to separate out the funds and think about projects differently.

Council Member Wiltrout asked and Director Chrysler responded this was more about being intentional. Staff was talking about how to explain simply what was in all of these pots. It was a way to separate out and make earmarks more transparent. The \$5 million was a big seed, but the annual allocation was small. Council could make it more. It would not be hard to come up with \$1 million of infrastructure projects in the VC.

Council Member Shull asked if a developer or landowner would ask for incentives because they saw money sitting in that fund? Director Chrysler responded that that did happen. The city would treat it no differently than they did when it happened in the Business Park. A project had to be compelling enough for council to approve it. If someone did ask, staff didn't have carte blanche to approve. Council Member Shull thought more asks may come out of the VC fund than the city was used to. Council Member Kist thought that could be a good thing. Director Chrysler agreed, the city wanted to hear pitches for the Historic VC, hear opportunities to revitalize that area. Council Member Brisk agreed this would be a way of prioritizing that.

Director Chrysler stated there was a development opportunity currently in front of the ARB from a new developer in the area. It passed all the tests. The developer was nervous about infrastructure. The VC fund could be a way to reassure people that funding was available. The city could also show the Capital fund, but fewer projects would be competing for VC funds.

City Manager Stefanov stated the proposed \$5 million allocation would be a 1-time event. The 1.5% would not be subtracted from ongoing allocations to other funds. The Capital fund allocation would remain at 12%, the Park Improvement fund would stay at 3%.

Council Member Brisk agreed it would sound good as a commitment to the VC, and the city could always use it on downtown roads.

City Manager Stefanov recalled the fail-safes built into city budgeting due to the 2008 recession. The city was able to increase, decrease, or suspend annual allocations as needed.

Council Member Wiltrout compared it to a savings account and family budgeting. She thought this was a good idea and the dollar amount was not too much.

City Manager Stefanov stated council did not have to commit now. It would require legislation to create this fund and make the allocation.

Some council members agreed that staff could create the legislation. Council Member Shull wanted more information on the proposal. Council Member Kist agreed council needed to be intentional and hadn't had new developments in the VC for a while. Council members further discussed the ARB presentation.

Council Member Durik agreed that council had talked for a long time about more VC development. If this helped city be in a position to facilitate that, he was in favor. The exact amount and percentage could be discussed in the future.

Conclusion:

Director Joly stated takeaways for staff included digging further into a couple proposals. Staff would work on weighting the yellow prioritization items and share the results. Budget season was starting. Director Staats would be drafting the 2024 budget. Council could reach out to staff for more information or share thoughts if something was not covered.

OTHER BUSINESS:

Council Member Brisk, acting as President Pro Tem, asked if there was any further business. Council indicated no other business.

ADJOURNMENT:

Council Member Brisk moved to adjourn the meeting. Council Member Kist seconded and council adjourned the workshop at 3:48 pm.


ATTEST:



Jennifer H. Mason, Clerk of Council



Sloan T. Spalding, Mayor



Date

Clerk's note: These minutes were prepared in sections by Clerk Mason and Deputy Clerk Madriguera.

City of New Albany
Capital Workshop Priorities 2024

9/11/2023

Weighted Points

5 3 1

Rank	Project	Estimated Cost	Budget Year	Fund	Weighted Points			Total
					GREEN	YELLOW	RED	
1	Police Department Remodel - Design	150,000.00	2024	Capital	7			35
	SR605 Drop Lane - Construction	1,500,000.00	2024	Capital	7			35
	Windsor Park	500,000.00	2024	Parks	7			35
	Sugar Run Infrastructure (TAPASAG)	500,000.00	2024	Parks	7			35
	Other Project - Sugar Run - Enclave Bridge*	50,000.00	2024	Capital	7			35
	Taylor Farm Shade Structure (+/- \$250K)	250,000.00	2024	Parks	6	1		33
	Bevelhymmer & Walnut Rd RAB - Design	500,000.00	2024	Capital	4	3		29
	Traffic Calming Implementation Design - possible new annual program	500,000.00	2024	Capital	4	3		29
	SR605 Drop Lane - Design	100,000.00	2024	Capital	5	1		28
2	Pickleball Shade Structure (\$300K - \$2.7M)	1,700,000.00	2025	Parks	3	4		27
	Taylor Farm Picnic Shelter	400,000.00	2025	Parks	1	6		23
	SR161 Pedestrian Overpass*	-	2025	Capital		7		21
	Taylor Farm 3 - Farmhouse & Barn Relocation Concept Feasibility	500,000.00	2025	Parks		7		21
	Additional Playground Equipment @ 3 Playgrounds	362,000.00	2025	Parks	2	3	2	21
3	Other Project - Adaptive Sports Donation*	-	2026	Capital	3		4	19
	Market Square/Library Enhancements	1,000,000.00	2026	Capital	1	3	3	17
	Kitzmiller	300,000.00	2026	Capital		4	3	15
	Ealy Bridge	-	2026	Capital		3	4	13
	Bicycle Hubs	-	2026	Capital		3	3	12
	Basketball @ Thompson	30,000.00		Capital			7	7
4	Tidewater Nature Preserve	-		Capital			7	7
	Zarley Street Road Improvements	2,500,000.00		Capital			6	6
	Dog Park	-		Capital			6	6

Potential Projects for Future Prioritization:

Historic Village Center Road Network Extension - Design**	500,000.00	2024	Village Center
Historic Village Center Road Network Extension - Construction**	5,000,000.00	2024	Village Center
Police Department Remodel - Construction	1,500,000.00	2026	Capital
Bevelhymmer & Walnut Rd RAB - Construction	6,000,000.00	2025	Capital
Edaptive Traffic Management - Non Business Park	750,000.00	2026	Capital
Jug Street Improvements @ Licking County Line	-	2028	Capital
Miller Street Land Acquisition*	250,000.00	2024	Parks
Additional Municipal Office Space*	-	2027	Capital
Village Center Incubator (Old HS)*	-	2027	Capital

*Projects introduced by Council or Administration.

