



CITY COUNCIL CAPITAL PROJECTS WORKSHOP AGENDA

Tuesday, September 17, 2024 9:00 am

New Albany Public Service Department, 7800 Bevelhymer Road, 43054

Viewing Only Link: <https://us02web.zoom.us/j/85308060332>

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Capital Projects Workshop of September 17, 2024 at 9:12 am at the New Albany Public Service Complex, 7800 Bevelhymer Road, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Administrative Services Director Adrienne Joly, Finance Director Bethany Staats, Finance Department Deputy Director Morgan Joeright, Financial Reporting and Projects Manager Jeremy Grey, Director of Public Service Mike Barker, Development Director Jennifer Chrysler, Police Chief Greg Jones, City Engineer Kylor Johnson, Engineering Manager Cara Denny, Planning Manager Steve Mayer, Development Engineer Josh Albright, Planner Chris Christian, Economic Development Manager Sara Zeigler, Economic Development Specialist Alex Klosterman, Public Service Engineer Justin Wilkinson, Public Information Officer Josh Poland, Communications Specialist Madison Miller, Lindsay Rasey, Human Resources Officer, Administrative Assistant Bridget Beck, and Clerk of Council Jennifer Mason.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Marlene Brisk	P
CM Michael Durik	A
CM Chip Fellows	P
CM Kasey Kist	P/A – departed at 2:30 pm
CM Matt Shull	P
CM Andrea Wilttrout	P

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

RESOLUTIONS AND PUBLIC HEARING:

RESOLUTION R-41-2024

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE FRANKLIN COUNTY AUDITOR

Finance Department Deputy Director Morgan Joeright stated this was annual legislation required by the Ohio Revised Code. The resolution accepted the amounts and rates determined by the Franklin County Budget Commission and authorized the amounts generated by the necessary tax levies. The rate set was 1.94 mills, which is what was included in the tax budget adopted in a previous council meeting.

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

Mayor Spalding moved to adopt the resolution. Council Member Shull seconded and council voted with 6 yes votes to approve Resolution R-41-2025.

RESOLUTION R-42-2024

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE LICKING COUNTY AUDITOR

Finance Department Deputy Director Morgan Joeright stated this was annual legislation required by the Ohio Revised Code. The resolution accepted the amounts and rates determined by the Licking County Budget Commission and authorized the amounts generated by the necessary tax levies. The rate set was 1.7 mills, which is what was included in the tax budget adopted in a previous council meeting.

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

Mayor Spalding moved to adopt the resolution. Council Member Wiltrout seconded and council voted with 6 yes votes to approve Resolution R-42-2025.

Clerk's note: Staff presented the attached slideshow.

OVERVIEW OF THE DAY:

Administrative Services Director Adrienne Joly went over the day's agenda. She then reviewed the council-identified priorities for 2020 to 2024 from prior Capital Projects Workshops. Most of those had been addressed in the 5-year outlook period. She talked about council's rating of low versus high impact projects, with Village Center and Maintenance having the highest impacts and Recreational Amenities and Sustainability having lower impacts. She reviewed the capital spending strategy for 2020-2024. The city was in the 5th year of the identified priorities. In 2025, these could be revisited and confirmed or reassessed.

CURRENT PROJECTS RECAP AND UPDATES:

Director of Public Service Mike Barker talked about the leisure trail and street maintenance program in 2024. He described crack sealing and repairs, preparations for continued maintenance, and the \$4.1 million dollar 2024 budget. There was ongoing data collection about roadway conditions. The Pavement Condition Index (PCI) number for the city overall was 77, which was great. The plan was to maintain and increase the PCI number when possible. Staff anticipated a PCI of 81 by the end of 2024. Having a PCI in the 80s was among the highest of standards. The city continued to make considerable investments in infrastructure.

Council Member Wiltrout asked and Director Barker confirmed that the \$4.1 million budget was more than last years' budget of \$2 million. In 2024, there had been more maintenance of arterial roadways which required minimizing impacts to traffic. This was the first year for meaningful improvements in the Licking County business campus. City Manager Stefanov reported that a portion of the additional street maintenance program funding came from economic development funds for the business park.

Director Barker recalled that council created the Village Center Improvement fund in 2023 to stimulate development, redevelopment, and other opportunities. He described a private development project that would expand the historic Village Center street grid. Director Chrysler described the challenges of developing the historic Village Center, including leftover easements and parts of parcels. Staff was working on a development agreement with Horus & Ra to begin construction, and there would be related legislation in the coming months.

Director Barker talked about the SR 605 drop-lane completion which staff would continue to monitor. Some new signage and lighting was still pending.

Council Member Brisk praised the efficiency of city staff and construction crews. The final product was amazing and impacted everyone. Director Barker credited his team.

Council Member Shull agreed the new drop lane was successful. He asked if council should consider another drop lane between the McCoy Center and Hinsden Amphitheater. That area backed up with vehicles every day. City Manager Stefanov believed there was another solution that wouldn't disrupt the existing streetscape. There was a lot of capacity in the school loop. There would need to be additional capital improvements on campus. Director Barker stated the city was actively working with the school district on their campus master facilities plan. Internal circulation on their site was a high priority for the school. The city would remind them of that priority as it impacted public right-of-way. Director Barker anticipated more traffic flow improvements built into the school projects.

Director Barker talked about an OPWC grant request for the Bevelhymer Road/Reynoldsburg-New Albany Road project. The city planned to close gaps with this project and make sure there were meaningful connections for pedestrians to/from the area. Design would continue into 2024 and be done in early 2025. Depending on funding, the city hoped to move forward in 2025.

Council Member Fellows asked and Director Barker answered that the city would widen Bevelhymer Road to the Public Service Complex entrance drive. The planned Joint Park District (JPD) fieldhouse driveway would align with the public service driveway. North of those entrances, Bevelhymer Road would taper back down. Council Member Fellows commented it was a tight road and it would be nice if the widening extended to the park entrance further north. Director Barker replied the city was willing to have conversations with Plain Township about their jurisdiction north and south of that intersection.

Director Joly described the broadband, formerly fiber-to-home, council initiative. The city contracted consultant Doug McCollough who was determining the city's existing assets, testing access in residential areas, and talking to the Community Improvement Corporation, city staff, the city manager, and the mayor, to getting input on what New Albany was experiencing. Director Joly anticipated having options for next steps for 2025, but not a budget request.

Council Member Fellows asked and Director Joly replied that the broadband study had not gotten to the level of detail to determine if Starlink was an option.

Mayor Spalding asked and Director Joly confirmed Mr. McCollough was also assessing local cell service. Mayor Spalding recalled Starlink was recommended for areas with no broadband. The city may not be high on that list for service.

Director Barker described the progress on the Market Street extension project. The city anticipated Complete General would start construction in October. It was an extensive project. The city was actively working with The New Albany Company (NACO) regarding phasing, alignment, and limiting traffic impacts.

Director Barker stated the pickleball sound study was still in progress and site improvements would be discussed in more detail later. Last year, the city budgeted \$600,000 for bathroom facilities by the courts. The JPD had been planning a pavilion and the city had planned to put the bathrooms there, but new fieldhouse plans meant no pavilion for now.

Director Barker described a 3-sided building structure to maintain/protect public service department assets, improve readiness, and help with aesthetics. This project had been delayed in favor of other capital projects.

Director Barker described the progress on the south Harlem Road improvements. There had been some obstacles with construction which were well managed by Public Services Engineer Justin Wilkinson. The contractor was currently ahead of schedule.

Council Member Kist asked and Director Barker answered that Complete General was not doing the city's annual road maintenance paving. The increased scale of program had attracted new bidders. Shelly & Sands, Inc. was contracted for that project. Shelly & Sands also worked on the US 62/SR 161 interchange improvements.

Director Barker described the completed bridge over Sugar Run stream at The Enclave. Council Member Wiltout commented that the bridge was a small investment which made a big difference. Residents were appreciative of the finished product and the installation speed. Council and staff discussed how golf carts were not allowed on bridges.

Director Joly stated Taylor Farm phase 2 was substantially complete, including gardens, restrooms, equipment shed, expanded parking, and 2 new boardwalks. The 2024 budget included a picnic shelter north of playground which was under construction. Becca's Grove, a donation from the Eldermire family, was scheduled for completion in November of 2024.

Council Member Fellows asked and Director Joly replied that community garden was irrigated. Some new plantings hadn't survived because of the drought. Warranted plants could be swapped out. Grass was struggling, native landscaping was doing well.

Director Joly reported there was money in the budget for Taylor Farm's farmhouse/barn concept planning. There were questions about what could be done with the structures. Offices? ADA accessibility? Event space? The house's rooms were small - not a lot of usable space. The kitchen was in poor shape. A design exercise and conceptual planning were about to be kicked off.

Council Member Brisk complimented staff on Taylor Farm. She often heard from residents who were visiting daily. It was a huge enhancement to the community. People were grateful for the restrooms. It was a signature New Albany project. She heard a lot of questions about the house. She explained that the city wasn't sure what the house could handle, it couldn't be a big community facility. People hoped it would stay.

Council Member Fellows asked and Director Barker answered the Taylor Farm bathrooms were cleaned every day, including weekends. Council Member Brisk asked and Director Barker confirmed that keeping the city facilities cleaned and repaired was a considerable expense. The city was figuring out programmatic elements. A lot of response was needed from multiple public service teams. The Taylor Farm bathrooms automatically locked at sunset and unlocked at sunrise. Anyone "locked in" could still get out. Director Barker reported they'd been having some issues with locks and front gate. The front gate automatically closed at sunset and opened at sunrise. There were no cameras currently out there, those would be discussed at this meeting. The park facilities were generally cleaned during the day. In theory, a person could try to stay overnight, for the moment. Staff was intentional about being out there every day to look at it. Overall, public service staff emptied 112 trash cans every day, plus dog pots. Director Joly noted, 5 years ago, staff wasn't doing any of that. Staff was learning about operational impacts as projects were completed. Pocket parks, Taylor Farm park, and Rose Run park all had trash cans.

Director Joly knew there was not enough signage at Taylor Farm park. The city was working with MKSK on a signage package. There was money in the 2024 budget for that. She expected directional and educational signage to be layered in.

Mayor Spalding commented there was confusion about whether bikes were allowed at Taylor Farm park. People were either ignoring signs or were confused. Director Joly agreed clarity was needed. Paths could have cyclists. The bollards would show no biking on boardwalks - to encourage people to walk their bikes on the boardwalks. The city had received complaints about cyclists and people walking dogs impeding cyclists.

Mayor Spalding asked about historic tax credits for the Taylor Farm home. Could the house be on the National Registry? Director Joly believed it would be eligible but that wasn't necessary to qualify for tax credits. Tax credits were for commercial uses. Mayor Spalding noted that a certain amount of historic tax credit could be applied to new build. There was an opportunity to put an addition on the back of the house with more useful space. Director Joly thought that was a likely outcome of the study.

Council Member Wiltrout suggested a pavilion looking over creek. Council further discussed the barn and potential public uses.

Council Member Fellows asked and Director Barker stated the new bridges and railing at SR 605 were in place. Crosswalks had standard pedestrian accommodations for safe crossing. Director Barker was comfortable with the design for the "T" intersection which was a better controlled traffic pattern for pedestrians.

Clerk's note: audio here cut out for ~5 minutes.

Director Barker gave an update on the Traffic Calming Study. City staff consulted with OHM Advisors who worked on a tool box of ways to slow down traffic. Director Barker anticipated budgeting \$500,000 annually to layer in traffic calming elements moving forward.

Director Joly stated that the 2024 budget contained money for additional playground equipment at parks which had already been upgraded. The city was receiving feedback about those playgrounds - mainly requests for equipment for the 5-12 age range. Director Joly had quotes for 2 more climbers and a bay of swings. These were optional projects. Public feedback about the playgrounds had diminished.