**Approval of the new Village Center Capital fund and related 1.5% income tax allocation will authorize the advancement of this project in 2024.

≡ NEW ALBANY ≡

2024 CAPITAL WORKSHOP

September 11, 2023



≡ 2022 Capital Workshop



≡ NEW ALBANY ≡

Order of BUSINESS

AGENDA

- 1. Introduction
- 2. 2023 Project Updates
- 3. 2024 Fiscal Outlook
- 4. Lunch
- 5. 2024 Project Discussion
- 6. Council Initiatives *(if time allows)*



≡ NEW ALBANY ≡



COUNCIL PRIORITIES

VILLAGE CENTER

RECREATIONAL AMENITIES

MAINTENANCE

SUSTAINABILITY



≡ NEW ALBANY ≡

2020 WORKSHOP RECAP

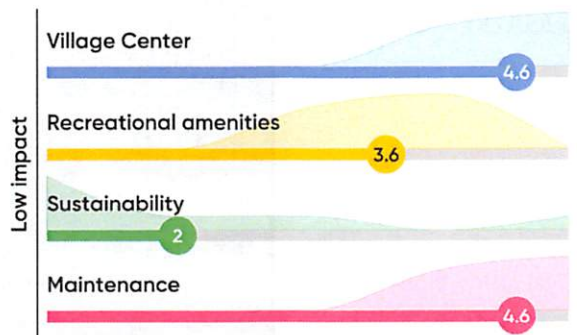
What are the top three priorities the city should focus on in the next five years?



NEW ALBANY

2020 WORKSHOP RECAP

Rate the impact each Council Priority will have on the community?



NEW ALBANY

CAPITAL SPENDING STRATEGY

2020-23



CAPITAL PROJECTS

- Market Street Extension Design
- US62/SR161 Gateway
- Taylor Farm Phase 1 Improvements
- Pickleball Courts



MAINTENANCE

- Street Pavement Maintenance
- Nilesville Trail Replacement
- Pocket Playground Upgrades



DESIGN

- Rose Run 2/A Memorial Design
- Taylor Farm Phase 2

≡ NEW ALBANY ≡

PROJECT UPDATES

- <https://experience.arcgis.com/experience/3f7e44b7a691449caf/eafa2829713629>



≡ NEW ALBANY ≡

CITY OF NEW ALBANY

Traffic Calming Study

PROJECT STATUS REVIEW

Council Retreat

SEPTEMBER 11, 2023

Agenda

1. Traffic Calming Methods
2. Target Site Evaluations

01

TRAFFIC CALMING METHODS

NEW ALBANY TRAFFIC CALMING STUDY

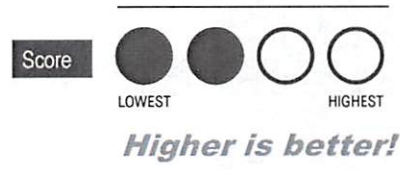
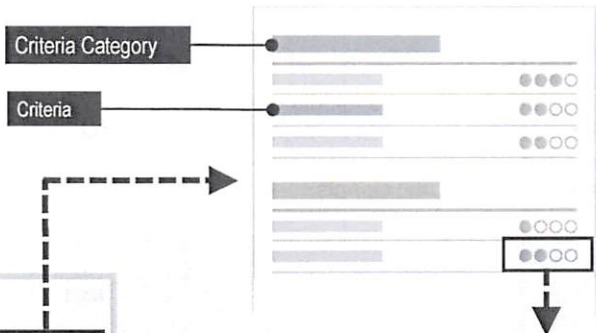
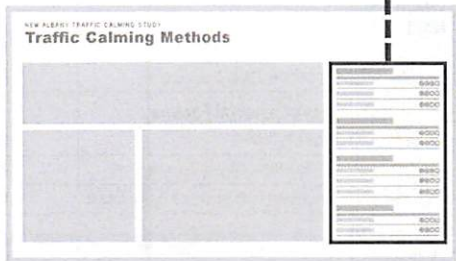
Traffic Calming Methods



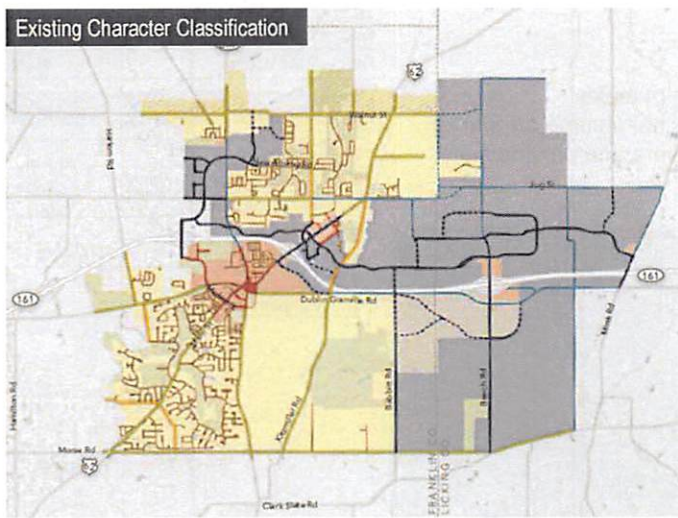
- Intersections
- Lane/Corridor Impacts
- Roadway Edge
- Pedestrian
- Pavement Changes
- Bicycle Improvements
- Pavement Changes
- Vertical Impact Elements
- Regulatory

Traffic Calming Methods

HOW TO READ THE TABLES



Traffic Calming Methods



- EXISTING CHARACTER CLASSIFICATION**
- Business Park
 - Business Park Transitional
 - Commercial Center
 - Village Center
 - Village Traditional
 - Rural
 - Neighborhood
 - Proposed Roadway

Traffic Calming Methods | Example

ROUNDBABOUTS

Large, raised, circular islands at the middle of major intersections. Roundabouts are used on higher volume arterial streets to allocate right-of-way between drivers and provide a cost-effective alternative to traffic signals.



Ability to Implement

Cost Effective	●●●○
Ease of Maintenance	●●○○
Flexible Design	●●○○

Active Transportation

Pedestrian-Friendly	●●○○
Cyclist-Friendly	●●○○

Traffic and Parking Considerations

Parking	
Auto Access	
Emergency Vehicle Access	●●●●
Snowplow/Street Sweeping	●●●○

Environmental Factors

Noise Pollution	●●●○
Utility / Right-Of-Way Impacts	●●○○
Aesthetic Improvements / Public Space	●●●●

COST \$\$\$\$

Traffic Calming Methods | Example

ROUNDBABOUTS

Large, raised, circular islands at the middle of major intersections. Roundabouts are used on higher volume arterial streets to allocate right-of-way between drivers and provide a cost-effective alternative to traffic signals.



OVERALL IMPACT

Reduces Traffic Speed	●●●○
Reduces Traffic Volume	●○○○

RECOMMENDED LOCATIONS

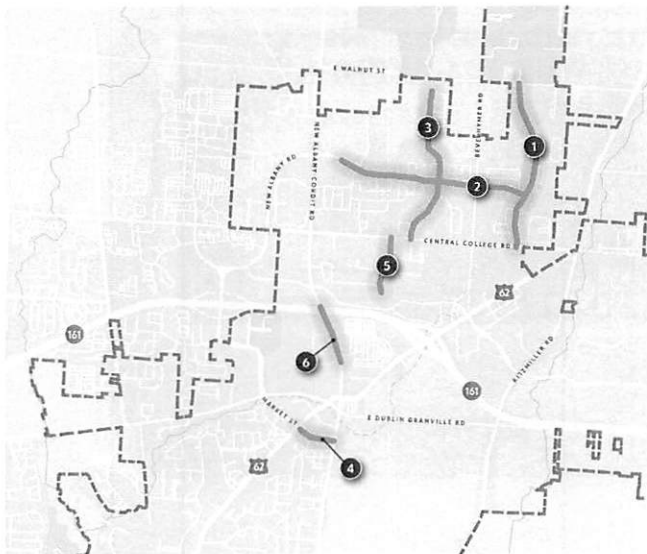
- Business Park
- Business Park Transitional
- Commercial Center
- Village Center
- Village Traditional
- Rural
- Neighborhood

02

TARGET SITE EVALUATIONS

NEW ALBANY TRAFFIC CALMING STUDY

Target Site Evaluations | Overview



- 1 New Albany Links Drive
- 2 New Albany Road
- 3 Dean Farm Road
- 4 Village Hall Road
- 5 Cedar Brook Road
- 6 New Albany-Condit Road

CAPITAL FUNDING



City Capital Funds
(ie. Capital Imp, Park Imp, Leisure Trail Imp)

Economic Development Sources
(ie. Community Authorities (IT & 9.75),
Grants, Oak Grove II Infrastructure)



DISTRIBUTION OF REVENUE



DISTRIBUTION OF REVENUE

Income Tax



85%

GENERAL FUND

Funds operations and provides for transfers to capital and other funds above the 65% fund balance reserve.



12%

CAPITAL IMPROVEMENT FUND

Funds provide for general capital improvement projects within New Albany.



3%

PARK IMPROVEMENT FUND

Funds provide for park and trail improvement projects within New Albany.

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CAPITAL FUNDING since 2018

\$61.5 million

GENERAL

Capital/Infrastructure Projects from 2018 to Current

\$190.5 million

BUSINESS PARK

Infrastructure Projects from 2018 to Current

\$34.4 million

PARKS, PATHS & OPEN SPACES

Resident Focused Projects from 2018 to Current

\$22.1 million

ROADS & UTILITIES

Resident Focused Projects from 2018 to Current

*\$5.0 million**

FACILITIES

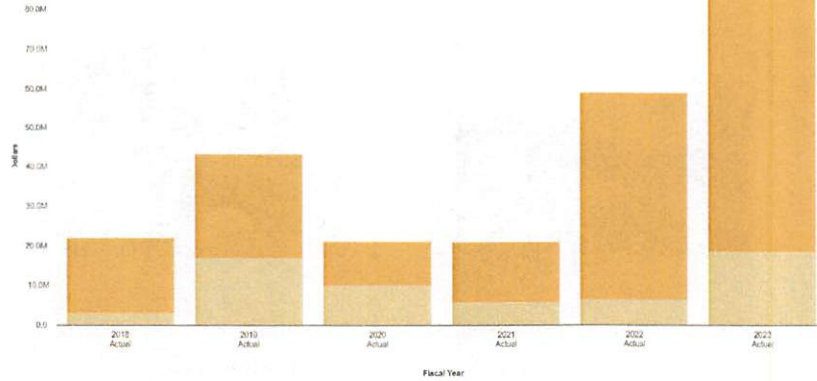
Resident Focused Projects from 2018 to Current