2025 FISCAL OUTLOOK:

Finance Director Bethany Staats reviewed the attached slides regarding Capital Funding, Distribution of Revenue, Capital Funding Since 2018, Capital Projects – Actual Annual Investment using graphs from this city's Open.Gov transparency portal, and Looking to 2025-2029 – Fiscal Outlook. Over the past 2 years, she had done specific analysis and projections for Intel using their estimated construction timelines. She was able to compare that to Regional Income Tax Authority (RITA) data.

Council Member Fellows understood that Director Staats was sharing conservative estimates. What were non-conservative estimates? Director Staats answered that the city was not at full capacity with Intel construction. With all of the other projects in progress, she didn't foresee income tax returns decreasing. She was able to identify \$5.5 million in construction withholding through August of 2024. At the 3/4 mark of 2024, she could offer a better estimate for the year. She wanted to be conservative, but she also had to be realistic. Since the time she was hired, the city had always collected more revenue than she projected.

Council Member Kist asked, regarding the 2026-2029 projections and the uncertainty with Intel and fellow travelers, if Director Staats was projecting non-construction income from them. Director Staats replied she had many workbooks that she used to pull her projections together. Staff had a conservative timeline of when Intel would have regular employees in place. There would be several years of ramp-up. She hadn't included Intel employee income in her projections because she didn't know the actual timeline. Council Member Kist agreed being conservative meant not including those numbers. Council Member Brisk agreed. Director Staats responded that her practice was to exclude Intel where she could, not count it - but it was coming.

Council Member Fellows asked if staff experienced any hesitation around Intel. Director Chrysler answered, no, Intel made 2 announcements yesterday regarding the money they received from the Department of Defense and their partnership with Amazon Web Service (AWS). There were announcements about their European investments, but no indication that would impact their United States construction. An article published the day before suggested Intel was, "full steam ahead." The US was in no different position in chip manufacturing than it was in 2021 when the project was announced. Less than 26% of chips were made in the US. Director Chrysler stated, initially, staff hoped construction be earlier, but all city agreements contemplated Intel being fully

operational by 2028. Construction was in full swing. City staff were on site all day long working and doing inspections. A project of this magnitude took several years. There had been some supply chain issues in the beginning which caused some delay. Contractually, they would be operational by 2028 or they would have to come back and renegotiate their agreement with the city – which would require council approval. Gilbane was working on the Intel office building. Intel had staff in the area, they were leasing space in the community.

Council Member Brisk stated her concern wasn't about Intel happening. She was aware of Intel-related people moving in. She asked if the city should be budgeting for that employee income. She wanted to know how to do the conservative estimate when those numbers became part of the city's budget. Director Chrysler responded that that timing could still be estimated based on construction. The city was monitoring the project closely and would see when it was feasible for employees to move on site and ramp up operations. Excluding Intel income now when talking about the city's capital projects was a very conservative approach – and what City Manager Stefanov was doing.

Council Member Kist asked if there was a slowdown with Intel's fellow travelers/suppliers. Director Chrysler replied there were suppliers in the market now. They wouldn't set up 3 years ahead of the plant being operational. Some would locate in New Albany's supplier park, some would locate elsewhere. The city was prepared. She recommended encouraging neighbors and partners to be ready.

Council Member Fellows asked and Director Chrysler answered that VanTrust acquired 200 acres from NACO for the tech park. Neighbors needed to be ready if they wanted that development.

Director Staats stated construction withholding was not shared income, meaning 83.5% of those monies went into the city's General fund. The notable increase in construction withholding was a large part of the General fund increases. The city would have to anticipate when construction withholding went down. However, that could be 10-20 years out.

Council Member Kist asked and Director Staats believed about 6,000 construction workers came to New Albany daily. Council and staff further discussed construction workers in the area and what funds council could consider for capital projects.

Director Staats reviewed the 2018-2024 Income Taxes – General Fund slide, which graph could also be found in the OpenGov transparency portal. She then reviewed the Capital Process At A Glance and Available Funding for 2025 slides.

Council Member Brisk asked and Director Staats answered the available funding number represented the amount available after existing project encumbrances. This was money not already earmarked. The Market Street extension had a funding source that was not the General fund. Director Joly noted it was the city's practice to make a General fund transfer to cover capital projects. Staff wanted the focus of this meeting to be on desired projects, then staff could come back with a funding strategy.

Council Member Brisk stated and Director Joly agreed that council could later decide not to fund a project as part of the budget. Council Member Fellows asked and Director Staats replied that Taylor Farm park funding could come from either or both the Park fund or the Capital Projects fund. Council Member Shull noted that Taylor Farm 2024 budget had \$1 million from the Park Improvement fund and \$5 million from the Capital Projects fund for an "event center." Council and staff talked about encumbering versus spending, re-prioritization of projects already slated for future years, and identifying new projects.

Mayor Spalding asked and Director Barker responded that all of the plantings for the US 62 project were in. The site was not fully restored because the Ohio Department of Transportation's (ODOT's) project was ongoing. Grass was growing slowly due to the drought. Further beautification had not been funded. Director Barker recommended allowing the existing plants to get established. The city could go in later and make additional improvements, if council wanted. ODOT was not expected to do beautification. The enhancements the mayor

spotted in other municipalities likely came from those municipalities. ODOT would have to review beautification projects within its limited access right-of-way to assess safety/line of site/obstructions.

The meeting paused at 10:40 pm to change slide decks and speakers.

The meeting resumed at 10:47 pm.

8. COMMUNICATIONS UPDATE:

Chief Marketing Officer Josh Poland presented the attached slides. Areas of success included the completely refreshed website created with Buckeye Interactive. The website was more user friendly and made better use of photography. He described the revamped Boards and Commissions and Street Improvements pages. Communications staff was working on event signage, printed materials, videos, and photos for community events. They boosted police recruitment efforts through printed materials and videos. They had increased their support for all-staff meetings. They were working on the intranet for employees in 2025. They picked up 4 awards from 3CMA. The weekly e-blast communications remained strong with a 67.5% open rate – double the industry standard. Across city newsletters, they picked up 1,400 subscribers. There had been impressive growth on social media. Total engagements were on pace to exceed last year.

Council Member Fellows asked and Chief Marketing Officer Poland responded that the big reason for the 6 million impressions was the video content. To date, there were over 1 million video views. These videos could also lead to traditional media coverage for New Albany.

Chief Marketing Officer Poland reviewed areas of opportunity including investing in way to provide resident requested information. Based on the recent community survey, residents had 90% satisfaction in communication. Residents were mostly getting their information through the city's social media and weekly Connects email. Mailings, including council's bi-monthly letter to residents and informational postcards, were doing well. 30% of residents got their information from the mailings, compared to 5% in 2020. Chief Marketing Officer Poland looked forward to filming more humorous videos. All 5 of the city's "The Office"-style videos were in the city's most watched videos of 2024. "The New Albany Office" series had gained 93,000 views across platforms. A podcast was delayed over questions of where to set up. With the space identified, they would work on a backdrop in the fall. He hoped to launch the podcast late this year or early next year.

Chief Marketing Officer Poland introduced new Communications and Marketing Specialist Madison Miller whose main focus would be on social media and digital communications.

Council members praised the communications department on their awards and videos and talked about the positive feedback they received from residents.

Director Staats commented that she had resident tell her not to cut the budget for the videos, a compliment to the communications staff.

Council Member Kist asked and Chief Marketing Officer Poland answered that the podcast audience would be the general public. There had been prior discussion about doing an economic development podcast. Now, the discussion was more people-focused. They had talked to consultants Mark Weaver and Lisa Hinson, and to New Albany Community Foundation President Craig Mohre to get ideas. Chief Communications Officer Poland could still incorporate economic development, but there were a lot of smart and interesting people in New Albany. Council Member Wiltout confirmed that resident stories were what made the EmpowHer event so successful. Chief Marketing Officer Poland agreed that podcasts were a good vehicle to tell a longer story. The podcast would also be videotaped. He talked about using media to gain followers who then received city information.

LOOKING FORWARD TO 2025:

Director Joly reviewed Looking to 2025 - Project Discussion Framework slide which spelled out the agenda for the rest of the day.

Director Joly reviewed Looking to 2025 – Annual Programs slide and briefly described the street program, traffic calming implementation design, sidewalk replacement, trail gaps/PTAB priorities, trail improvements, facility parking/drive maintenance.

City Manager Stefanov stated, prior to 2024, the city was spending roughly \$2 million on the annual street paving/maintenance program. The proposed \$3 million represented an increase and additional money came from economic development funds. If more roads in the business park needed maintenance, the city would try to fund that through one of the economic development funds. Council and staff discussed funding sources for ongoing annual programs. Staff recommended continuing with the listed annual programs for 2025.

Director Joly reviewed the Looking to 2025 – Previously Listed Projects and subsequent related slides regarding the Bevelhymer Road & Walnut Road roundabout, the Walnut & SR 605 roundabout, the Jug Street improvements at the Licking County line, and the pickleball shade structure/enclosure.

Council Member Fellows agreed the Walnut & Bevelhymer Road roundabout was much needed.

Regarding the Walnut & SR 605 roundabout, Mayor Spalding asked the status of the property on corner of Walnut Street where the right-of-way was needed. Director Barker replied that the subject property was privately owned. This was a Franklin County Engineer-led project and the county was acquiring land for the project only. Nothing beyond the needed right-of-way was being acquired.

Council Member Wiltrout asked and Director Barker answered there had been no encumbrances for the Walnut & SR 605 roundabout to date. The city was anticipating a city cost of \$1.5 million. The whole project likely cost around \$7 million. There was support from state. Once the roundabout was built and annexed into New Albany, the city would be responsible for ongoing maintenance costs.

Council Member Fellows asked and Director Barker confirmed the roundabout would meet city standards.

Council Member Wiltrout asked and Director Barker responded there wasn't a way for the city to speed up the project timeline. The Franklin County Engineer's team had done exceptional collaboration on this project.

Regarding the Jug Street Improvements, Council Member Kist asked and Director Chrysler responded that the city planned to realign the road. There were some environmental constraints in place. A 100-acre site to the southeast was owned by a company called Powergrid. The land was in Licking County, but also in the New Albany Plain Local school district. The city was working with the property owner to figure out the Jug Street design without taking too much of their property and minimizing the environmental impact. The city was hoping to get the design done in a few months. One of the reasons to shift to funding from the Economic Development fund was because it would have such a big impact on the property owner and what would develop in that corridor moving forward.

Council Member Brisk asked and Planning Manager Steve Mayer responded that Epcon was working through their storm and water permits for the nearby site. Pre-construction meetings would happen soon. It was possible residents could move into the new Epcon development in 2025.

Council Member Shull asked and Director Joly confirmed the \$3 million for Jug Street in 2008 would also come from the Economic Development fund. The project could happen sooner than 2028.

Director Joly reviewed the Pickleball Summary slide. The sound attenuation study had been done. The JPD was no longer planning on the pavilion which would have included the city-budgeted restrooms.

Director Barker introduced a new pickleball shade option. He described standing posts which could support a 14x14 cantilevered shade structure. Council and staff previously considered full coverage of the courts, but it was possible to scale back to covering only spectator areas. The shades cost around \$14,000 each. Council could spend \$200,000 total for a good shade solution.

Council Member Wiltrout asked and Director Barker answered that public service staff would make sure the shade materials were appropriate and heavier duty.

Director Barker recalled the presentation of the pickleball sound study at a prior council meeting. He reviewed the Looking to 2025 – Sound Mitigation slide. He described the possible sound reduction options and predicted results. The consultants, PSM, considered the “good neighbor guideline” to be below 50 decibels. The 10 foot L-shaped sound barrier was the solution that would get below the recommended threshold.

Council Member Wiltrout asked and Director Barker answered that PSM was surprised at the level of complaint since the existing decibels were not near what the company had encountered elsewhere. Most of their business was in coastal and warmer areas, like Florida, and those courts were within residential developments.

Council Member Kist asked and Chief Jones answered that he would research if there were complaints from the New Albany Country Club’s courts. Those courts were closer to residences.

Council Member Kist asked what the proposed sound barrier looked like and whether the barrier was the same for all proposed options. Director Barker described the barrier as a fence line with attached acoustic material. He recalled council’s discussions about a restroom facility for the courts. There seemed to be an increased priority for accessible water. The city could combine solutions. There was an opportunity to implement restroom facility to the north and, perhaps, flanking buildings stretching across main entrance. Perhaps, there was a decorative solution for a wall that could resemble the public service building. Other scenarios included bleacher shade covers.

Director Joly stated there was \$1.7 million in the 2025 Capital Improvement Program (CIP) budget for this. A discussion could cover: shade, sound, and restroom/water. This would fall into an exercise later.

Council Member Brisk asked and Director Barker answered the L-shaped sound barrier took future residential development into consideration. A Bob Webb development was under construction down the street. The city wasn’t concerned about sound going in the direction because of the future JPD fieldhouse.

Council Member Wiltrout asked and Director Barker replied that putting a roof only over the courts had no impact on the sound and had the potential to make sound louder. Fully enclosed, the courts would still generate some noise, around 40 decibels. Garage doors that opened/closed around the courts would compromise sound mitigation. There could be other considerations in the building for mitigation, e.g. sound lining.

Council members discussed paddles and pickleballs designed to be quieter and the nationwide debates about pickleball noise.

Council Member Shull did rental revenue research. The average court rate was \$12 per hour average. 8 courts rented out for 9 hours a day over 4 months would generate a little over \$400,000. There could also be revenue from tournaments/lessons/clinics if council wanted to fund a building. Expenses for a building included utilities and staffing. Bathrooms and water could be part of a building.

Council Member Kist asked and Council Member Shull confirmed that his \$400,000 revenue estimate was based 4 people on the courts at all hours every day for 4 months. It was the maximum possible revenue. \$250,000 would be more conservative. Most facilities graduated cost for fewer players on court. Council Member Shull was also looking at the other 8 months of the year as having potential revenue sources.

Council Member Shull liked Director Barker’s shade structure proposal, and trees could be placed in between the shade structures to improve the appearance.

Council Member Kist stated the roof alone didn't offer much. He preferred to go all indoor or put half of the courts indoor to use when it was cold. Council Member Brisk favored all indoor or keep it an outdoor facility with shade structures and a restroom. She also didn't like just the roof.

Mayor Spalding asked and Director Barker responded it would be around \$300,000 for a shade solution. Restrooms cost \$600,000 when they were part of the JPD pavilion project. Sanitary sewer and water were not currently accessible on site. The city would need a lift station or pump which would be a separate cost of \$200,000. He estimated at least \$1 million for a stand-alone restroom facility. If council was interested in a building or partial building, the restroom could be folded into that project.

Council Member Wiltrout asked and Director Barker answered that there were port-a-johns by the courts. Staff hadn't considered a Public Service Complex add-on bathroom facility. Council and staff discussed the availability of utilities at the complex, external versus internal restroom entrances, the cost of maintaining a lift station, and a walkway to/from the courts.

Council members further discussed the option of a building over half the courts and no building over the other half, providing shade to the uncovered courts, picnic tables for spectators, and the cost of separate sound barriers for the outdoor courts.

Council Member Wiltrout asked and City Manager Stefanov described a hybrid wall-building option. The building would be longer to capture the maximum amount of sound. The building space could be for restrooms with side entrances, storage, and a middle space could be used for shade and tables. Council discussed views of the courts, obstructions to entering the courts, and indoor versus outdoor "feel," what criteria the wall-building met, and whether the wall-building cost was similar to the full building cost. This option was a late addition and staff didn't know the potential effect on decibels. The wall-building would have to be at least 12-foot tall. A cantilevered roof could go up 15 feet.

Mayor Spalding did not approve of a \$1 million bathroom. The restroom needed to be closer to the Public Service Complex or there needed to be another solution - maybe more permanent, top-quality port-a-johns.

Council Member Brisk did not like the roof-only option. She wanted to see the cost of a building over half of the courts that included a restroom, sound mitigation, and shade over the outdoor portion. She saw that as the maximum. She wanted to see cost of the Public Service Complex adjacent bathroom and sidewalk. She was unsure whether the sound mitigation at the estimated cost was worth it, but shade was needed. That would be her minimum. She wanted to see the cost of a middle-ground option, the creative in-between – like the quality port-a-johns or something at the Complex, plus more permanent shade.

Mayor Spalding agreed and noted that the discussion had been of a covered structure on the west side. The bathroom solution might require the east courts be covered. Council further discussed which side a building could go on, where skilled players should play, and data which stated skilled players generated less sound.

Director Barker reported that, per a message from Chief Jones, over the past 2 years, there had been no complaints about the country club's pickleball courts.

Director Joly reported meeting with Council Member Durik before he left to travel. He supported a restroom and water solution by the courts and limited shade over the seating areas.

Council and staff discussed the options and iterations to determine what they would vote on after lunch.

Council Member Shull noted \$300,000 had already been budgeted for shade at the time the courts were built. There was currently \$600,000 in the budget for restrooms. Director Staats stated the city spent \$35,000 of the \$600,000 amount on sound study. The \$2.265 million was for pickleball sound improvements, the restroom solution, and the shade structure/enclosure.

The meeting broke for lunch at 12:17 pm.

The meeting reconvened at 12:51 pm.

Director Joly reviewed the slide with annual program options that could be continued in 2025 capital budget: street paving, traffic calming, sidewalk replacement, trail gaps, trail improvements, facility parking/drive maintenance. Council voted yes/no on continuing those programs using Mentimeter with the results showing up on the screen.

Director Joly asked about Bevelhymer & Walnut roundabout at \$6 million for 2025. Council voted with 6 yes votes on this project.

Director Joly asked about Walnut & SR 605 roundabout – contribution of \$1.5 million. Council voted with 6 yes votes on this project.

Director Joly asked about Jug Street Improvements project for \$500,000 for which a “no” vote would mean it would not come from the Capital Improvements fund but would be paid for by the Economic Development fund. Council voted with 6 no votes on this project.

Director Joly asked about the Pickleball shade structure/enclosure for \$1.7 million for which a “yes” vote meant staff would go in the direction of evaluating the options discussed by council. Council members stated they weren’t sure about needing the \$1.7 million. City Manager Stefanov clarified that a “no” vote would mean taking the project off the board and not coming back with options. Council Member Wilttrout asked and staff confirmed that the option included bathrooms. Council voted with 6 yes votes on this project.

Director Joly reviewed the Looking to 2025 – Projects - Design slide including municipal building space planning, Central College & Bevelhymer Road roundabout design, New Albany Plain Local Schools facilities connection study, and SR 605 north of Central College Road pedestrian improvements.

When Director Joly asked if any items should be added, Council Member Fellows suggested the work going on around the municipal buildings. City Manager Stefanov responded that was left off because there was separate debt issued for that work. Rose Run 2 and the police department expansion were included in that debt.

Mayor Spalding asked and Director Joly answered that a Miller Avenue connection design budget had been carried over in the capital budget. She believed it was part of the facilities study with the schools. They were evaluating connection options through Windsor or a new historical Village Center street network. Staff was looking to find a safe east-west connector. Director Chrysler agreed that acquisition money was carried over, there hadn’t been an extensive study. She liked the idea of incorporating some of the preliminary work into the evaluation of the school’s facilities connection.

Council Member Shull asked, regarding municipal building space planning, whether some of those answers could help the city’s planning for Veterans Memorial, a parking garage, or space that could be used for municipal offices. City Manager Stefanov answered that the Veterans Memorial project and police station expansion project would be under construction before the municipal building project. Director Joly reported that the city just re-engaged the design team on Rose Run 2 and Veterans Memorial. Staff talked with MKSK about holding space for the potential of a city building in that block.

Director Joly reviewed the Looking to 2025 – Potential New Projects slide including Parks Camera System, Central College/SR 605 Public Improvements, Pocket Parks, Morse Road Improvement, and Historical Village Center Road Network.

Council Member Fellows asked about doing more beautification, like Easton Town Center. He asked for more plantings and benches. He stated that Dublin and Downtown Columbus were doing more than New Albany was currently doing. It didn’t take a lot of money. Director Barker replied that the operating budget had a Village

Center streetscape fund that was established in 2023 for this type of work. Staff would begin that work in the fall, specifically along High Street and US 62. It included resetting bricks which had shifted and reestablishing all plant materials in the islands. Council Member Fellows described travelling to small, charming towns. It attracted people to the businesses. He also wanted to be mindful of taxpayer money, but it didn't take a lot of money to do beautification.

Mayor Spalding asked and Director Barker answered that Village Center plantings were competitively bid. The city also leveraged existing contracts. The city's contract with Rocky Fork Company would end in 2025. He anticipated going back out to bid next fall. Mayor Spalding suggested the city do a better job of emphasizing softscapes with the contractor. If more equipment was needed, so be it. Director Barker talked about incremental increases. Council Member Fellows wanted to see more on Main Street and Market Street along the business corridor. He wanted the city to encourage NACO to do more with Market Square. Director Joly stated she would add that item.

Director Joly spoke about the Central College/SR 605 public improvements. Council Member Wiltout reported that the Planning Commission (PC) had requested that council consider this a high priority item. It would help with the overall look of the hamlet and with the project's timeline. The city loved burying utility lines. Adding parallel parking would make drivers more cautious. Council Member Shull asked and Council Member Wiltout replied that on-street parking was not required by code and not in the developer's plan. Council and staff discussed the private development project plans. Director Chrysler referenced design guidelines which were on the shelf for the whole Central College/SR 605 corridor that were done at the time of Discover's departure. This project would be the gateway into those improvements.

Council Member Brisk stated she was on the Architectural Review Board (ARB) about the hamlet project. The board was putting a lot of time and thought into the appearance from the road. It was her recollection that the street was the city's responsibility. She thought the city would regret it if it didn't make changes now. The hamlet had more than sufficient parking without the on-street component. These improvements were more about the aesthetics. Director Chrysler added that code required the developer to put in sidewalk and street trees. The city's proposed street improvements were partly about reducing speeds in the area. Council and staff discussed "road diets."

Council Member Fellows asked and Director Chrysler confirmed that some homes would be close to power lines if they were not buried. The city received complaints about how New Albany's aesthetic was different north of SR 161 versus south of SR 161. That included burial of utility lines, streetscapes, the ability to walk to the school or other destinations, and the lack of curbs.

Council Member Shull asked and Director Chrysler responded that the burial of utility lines was \$2.9 million of the \$4 million in improvements. These were regional lines which were more expensive to relocate. Planner Chris Christian stated line burial would take place between Central College Road and the bridge over Sugar Run stream, before Snyder Loop. Between Snyder Loop and Walton Parkway, lines would still be above ground.

Council Member Shull asked and City Manager Stefanov stated other improvements were being funded through the hamlet TIF fund related to Sugar Run stream and other public amenities. Street improvements were happening outside of that TIF funding. He pointed to other private development projects where the city upgraded the streetscape.

Mayor Spalding asked and City Manager Stefanov proposed using a transfer from the General fund for this project.

Director Chrysler described how the streetscape improvements would enhance pedestrian activity and allow people to move from north of Central College through the hamlet to the Village Center and schools more safely. The vision was to start to change the character of that area, not just aesthetically, but from a pedestrian access viewpoint. She referred again to the Central College design guidelines sitting on the shelf, ready to go.