*Includes \$2.4M City Facility Imps

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Capital Projects - Actual Annual Investment

Visualization



Sort **Large to Small**

- Business Park Capital Projects
- General Capital Projects

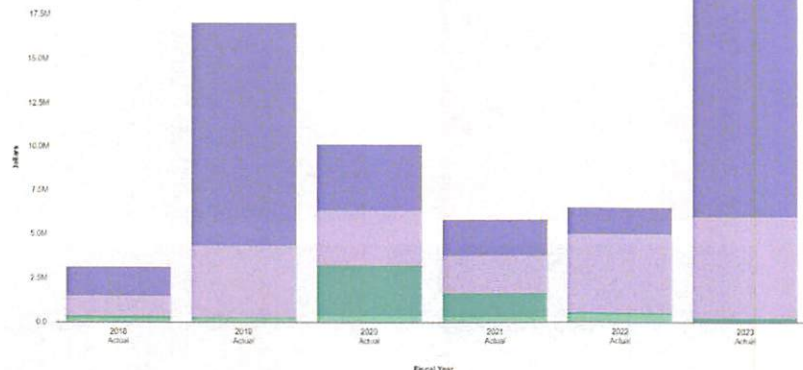
Expend All	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual
Business Park Capital Projects	\$ 18,900,359	\$ 20,240,591	\$ 11,025,081	\$ 15,173,584	\$ 52,567,502	\$ 66,635,158
General Capital Projects	3,171,788	17,059,090	10,183,936	5,874,843	6,528,949	18,660,044
Total	\$ 22,072,147	\$ 43,299,680	\$ 21,209,017	\$ 21,048,427	\$ 59,096,451	\$ 85,295,202

Data Filtered by Project. Expenses are reported on September 12, 2023. Created with OpenDev



General Capital Projects - Actual Annual Investment

Visualization



Sort **Large to Small**

- Parks & Open Space
- Roads & Utilities
- Facilities
- Bike & Pedestrian Connections

Expend All	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual
Parks & Open Space	\$ 1,677,813	\$ 12,877,512	\$ 3,821,248	\$ 2,062,403	\$ 1,823,112	\$ 12,636,820
Roads & Utilities	1,045,220	4,048,187	3,062,568	2,120,339	4,451,889	5,711,232
Facilities	224,262	64,470	2,900,021	1,365,713	137,177	291,354
Bike & Pedestrian Connections	224,493	268,931	362,104	326,388	496,941	21,908
Total	\$ 3,171,788	\$ 17,059,090	\$ 10,183,936	\$ 5,874,843	\$ 6,528,949	\$ 18,660,044

Data Filtered by General Capital Projects. Expenses are reported on September 12, 2023. Created with OpenDev





LOOKING TO 2024-28

FISCAL OUTLOOK

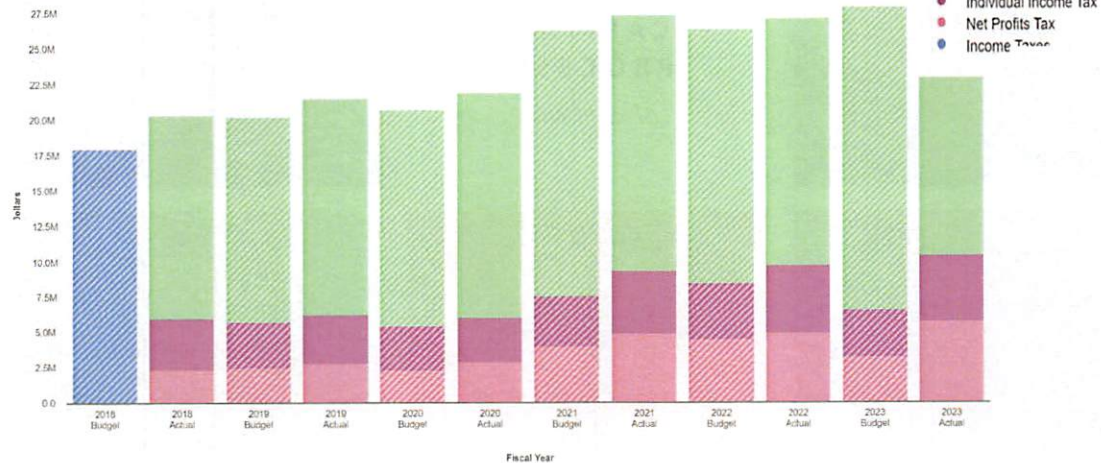
2024 and Beyond – Income Tax Projections/Assumptions