Council Member Brisk recalled improvements around the hamlet were part of what council said to the public it would do to try to slow down the traffic, make it more pedestrian friendly. She didn't know if it had to be the full project or not, or if it all had to happen at the same time, but at least some of this was promised.

Council Member Wiltout stated and Director Chrysler agreed there would be cost savings in mobilization and economies of scale by making these improvements now during the hamlet development. The developers were doing all the internal line burial on their sites.

Council and staff discussed transition areas around this project, where regional utility lines existed, and what was considered a local line.

Council Member Shull asked and City Manager Stefanov answered that, during the first phase of the Market & Main apartments, the city buried utility lines for around \$1 million. There had been 2 phases of line burial. Rose Run 2 could be part of phase 3.

Director Joly reviewed the Looking to 2025 – Pocket Parks slide.

Council Member Brisk asked and Director Joly confirmed that the \$4.5 million, \$750,000 per park, was what it would likely cost to upgrade all parks with play equipment, plus annual maintenance. This did not include passive parks. The city would have to work directly with homeowners' associations (HOAs) on HOA-owned parks. This could happen over time. She didn't know the city staffing impacts of taking over more parks.

Council Member Shull asked and Director Joly agreed that the city had no responsibility for the Sutton Place and Upper Fenway parks.

Mayor Spalding suspected a developer would come forward with a proposal for the area on US 62 where Dr. Glyde Marsh used to live. They were planning on 30-40 more homes. He didn't expect them to put in another playground, and the Sutton playground wouldn't support 80 homes. He recommended holding the developer accountable for updating the Sutton Place equipment.

Council Member Brisk asked and Director Joly answered, leaving the HOA-owned parks off the list, the cost would come to around \$3 million.

Council and staff discussed location of the parks and the status of their playground equipment. The Ebrington and Millbrook Farms equipment was newer. The Enclave was looking to the city for improvements as they didn't have the money.

Mayor Spalding asked about The Links example - where there was collaboration with the city, half-half. Council discussed other city involvement with park improvements. Director Joly and City Manager Stefanov agreed city staff could reach out to HOAs and talk collaboration.

Director Joly reviewed the Looking to 2025 – Morse Road Improvements slide.

City Manager Stefanov stated he had been keeping council updated periodically on this project. If the City of Gahanna was involved, the \$300,00 cost would be split 3 ways. If not, it would be split 2 ways with Franklin County. The city should know more in next 30 days.

Council Member Shull asked and City Manager Stefanov answered that the City of Columbus, City of Gahanna, and the Franklin County Engineer together had full responsibility for Morse Road. New Albany maintained the Morse Road roundabout. Planters Grove park was actually in Columbus. With this proposal, Columbus would adjust its boundary back to the west side of US 62. New Albany would drop down and, eventually, the plan was for New Albany to take the entire Morse Road right-of-way so that it would be in 1 jurisdiction for maintenance and policing purposes. Because the road had so many owners, it was hard to do a repair project. The road had deteriorated. Franklin County's goal was to improve the entire right-of-way within 5-6 years. They wanted to add

leisure trails, install a roundabout at Harlem and Morse roads, and add some left turn lanes. Franklin County had some private money from developers on the south side of Morse Road in Jefferson Township. They would get the developer money, add grant money, and get money from New Albany and Gahanna to do the full-scale improvement.

Council Member Wilttrout asked and City Manager Stefanov replied that Franklin County would treat this in a similar manner to the SR 605 roundabout. They would try to leverage as much money as possible through grants and then come to New Albany and Gahanna for the remainder.

Council Member Brisk expressed concern about the maintenance cost afterwards. She understood the proposal would only happen if the county did all those improvements. She wanted to hear from council whether they wanted to take on this obligation. Was there enough of an advantage?

Director Barker stated today's road condition wouldn't change anytime soon because of the hodge-podge of jurisdictions. It continued to get worse. There was horse fence along both sides of Morse Road - drivers believed they were in New Albany. It was a prominent east-west connection to New Albany's business campus. Morse Road, in its current form, was black eye on New Albany even though New Albany had nothing to do with it. New Albany could be in control. The project would add leisure trail connectivity. Widening Morse would increase the side-street level of service into New Albany.

Mayor Spalding asked and City Manager Stefanov replied that he believed, if Gahanna contributed, they'd maintain their 38% ownership percentage. If they didn't contribute, they were ready to part with the road. They didn't want the whole thing. Council and staff further discussed the circumstances of Gahanna's participation.

Mayor Spalding's recommendation was that New Albany contribute the same amount as Gahanna. New Albany could later take over and maintain the road. If Gahanna didn't contribute their portion, then the project would not get done.

Director Barker noted that New Albany was supportive of Franklin County's project. The total project cost was in the range of \$16 million. New Albany's contribution could be a couple million, he didn't yet know, but still a fraction of the total cost.

City Manager Stefanov stated that, at this time, the City of Columbus was willing to give up their portion of Morse. If Columbus pulled back to the west side of the roundabout, it helped New Albany long-term. This opportunity had value. If New Albany maintained the northern half of the Morse Road and Gahanna maintained the southern section – assuming Franklin County made its improvements and the boundary never changed – New Albany would have control over some road conditions. If New Albany declined now, the likelihood of Columbus participating with the county was small. If this project sputtered away, in 5 years Morse would be in worse shape and a different set of players could be at the table.

Council Member Wilttrout asked and City Manager Stefanov answered his goal was for New Albany to control the entire Morse Road right-of-way either now or 5 years from now. This was similar to New Albany's approach to US 62. From a maintenance perspective, he believed staff would prefer owning it, even with the additional cost. From a law enforcement perspective, if there was a car accident, owning the entire road was clearer. He believed, for \$300,000, New Albany could potentially get the road now. A mill and overlay pavement treatment was about \$600,000. If Gahanna maintained Morse Road to the centerline, they would put in \$200,000, the county would put in \$200,000, and New Albany would put in \$200,000. If New Albany were to take over now, Gahanna would not contribute, leaving the full cost to be divided between New Albany and Franklin County, and New Albany would get the road.

Mayor Spalding commented that the \$600,000 mill and overlay was phase 1 of the project. City Manager Stefanov stated full cost estimate including phase 2 was about \$16 million. After grant and private developer funding, any gap on phase 2 would be split.

Council and staff discussed Gahanna's likely stance, road maintenance and snow plowing, splitting the cost 3 ways instead of 2, streetscape improvements including curbs and drainage, what items phase 2 would fix - like subsurface, and the several million-dollar contribution per partner.

Mayor Spalding stated that everyone recognized Morse Road was in bad shape. Gahanna had a duty to their citizens for their portion. It was their choice whether to contribute or not, but if Gahanna was unwilling to contribute while owning 38% of the roadway, he would communicate his opinion about that.

Council Member Brisk asked and City Manager Stefanov stated New Albany would submit a letter supporting any request for a grant. If Gahanna didn't participate in phase 2, he would suggest design changes. It wouldn't be fair for New Albany to pay for a leisure trail or other improvements on the south side of Morse if Gahanna was not participating.

Council Member Kist understood Morse was an arterial road for New Albany residents. It was as important as Dublin-Granville Road and US 62. It was a disgrace that it had been in disrepair for so long. He didn't want to lose the opportunity to improve Morse for New Albany residents.

Council Member Brisk understood, if the city committed, it would be \$200,000 to \$300,000 for phase 1. She asked and City Manager Stefanov answered that, for the \$200,000, New Albany would be committing to ownership of Morse to the centerline. For the \$300,000 and with Gahanna stipulating that the roadway would go to New Albany, New Albany would commit to take over that whole section of Morse. Right now, there would be no New Albany commitment beyond phase 1 and supporting the grant application.

Council Member Kist asked and Director Barker replied, regardless of ownership, he was confident both sides of Morse Road would be plowed and treated. There was a lot of overlap between jurisdictional snow routes.

Council Member Fellows asked and City Manager Stefanov recommended New Albany taking Morse Road to the centerline and splitting phase 1 costs 3 ways. He'd leave the door open to negotiation for a 3-way solution in 5 years. He anticipated Gahanna would be happily all the way out if New Albany offered to split all costs with Franklin County only.

Mayor Spalding stated \$200,000 for a mill and overlay was money well spent. Council and staff discussed the future implications of the commitment options now.

Director Barker recommended being intentional about New Albany's coordination with Gahanna. Franklin County owned 12-15% of the right-of-way on Morse but was offering 33% cost splitting now. The county was advocating for the project and putting together all the funding applications. New Albany had a willing and proactive partner there.

Mayor Spalding asked and Director Barker confirmed that Gahanna owned 38% of Morse Road, Franklin County owned 15%, and the rest was owned by Columbus.

Director Joly reviewed Looking Forward to 2025 – Historic Village Center Road Network slide.

Council and staff discussed the \$7 million source of funding given the Village Center fund held \$5 million. City Manager Stefanov stated that the city was adding ~\$300,000-\$400,000 annually.

Director Joly asked council if they had further suggestions to vote on. She had Village Center beautification which could be handled through the city's operating budget, so she didn't know if it was a capital project.

Council Member Kist described a City of Granville open space fund which got funds from a community authority. As property became available, the funds could be used to purchase and protect open space or space for future public use. He wanted to see a similar fund established in New Albany. There could be a land management committee where people could give first right of refusal. There were many ways to create this fund. Granville put

the community authority tax on the ballot every 5 years, 1-2.5 mills. Council Member Kist recommended talking to Jim Havens in Granville to learn more. Mayor Spalding suggested a funded foundation to accept contributions from donors for greenspace preservation.

Council Member Wilttrout knew the city wanted more leisure trails. If there was anything that would put more paths between Bevelhymmer Road and the schools - maybe more planning and talking with residents to see what land was available – she didn't want to lose sight of that. Director Joly commented there was a vehicle for that in the annual budget program. The Parks and Trails Advisory Board worked on priorities. Staff could study options and had talked about acquisitions for various purposes over the years.

Director Joly reviewed Looking to 2025 – Previously Listed Projects – Future Years (2026-2028) slide. She briefly described the items which were assigned letters A-J.

Council Member Shull asked and Director Joly answered that the Library Enhancements item referred to the area in front of the library which was privately-owned greenspace. The idea was for an enhancement to the Market Square area. City Manager Stefanov added that MKSK made a list of catalytic Village Center projects.

10. PRIORITIZATION EXERCISE:

Director Joly described the prioritization exercise where council was asked to vote to bring 6 projects into 2025. They did not need to be ranked. A-J were future projects that could be moved up to 2025. K-N were new design projects. O-S were new construction projects discussed at this meeting. Projects not selected would stay around but possibly not be executed in 2025. *Results are attached.*

Director Joly stated that staff would look at how the 6 prioritized projects aligned with available funding for 2025. If more funding was available, the city could go deeper in the project list. Projects that didn't make it in 2025 would be included in the draft capital improvement plan for future years.

The meeting went on break at 2:35 pm to study funding for prioritized projects.

The meeting resumed at 2:45 pm.

Director Joly summed up the prioritization by saying any project that got 3 or more votes could be funded with available funds and a \$3 million dollar transfer from the General fund. There was a possibility that more projects could be funded in 2025. Staff would take the time to find different funding sources, consider staff capacity, and see what was currently in design. Anything not chosen would show up in the 2026 Capital Improvement Plan.

Council Member Wilttrout asked if there was any room for a portion of Q – the pocket parks. Could the city do 1-2 parks? Director Joly answered, yes, staff could try to work out the cost share with the HOA. Mayor Spalding wanted to hear more about cost sharing before committing.

Council Member Fellows commented on the aesthetics of the community. A lot of the new guardrails were black. There were many rusty metal guardrails down US 62 from Morse Road through the country club community. Was it possible to restore the rusty guardrails? Paint them black? If the city installed new guardrails, he wanted them to look better if they weren't galvanized steel. City Manager Stefanov asked and Council Member Fellows responded that he preferred painting them black. He understood wood guardrails were expensive.

Council and staff further discussed the difference between guardrails installed by the city versus the county. Public Services Engineer Justin Wilkinson wasn't aware of any city-installed black guardrails.

Mayor Spalding asked and Director Barker answered that the city could paint guardrails, however, painting created an ongoing maintenance cost. He agreed there was aesthetic value. Engineer Wilkinson noted that paint didn't stick well to galvanized metal. Metal could be sandblasted first for paint adherence. Director Barker thought maybe a powder coat was required.

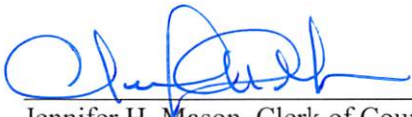
OTHER BUSINESS:

Council and staff discussed scheduling the Budget Workshop on the afternoon of November 12. Clerk Mason stated she would reach out to Council Members Kist and Durik about that date.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the September 17, 2024 regular council meeting at 2:54 pm.

ATTEST:



Jennifer H. Mason, Clerk of Council



Sloan T. Spalding, Mayor

24 Jun 25

Date

NEW ALBANY

2025 CAPITAL WORKSHOP

September 17, 2024



1

Order of BUSINESS

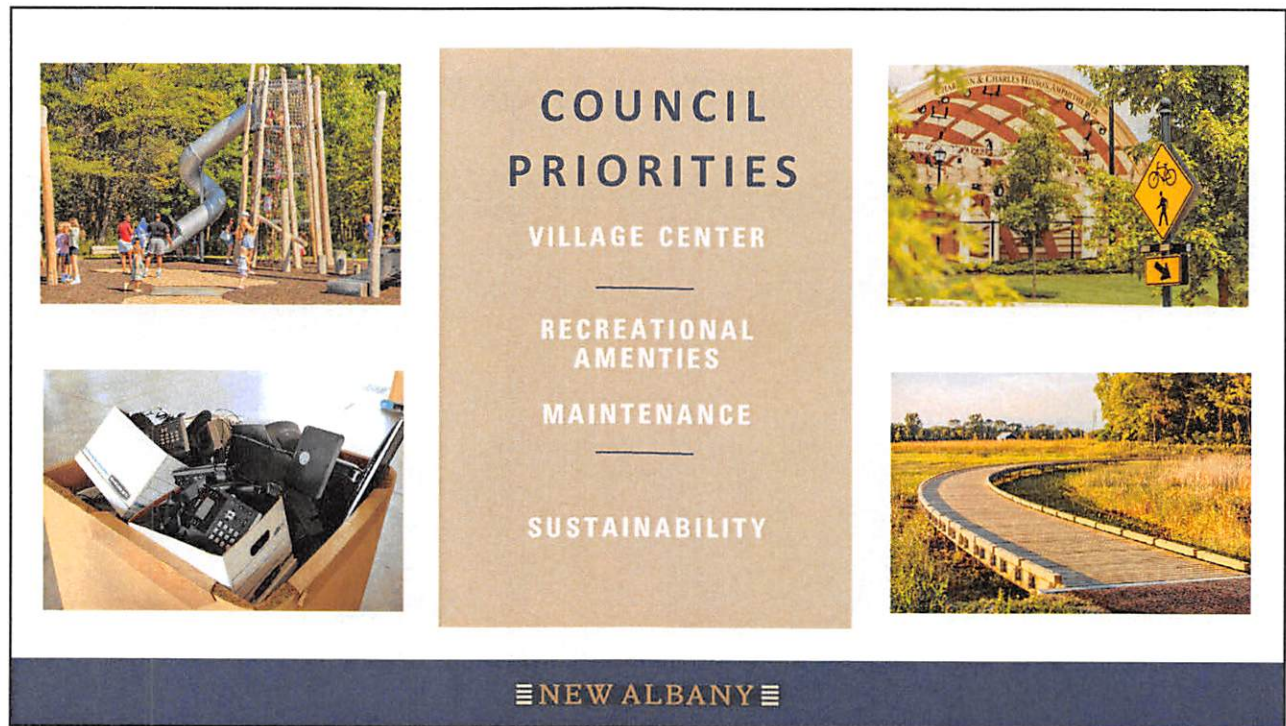
AGENDA

1. Introduction
2. 2024 Project Updates
3. 2025 Fiscal Outlook
4. Lunch
5. 2025 Project Discussion
6. Council Initiatives *(if time allows)*

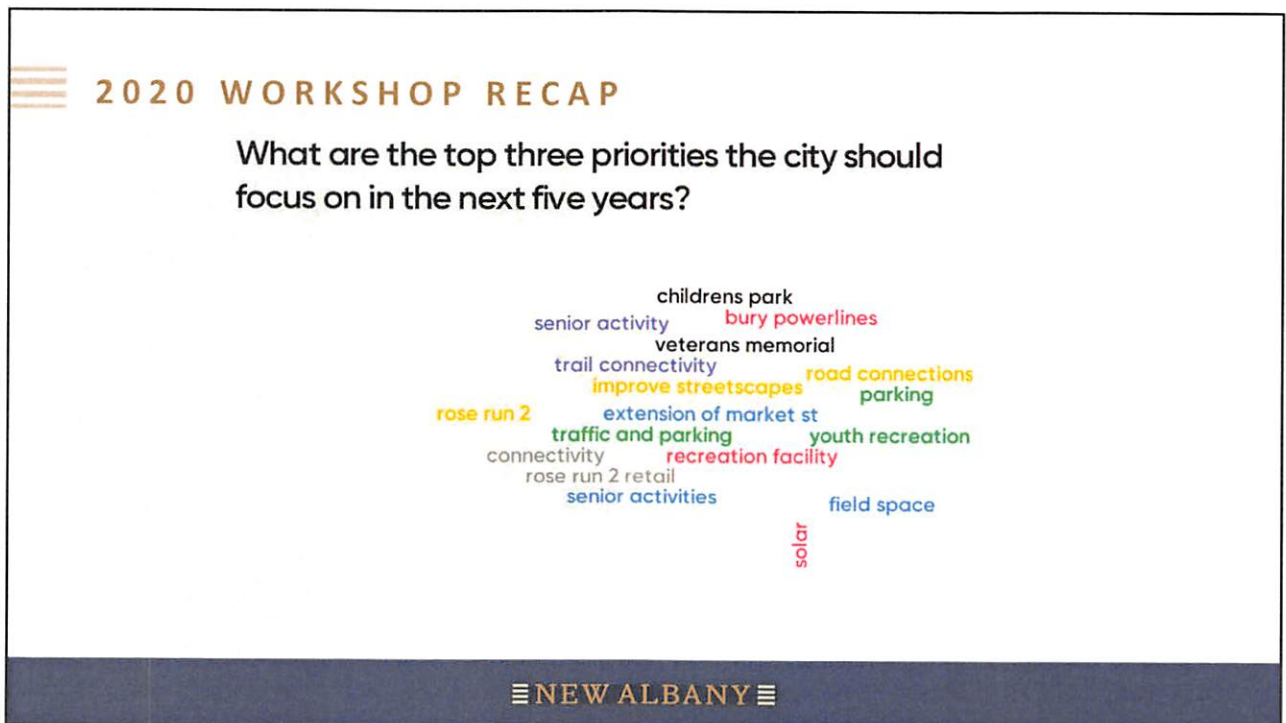


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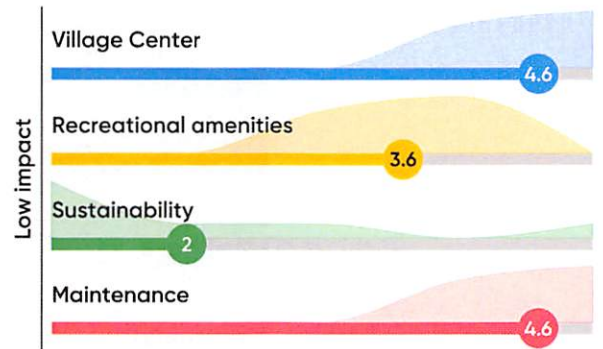
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4

2020 WORKSHOP RECAP

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



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CAPITAL SPENDING STRATEGY

2020-24



CAPITAL PROJECTS

- Market Street Urbanism Design and Construction
- US62/AR161 Intersection Improvement
- Taylor Street Phase 1 & 2 Improvements
- Pickelshaus Landing
- SR60/51 Corridor Green Improvements
- State Harbor Road Intersection



MAINTENANCE

- Annual Street Maintenance Program
- Subsurface Drainage Replacement
- Public Playground Upgrades
- Village Center Streetscape Maintenance
- Annual Street Tree Maintenance Program
- Expanded Utility Inspection Program



DESIGN

- Rose Run 2/1.5th Memorial Design
- Future Lane Phase
- Walnut Bend/Quaker Intersection Improvement
- Village Center Street Grid

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PROJECT UPDATES

- <https://experience.arcgis.com/experience/3f7e44b7a691449cafeafa2829713629>



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CAPITAL FUNDING



City Capital Funds

(ie. Capital Imp, Park Imp, Leisure Trail Imp, Village Center Imp)

Economic Development Sources

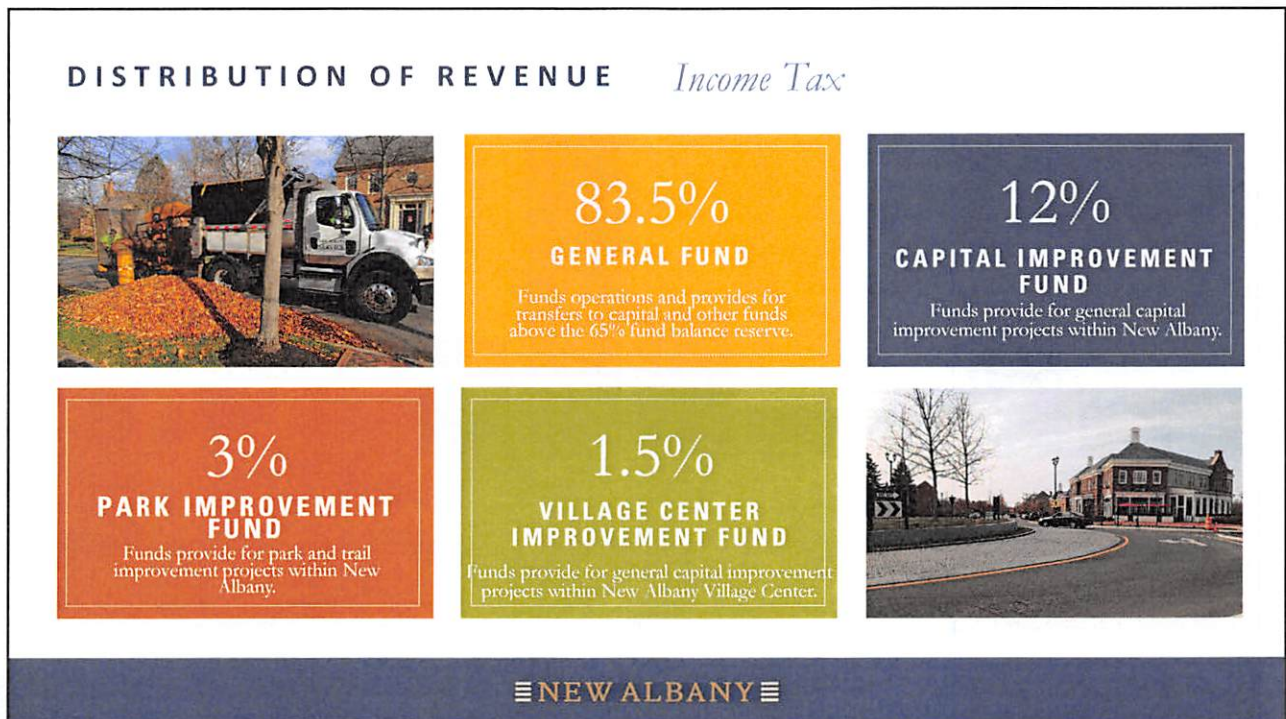
(ie. Community Authorities (IT & 9.75), Grants, Oak Grove II Infrastructure)