- 2023 Income Tax Projections
 - Individual & Net Profit
 - 2021-2023 – Record setting collections compared to 2017-2022
 - 2024 – based on average collections of 2017-2022
 - 2025 – 2027 – building projections based on trends as they relate to the Great Recession
- Withholding
 - 2023 – Consistent with 2021 & 2022 collections
 - 2024 based on the following:
 - Continued consideration of 5 significant businesses w/ remote work
 - Year 2 of Intel related projections (Intel & Construction) included
 - Remainder average increase over the past 6 years applied (8.2%)
 - Projected 8.9% increase in withholding
 - 2025 – 2028 – building projections based on conservative 3 or 2.5% increase



General Fund Income Taxes - 2018 to 2023 YTD

Visualization



Data filtered by Income Taxes, General Fund, General Revenues, No Projects. Open and exported on September 10, 2023. Created with OpenGov





Lunch

NEW ALBANY



CAPITAL
PROCESS
at a glance



Assess

- Review Council's previous priorities
- Look at planning documents
- Assess capital needs

Develop

- Create list of capital projects
- Establish spending capacity
- Develop implementation strategy

Endorse


- Finalize capital improvement plan
- Seek Council approval of budget

NEW ALBANY


AVAILABLE FUNDING 2024



\$3.4 million
PARK FUND



\$4 million
CAPITAL PROJECTS



\$5 million
PROPOSED VILLAGE
CENTER
INFRASTRUCTURE
FUND

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COMMUNICATIONS & MARKETING
UPDATE

SEPTEMBER 11, 2023

≡ NEW ≡
≡ ALBANY ≡
COMMUNITY CONNECTS US

2023 YTD

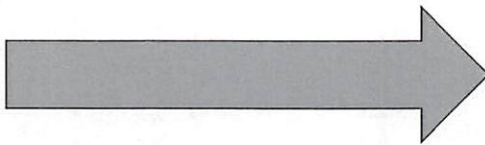
PRESENTATION OVERVIEW

1. Areas of Success
2. Areas of Concern
3. Areas of Opportunity

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≡ AREAS OF SUCCESS

HIRING THIS GUY



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AREAS OF SUCCESS



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AREAS OF SUCCESS

STANDING OUT FROM OUR PEERS ON REGIONAL AND NATIONAL LEVELS

TWO NATIONAL AWARDS AT ANNUAL 3CMA CONFERENCE

- 1st place: Best Social Media Post (wedding video)
- 3rd place: Back-to-School Safety PSA video
- 878 entries from 237 jurisdictions

TWO REGIONAL AWARDS AT ANNUAL CENTRAL OHIO PRSA CONFERENCE

- 1st place: New Albany history video series
- 1st place: NewAlbanySiliconHeartland.com



NEW ALBANY

AREAS OF SUCCESS

CONTINUED GROWTH AND ENGAGEMENT IN WEEKLY E-BLASTS

OPEN RATE

- 68.9% (industry average is 28.8%)
- Last year finished with 67.8%

CLICK RATE

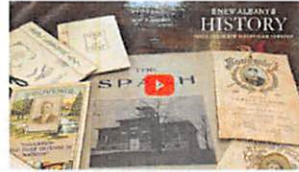
- 10.8% (industry average is 4%)
- Last year finished with 9.9%

Our numbers are higher despite picking up 375 subscribers since the beginning of the year

NEW ALBANY

CONNECTS

NEWS TO KNOW THIS WEEK



New Albany History: Education

It's no secret that the New Albany-Plain Local School District is one of the top districts in the state. But long before New Albany students began learning on a beautiful 120-acre campus with Georgian architecture, education in the area was much different. Learn about the transformation from one-room schoolhouses to a district with more than 5,000 students in the latest episode of our New Albany history series! Click the image to watch.

Hunger Action Month

At Tuesday's New Albany City Council meeting, Mayor Sloan Spalding presented Healthy New Albany Executive Director Angela Douglas with a proclamation recognizing September as Hunger Action Month. This special month is a time for everyone across the country to collectively act against hunger by donating, advocating,



NEW ALBANY

AREAS OF SUCCESS

CONTINUED GROWTH AND ENGAGEMENT ON SOCIAL MEDIA

- **2023 TOTAL Impressions:**
3,654,188
 - 2022 TOTAL Impressions:
3,435,654
- **2023 TOTAL Engagements:**
224,133
 - 2022 TOTAL Engagements:
209,333



TAYLOR FARM PARK IS OPEN! We had a blast celebrating with the community at today's grand opening of phase one!



Total Engagements 7,881



COMING SOON...Taylor Farm Park! We're getting closer to the opening of the first phase of Taylor Farm Park, which will...



Total Engagements 698



Members of New Albany City Council and City staff visited Google's New Albany data center campus today as the comp...



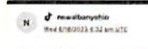
Total Engagements 1,166



Best of luck to the 12U New Albany Little League baseball team as they compete in the regionals in Indianapolis! This is one...



Total Engagements 667



Need a laugh? Watch New Albany Police Sgt. Terry Nemeth and Officer Emilee Downing try to keep a straight face as they tell each other dad jokes for National Tell A...



Total Engagements 212

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AREAS OF SUCCESS

CONTINUED GROWTH IN VIDEO VIEWS

TOTAL Views: 557,320 (408,994 total in 2022)

- Instagram: 237,260
- Facebook: 121,517
- YouTube: 64,880
- LinkedIn: 52,194
- Twitter: 46,538
- TikTok: 28,531
- Vimeo: 6,400

Led to media coverage of Village Hall wedding, Parks and Rec fieldhouse, Juneteenth, Pickleball, Market Street expansion, and Taylor Farm Park



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AREAS OF SUCCESS

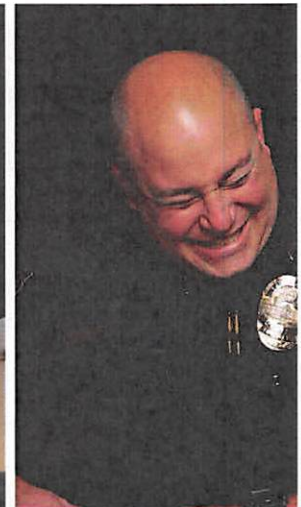
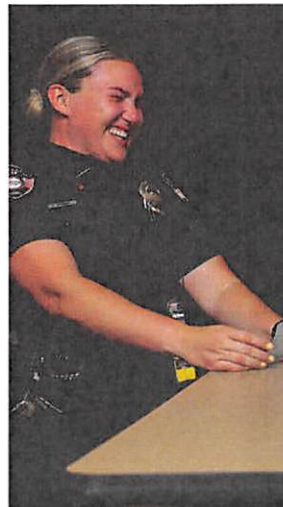
MOST-WATCHED VIDEO OF 2023

- 33,000+ views on YouTube alone
- Great opportunity to “humanize” our police



@wolfiebunnyshopofficial3923 3 weeks ago
acab but id totally be their friend

👍 3 🗨️ ❤️ Reply



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AREAS OF SUCCESS



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AREAS OF CONCERN

FIRST AMENDMENT AUDITORS

- Seeing an increase in the number of visits by people looking to push limits of free speech through video/photography
- We are in the process of installing signage to limit access to certain portions of city buildings



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AREAS OF CONCERN

WEBSITE NEEDS IMPROVEMENT

HIRED BUCKEYE INTERACTIVE TO CONDUCT AN AUDIT

- Readability needs improvement
- Navigation needs improvement
- Layout is outdated and limited (homepage redesigned in 2020 and internal pages redesigned in the distant past)

RESEARCHING COSTS FOR A WEBSITE REDESIGN (expecting \$60-70k)

EMPLOYEE INTRANET NEEDED (\$110k)

READABILITY SCORE

Category	Percentage
Needs Improvement	7.5%
Good	21.3%
Needs Fixed	68.8%
Not Available	2.3%

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AREAS OF CONCERN

CAPACITY FOR MAINTAINING COMMS/MARKETING EXCELLENCE WITH ADDITIONAL EVENTS

- Printed promotional materials
- Event signage
- Video and photography
- Event logistics



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AREAS OF OPPORTUNITY

ENHANCED WEBSITE

- We aspire to be a premier community to live, work and raise a family – we should have the communications and web presence that matches those aspirations
- Possible chatbot feature on website
- Improved layout and navigation



BEFORE



AFTER

NEW ALBANY

AREAS OF OPPORTUNITY

COUNCIL PROMOTION

- CONNECTS e-blast
- Ribbon cuttings/groundbreakings
- Special events
- Council Proclamations
- LinkedIn
- Select videos
- Social media graphics to promote survey



Google to Invest \$1.7 Billion in Ohio in 2023

Members of New Albany City Council and City staff visited Google's New Albany data center campus on August 28 as the company announced that it will invest \$1.7 billion in Ohio this year. Google's continued investment in technical infrastructure, including its data centers, plays a critical role in supporting the company's AI innovations and growing Google Cloud business. The plans build on Google's more than \$2 billion already invested in the state since breaking ground on its first Ohio data center in New Albany in 2019.

(Pictured from left to right: New Albany City Council Members Mariene Brisk, Mike Durk, Andrea Wiltrout, Matt Shull, and Mayor Sloan Spalding)



NEW ALBANY

AREAS OF OPPORTUNITY

HUMOROUS VIDEOS

Based on a few lighthearted videos that we have produced, there appears to be an appetite for more out-of-the-box content with our social media audience. Potential sources of content include:

- Police
- City Council
- City leadership
- City staff

Josh Poland · You
Chief Communications & Marketing Officer at New Albany, Ohio
3w · 🌐

I had the pleasure of working with two great interns this summer - **Nathan Alleman** and **Bailey Wood**. We put together this spoof of **#TheOffice** for an internal staff meeting that fell on ...see more



👍 You and 86 others · 21 comments · 2 reposts

👤 · 👍 Like · 💬 Comment · 🔄 Repost · 📧 Send

📊 3,054 impressions

📈 View analytics

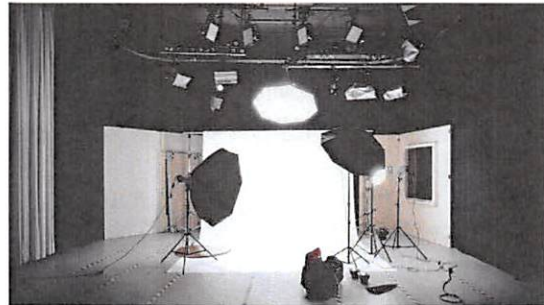
NEW ALBANY



AREAS OF OPPORTUNITY

STUDIO SPACE – PODCASTING SPACE

- Converting Bethany's former office into a studio/office space
- Hoping to invest in semi-permanent lighting and equipment for studio set
 - Set could be used for photography, video shoots, and also as a studio for a potential podcast (both audio and video)





QUESTIONS?