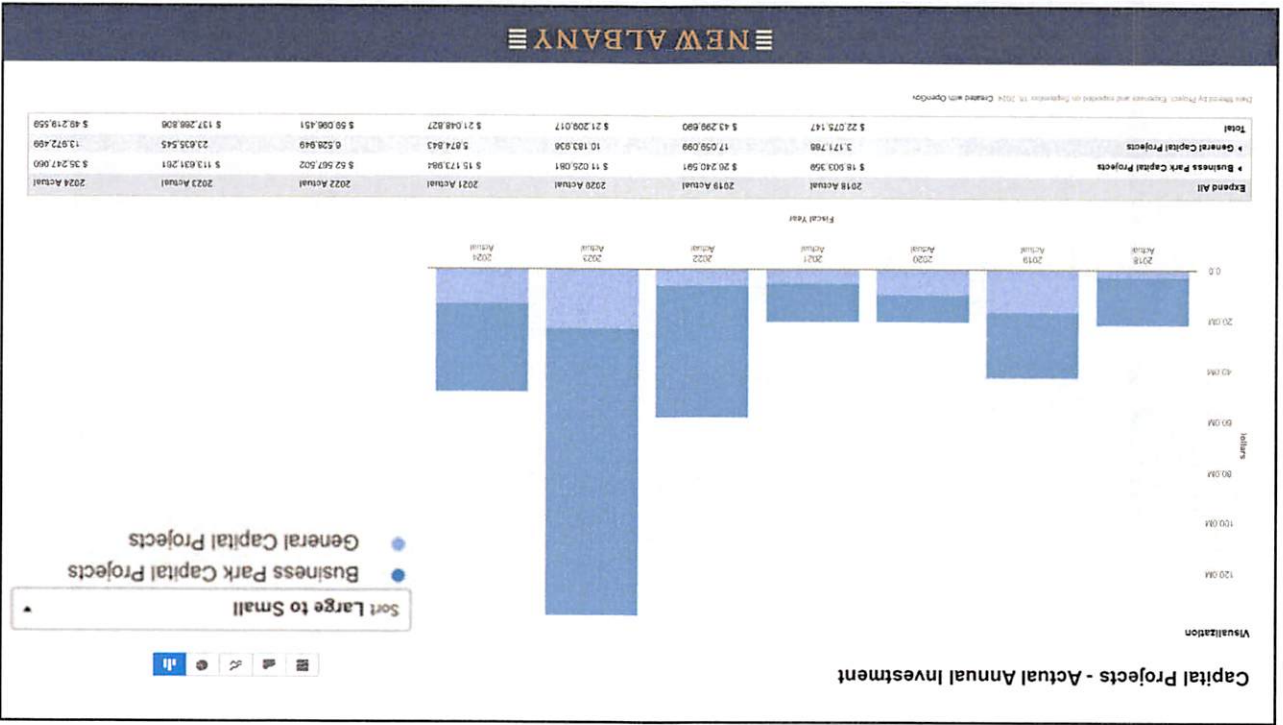
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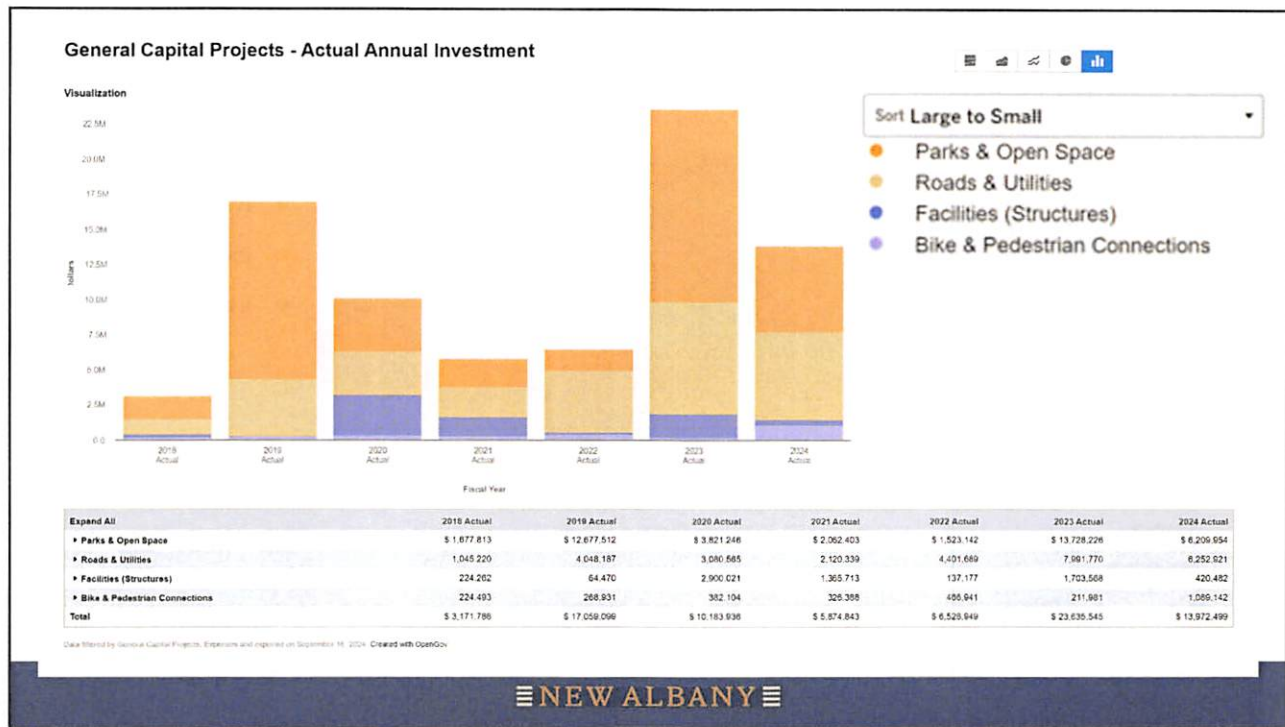


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LOOKING TO 2025-2029

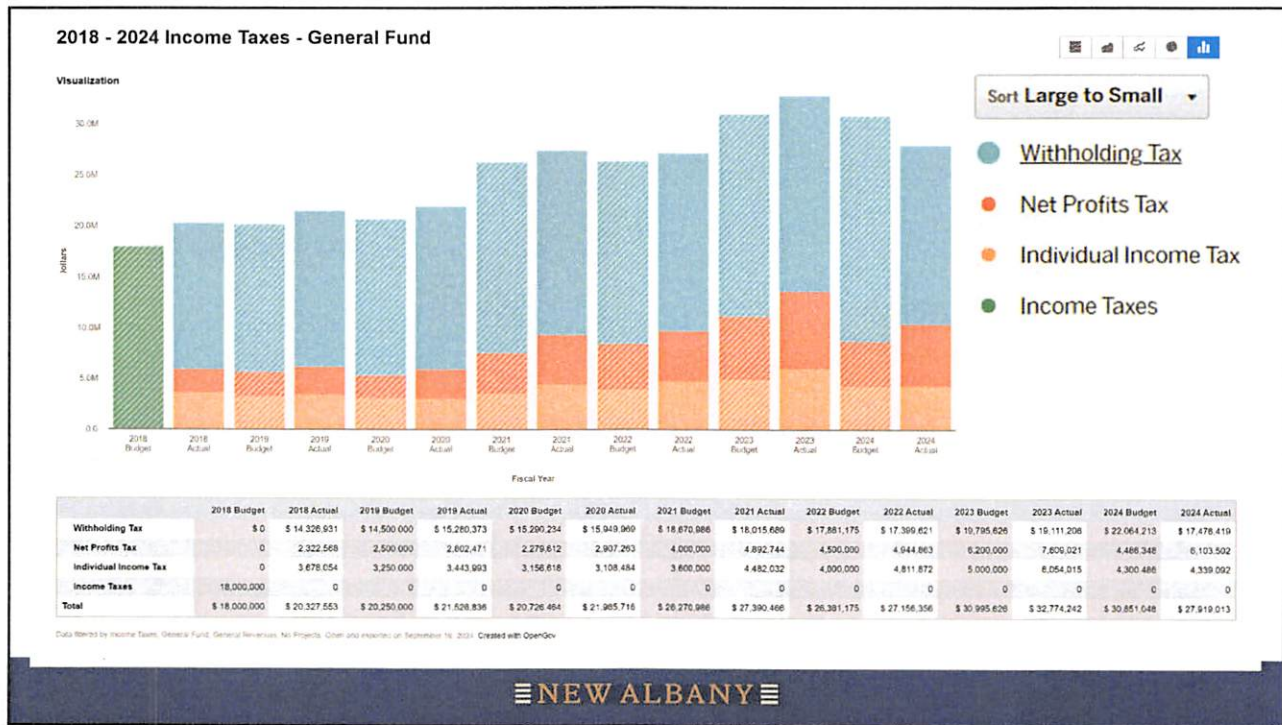
FISCAL OUTLOOK

2024 and Beyond – Income Tax Projections/Assumptions

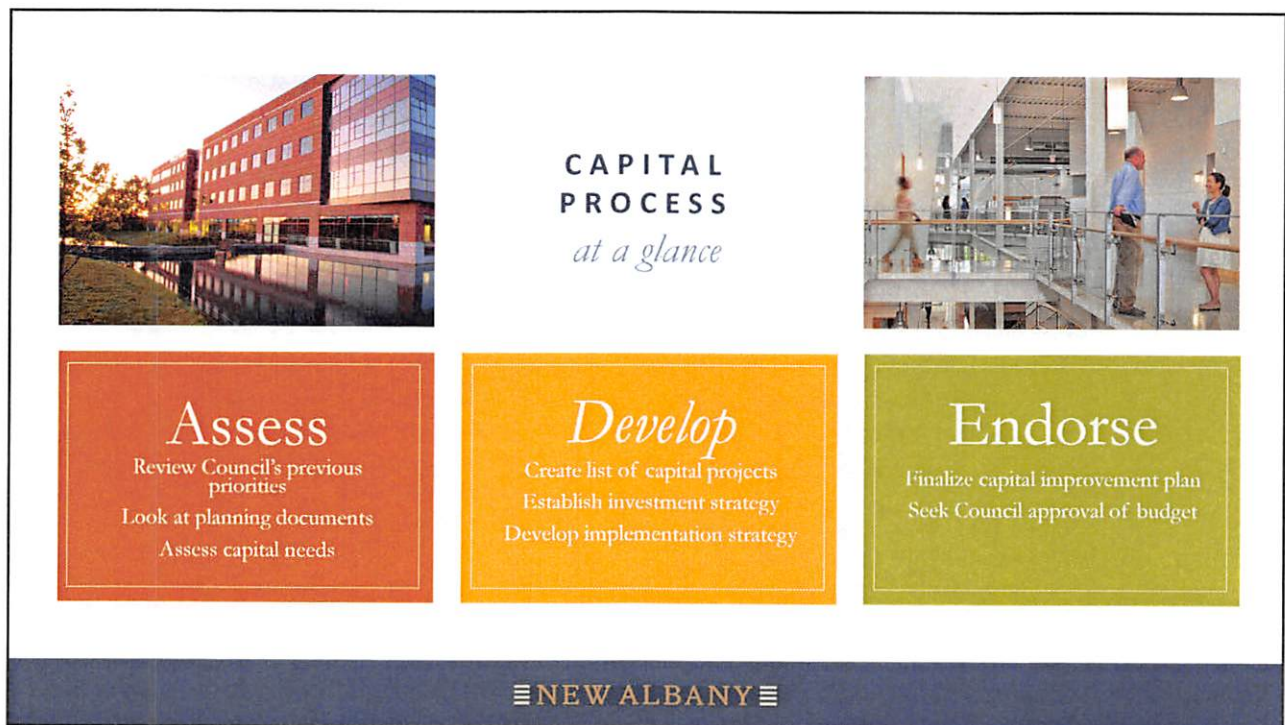
- 2024 Income Tax Projections
 - Individual & Net Profit
 - 2021-2024 – Continued record setting collections compared to 2020 and earlier
 - 2025 – based on average collections of 2020-2023
 - 2026 – 2028 – building projections based on review of construction activity and abatement expiration
- Withholding
 - 2024 – Realized growth in construction withholding
 - 2025 – Current projections assume a moderate increase and will be more refined during the Operating Budget preparation
 - CRA abatements expiring
 - Construction WH Analysis
 - 2026 – 2029 – building projections based on conservative 3 or 2.5% increase in addition to consideration of Construction WH and CRA abatement expiration.