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≡≡≡ LOOKING TO 2024

PROJECT DISCUSSION FRAMEWORK

Review projects on current capital improvement plan

Identify and review possible new projects

Exercise #1

Analysis – Communications Update

Exercise #2 (if needed)



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LOOKING TO 2024

PREVIOUSLY LISTED PROJECTS

2024	Future Years (2025-2027)
Windsor Playground (\$500,000)	Tidewater Nature Preserve
Kitzmiller Park Design (\$300,000)	Market Square/Library Enhancements
Basketball Courts at Thompson Park (\$30,000)	Dog Park
Ealy Bridge	Bicycle Hubs
	Zarley Street Improvements



LOOKING TO 2024

WINDSOR PLAYGROUND

- Built around 2004
- Transfers to City on 8/2/24
- Inspection Performed in August 2023





LOOKING TO 2024

PROJECTS - DESIGN

- Taylor Farm 3 – Farmhouse & Barn Relocation Concept Feasibility (\$500,000)
- Police Department Remodel Design (\$150,000)
- Bevelhimer & Walnut Rd Roundabout Design (\$500,000)
- SR605 Drop Lane Design* (\$100,000)
- Traffic Calming Implementation Design – possible new annual program (\$500,000)



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LOOKING TO 2024

POLICE DEPARTMENT REMODEL

- Hire Horn and King
- Explore 2nd Floor Expansion



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LOOKING TO 2024

WALNUT & BEVELHYMER
ROUNDAABOUT DESIGN

- \$500,000 design cost
- Budgetary cost - \$6,000,000
- Includes leisure trail connections and widening of Bevelhymer Road north of Walnut Street.



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LOOKING TO 2024

POTENTIAL NEW PROJECTS

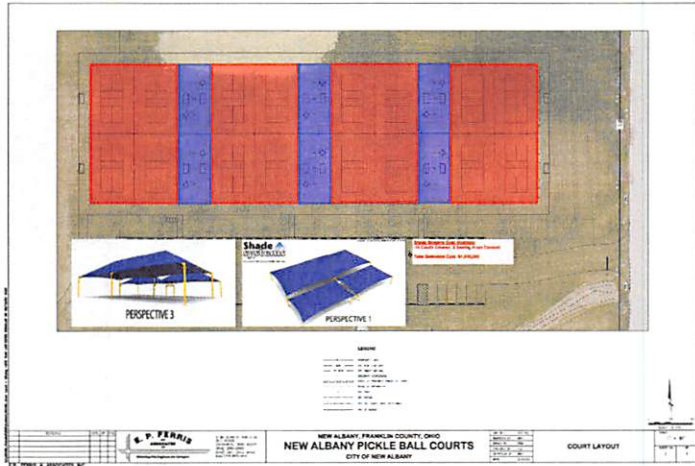
- Pickleball Shade Structure (\$300K - 2.7M)
- Taylor Farm Shade Structure Over Playground (+/- \$250,000)
- Taylor Farm Picnic Shelter (\$400,000)
- Additional Equipment at Playgrounds (\$80K - \$362K)
- Sugar Run Infrastructure/TAPASAG Meetings (\$500,000)
- SR605 Drop Lane* (\$1,500,000)
- SR161 Pedestrian Overpass



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LOOKING TO 2024

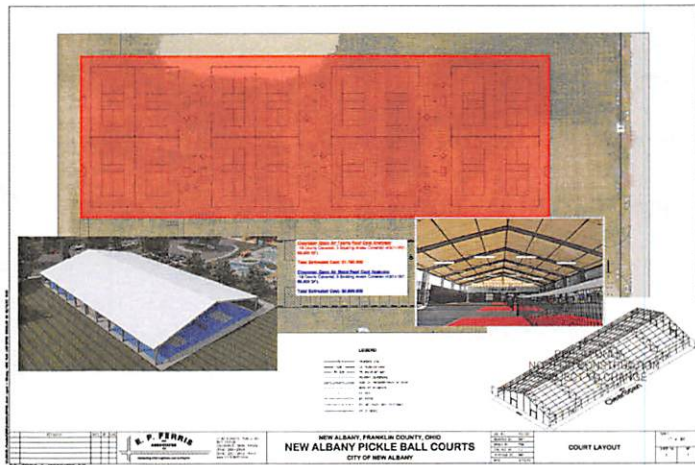
PICKLEBALL SHADE
STRUCTURE OPTIONS



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LOOKING TO 2024

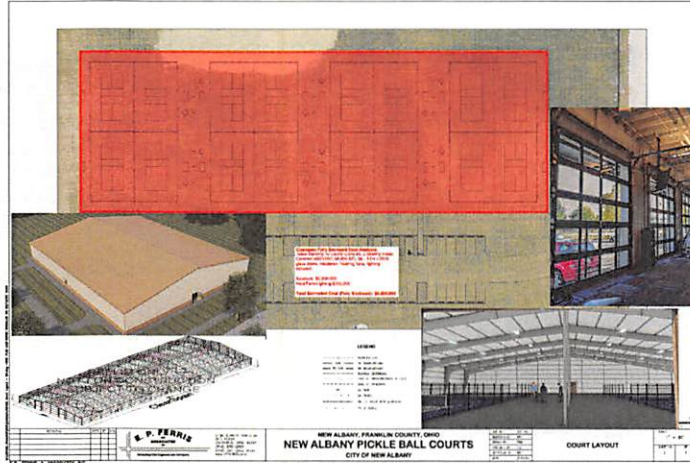
PICKLEBALL SHADE
STRUCTURE OPTIONS



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LOOKING TO 2024

PICKLEBALL SHADE
STRUCTURE OPTIONS



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LOOKING TO 2024

Park	Potential Equipment	Est. Cost
Planter's Grove	Berliner Joe Brown Climber	\$141,000
Byington	Berliner Joe Brown Climber	\$141,000
James River	Tot Swing Bay	\$80,000