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AVAILABLE FUNDING 2024



\$1 million
PARK FUND



\$2 million
CAPITAL PROJECTS



TRANSFER FROM THE
GENERAL FUND

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17

≡ Lunch

≡ NEW ALBANY ≡

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LOOKING TO 2025

PROJECT DISCUSSION FRAMEWORK

- Review projects on current 2025 Capital Improvement Plan
- Exercise #1
- Exercise #2
- Identify and review projects on current CIP years 2026-2028 and possible new projects
- Exercise #3
- Analysis/Break
- Exercise #4 (if needed)



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LOOKING TO 2025

ANNUAL PROGRAMS

2025

- Annual Street Paving/Maintenance (\$3M)
- Traffic Calming Implementation Design & Construction (\$500,000)
- Sidewalk Replacement Program (\$200,000)
- Trail Gaps/PTAB Priorities – Trail Extension (\$300,000)
- Trail Improvements (Maintenance) (\$300,000)
- Facility Parking/Drive Maintenance (\$200,000)

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LOOKING TO 2025

PREVIOUSLY LISTED PROJECTS

2025
Bevelhymer & Walnut Road Roundabout – Construction (\$6M)
Walnut & 605 Roundabout (\$1.5M)
Jug Street Improvements @ Licking County Line – Concept Design (\$500,000)
Pickleball Shade Structure/Enclosure (\$1.7M)


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LOOKING TO 2025

WALNUT & BEVELHYMER ROUNDAABOUT

- Budgetary cost - \$6,000,000
- Includes
 - leisure trail connections
 - sanitary sewer and water extensions
 - widening of Bevelhymer Road north/south of Walnut Street.

BEVELHYMER ROAD AND WALNUT STREET IMPROVEMENTS
PRELIMINARY LAYOUT




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LOOKING TO 2025

WALNUT & 605 ROUNDABOUT

- Partnership with Franklin County Engineer
- Financial contribution to the project
- Final design and bid project near the end of 2025
- Estimated construction start Spring 2026
- Anticipates annexation of intersection into New Albany's jurisdiction



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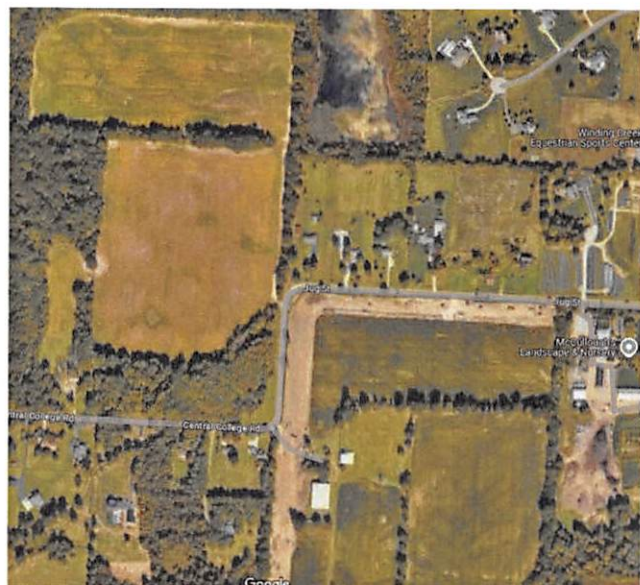
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LOOKING TO 2025

JUG STREET IMPROVEMENTS @ LICKING COUNTY LINE

- Ongoing development activity in area
- Scope of improvements are currently unknown
- Recommend moving funding to the ED Fund



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LOOKING TO 2025

PICKLEBALL SUMMARY

- Reviewed 3 shade options
- Sound attenuation options
- Restrooms/Water

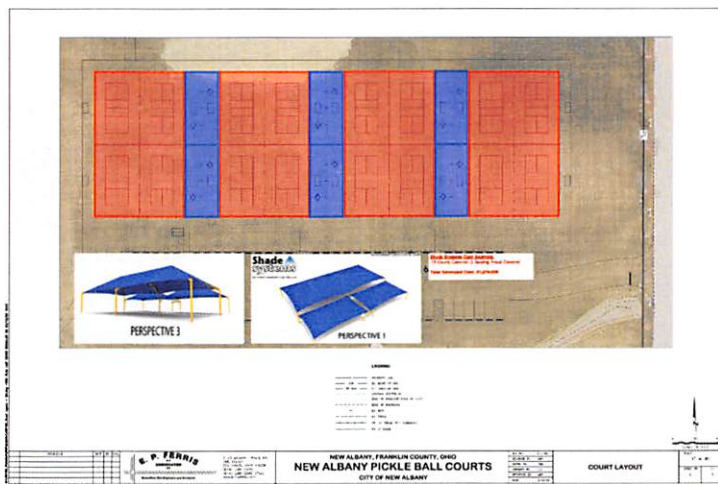


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LOOKING TO 2025

PICKLEBALL SHADE STRUCTURE OPTIONS

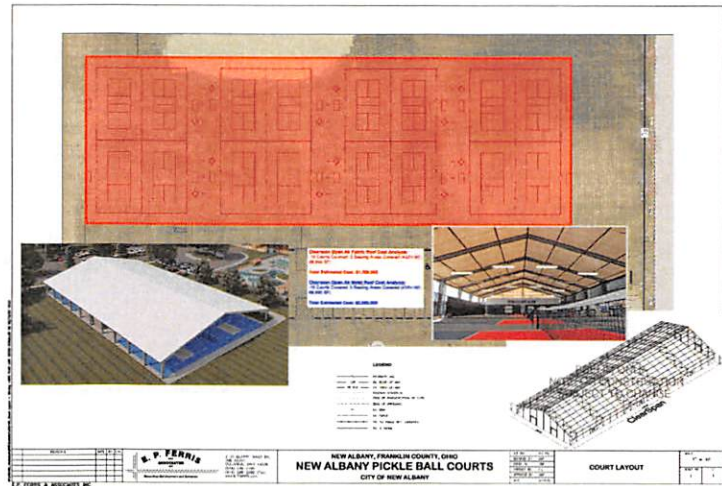


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CITY OF NEW ALBANY

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LOOKING TO 2025

PICKLEBALL SHADE STRUCTURE OPTIONS

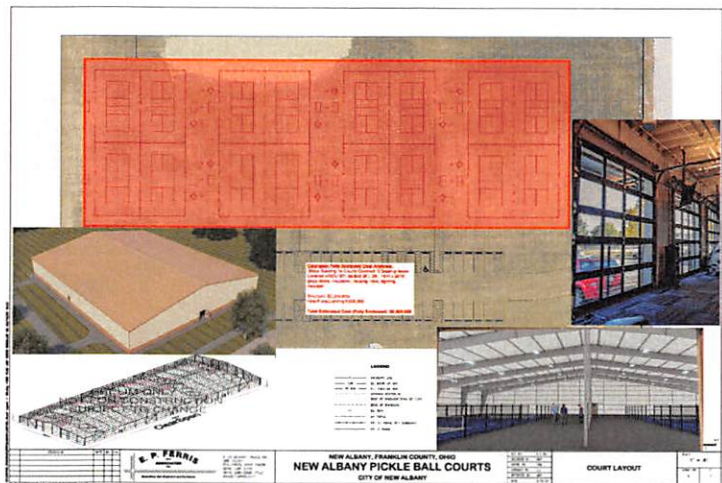


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LOOKING TO 2025

PICKLEBALL SHADE STRUCTURE OPTIONS



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LOOKING TO 2025

PICKLEBALL SHADE STRUCTURE OPTIONS

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LOOKING TO 2025

SOUND MITIGATION

Pickleball Sound Study Summary
Pickleball Sound Mitigation Consulting, LLC
Evaluation based on R1 location - worst case scenario

Every 10 Db reduction in sound corresponds to a 50% perceived reduction.

	DbA	Sound Reduction (DbA)	Perceived Noise Reduction (%)
Existing sound level	56	-	-
Adding sound barrier to existing fence	54	2	10
10' Tall Sound Barrier - North side of parking lot	53	3	15
12' Tall Sound Barrier - North side of parking lot	51	5	25
10' - L shaped sound barrier	48	8	40
PSM Consulting Good Neighbor Guideline	<50		

dB(A)

Painful	140	Gun shot
	130	Jackhammer
	120	Chainsaw
Very Loud	110	Car horn
	100	Subway
	90	Motorcycle
Loud	80	Busy road
	70	Restaurant
Moderate	60	Normal voice
	50	Typical office
	40	Quiet library
Soft	30	Whisper
	20	Rustling leaves
Faint	10	Ticking watch
	0	Silence

Figure 3

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LOOKING TO 2025

PROJECTS - DESIGN

- Municipal Building Space Planning (\$250k)
- Central College & Bevelhymmer Rd Roundabout Design (\$350k)
- NAPLS Facilities Connection Study (\$250k)
- 605, north of Central College Road Pedestrian Improvements (\$200k)



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LOOKING TO 2025

POTENTIAL NEW PROJECTS

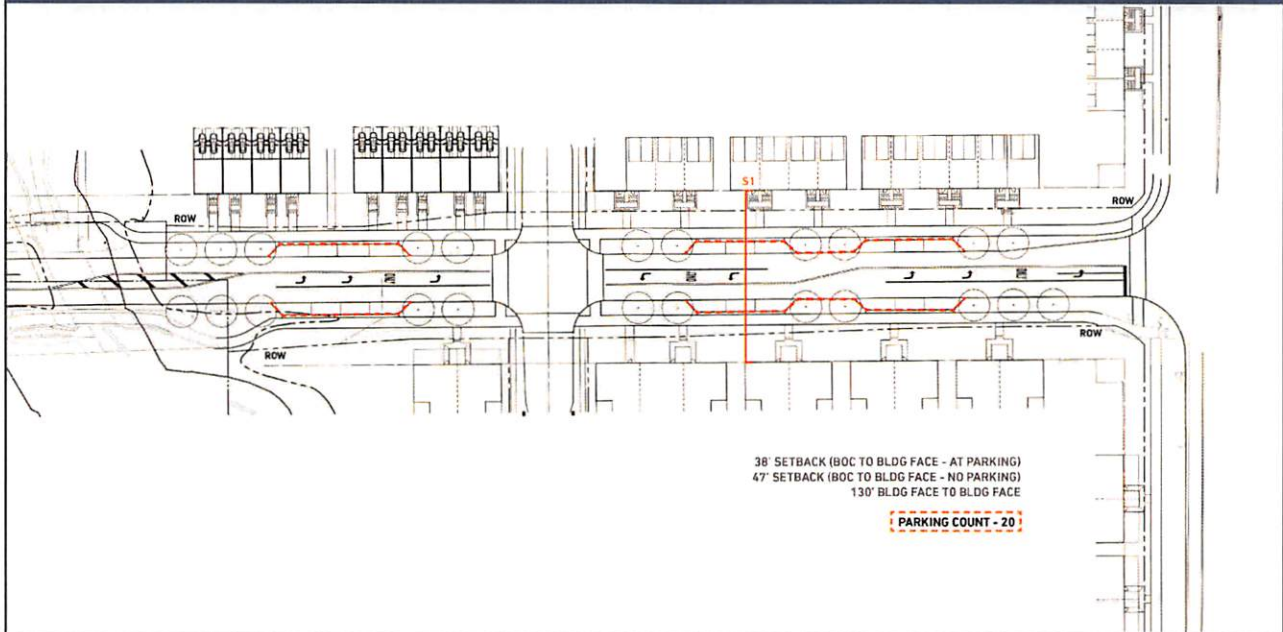
- Parks Camera System (\$350,000)
- Central College/605 Public Improvements (\$4M)
 - Regional Overhead Utility Burial
 - 605 Streetscape Improvements
- Pocket Parks (TBD)
- Morse Road Improvement (\$300,000)
- Historic VC Road Network (\$7M)