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☰ **LOOKING TO 2024**

**SUGAR RUN INFRASTRUCTURE
(TAPASAG Meetings)**

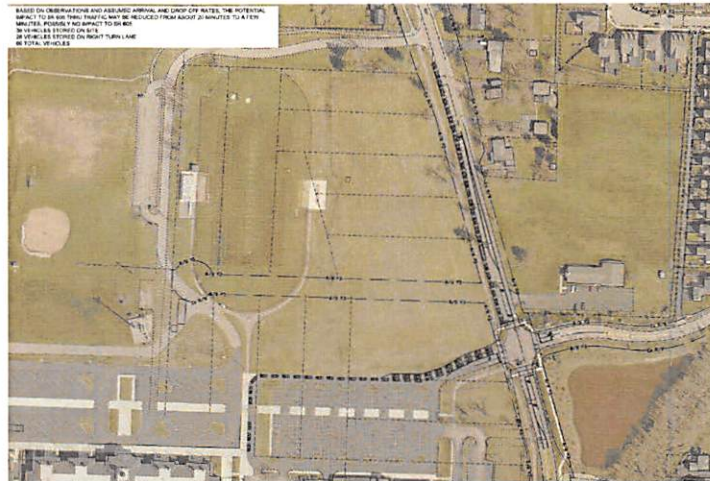
Project Name	# of times Prioritized	Possible Projects/Funding Source
Bevelhimer Road South of Central College: add leisure trail, connect to Walton Parkway	7	Trail Gaps
Central College/State Route 605 Intersection: traffic calming and other pedestrian improvements	5	CC Corridor Project
Central College/State Route 605 Intersection: crosswalks needed on all 4 sides of intersection	3	
Central College/State Route 605 Intersection: no turn on red signs needed on all 4 sides of intersection	3	
Central College/State Route 605 Intersection: evaluate shoulder widths	3	
Central College pedestrian crossing needed at Steele Court or Wentworth Crossing	2	
New Albany Links Drive: traffic calming measures are needed	2	
Leisure trail needed on south side of Walnut Street, connecting Dean Farm Road to Bevelhimer Road	2	Trail gaps/RAB
Snider Loop: difficult to make left hand turns out of subdivision on to 605	2	
5 Points Intersection: Pedestrian Improvements and intersection redesign	1	
State Route 605/161: Overpass fence needs an additional bottom board and it is not tall enough	1	
Walton Parkway/605 Intersection: Crosswalks needed at all 4 corners of intersection	1	Corridor Project
Walton Parkway/605 Intersection: No turn on red sign needs added on all 4 sides of the intersection	1	

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☰ **LOOKING TO 2024**

SR 605 DROP LANE

- Design and construction
- Budgetary cost - \$1,600,000



☰ **NEW ALBANY** ☰



LOOKING TO 2024

VILLAGE CENTER CAPITAL IMPROVEMENT FUND

- Purpose - Provide ongoing, predictable funding for infrastructure improvements in support of development/redevelopment of the Village Center.
- Income Tax - 1.5% Allocation
- \$5M initial seed money
- Potential Projects
 - Historic Village Center Infrastructure
 - Miller Street Connection



COUNCIL INITIATIVES

• Initiatives

- Senior Connections
- Concert Series
- Preschool Party in the Park
- Events



COUNCIL DISCUSSION

- Anything else to add?



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LOOKING TO 2024

PREVIOUSLY LISTED PROJECTS

2024	Future Years (2025-2027)
Windsor Playground (\$500,000)	Tidewater Nature Preserve
Kitzmiller Park Design (\$300,000)	Market Square/Library Enhancements
Basketball Courts at Thompson Park (\$30,000)	Dog Park
Ealy Bridge	Bicycle Hubs
	Zarley Street Improvements

NEW ALBANY



LOOKING TO 2024

DESIGN

Project	Estimated Cost
Taylor Farm 3 – Farmhouse & Barn Relocation Concept Feasibility	\$500,000
Police Department Remodel Design	\$150,000
Bevelhymer & Walnut Rd Roundabout Design	\$500,000
SR605 Drop Lane Design*	\$100,000
Traffic Calming Implementation Design – possible new annual program	\$500,000

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LOOKING TO 2024

POTENTIAL NEW PROJECTS

Project	Estimated Cost
Pickleball Shade Structure SR161 Pedestrian Overpass	\$300K - 2.7M
Taylor Farm Shade Structure Over Playground	+/- \$250,000
Taylor Farm Picnic Shelter	\$400,000
Additional Equipment at Playgrounds	\$80K - \$362K
Sugar Run Infrastructure/TAPASAG Meetings	\$500,000
SR605 Drop Lane*	\$1,500,000
SR161 Pedestrian Overpass	

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NewAlbanyOhio.org