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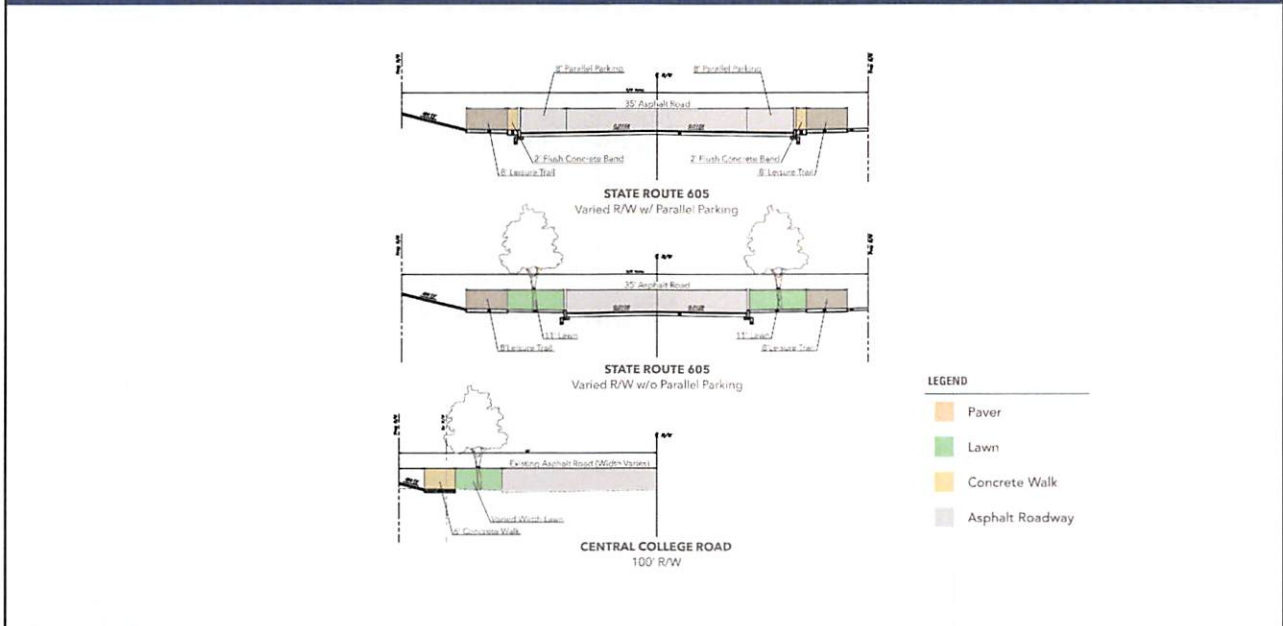
32

STATE ROUTE 605 STREETScape IMPROVEMENTS

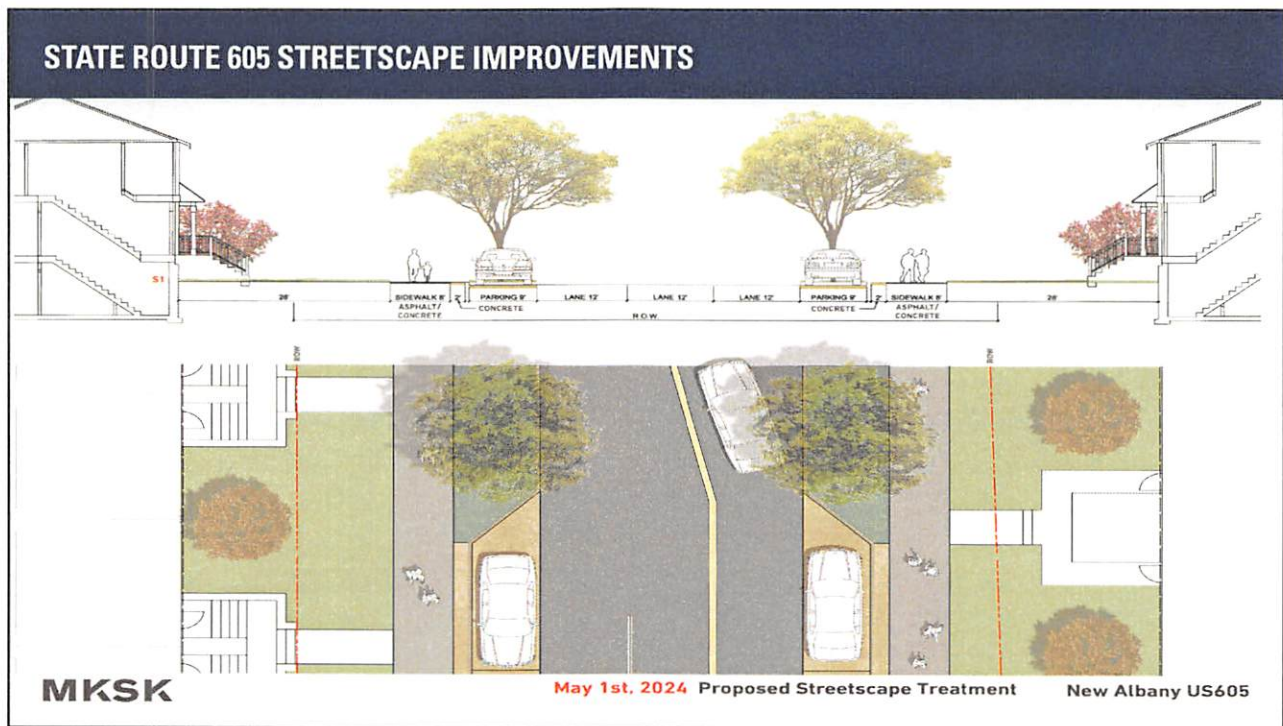


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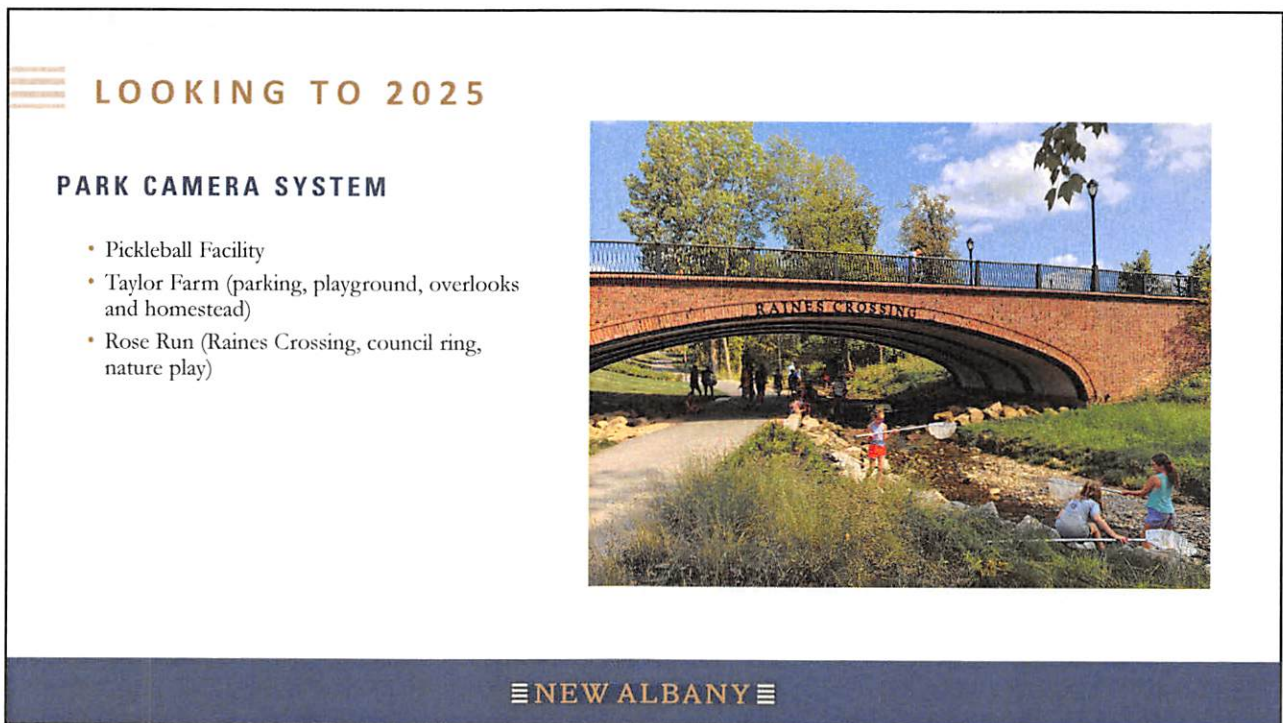
STATE ROUTE 605 STREETScape IMPROVEMENTS



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35



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LOOKING TO 2025

MORSE ROAD IMPROVEMENTS

- Partnership with Franklin County Engineer & City of Gahanna
- ATF grant application being submitted
- Two phase project
- Phase 1 temporary repair - \$300,000
- Phase 2 permanent project - TBD



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LOOKING TO 2025

HISTORIC VILLAGE CENTER ROAD NETWORK

- Project construction
- Budgetary cost - \$7,000,000



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COUNCIL DISCUSSION

- Anything else to add?



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LOOKING TO 2025 ANNUAL PROGRAMS

2025

Annual Street Paving/Maintenance (\$2M)
Traffic Calming Implementation Design & Construction (\$500,000)
Sidewalk Replacement Program (\$200,000)
Trail Gaps/PTAB Priorities – Trail Extension (\$300,000)
Trail Improvements (Maintenance) (\$300,000)
Facility Parking/Drive Maintenance (\$200,000)

NEW ALBANY

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LOOKING TO 2025

PREVIOUSLY LISTED PROJECTS

2025
Bevelhymmer & Walnut Road Roundabout – Construction (\$6M)
Walnut & 605 Roundabout (\$1.5M)
Jug Street Improvements @ Licking County Line – Concept Design (\$500,000)
Pickleball Shade Structure/Enclosure (\$1.7M)

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LOOKING TO 2025

PREVIOUSLY LISTED PROJECTS

Future Years (2026-2028)	
A. Edaptive Traffic Management – Non Business Park (\$750,000)	F. Kitzmiller Wetland Nature Park – Design (\$300,000)
B. Jug Street Improvements @ Licking County Line – Construction (\$3M)	G. Kitzmiller Wetland Nature Park – Construction (\$5M)
C. Taylor Farm – Phase III (Buildings) – Design (\$1M)	H. Market Square/Library Enhancements (\$1M)
D. Taylor Farm – Phase III (Buildings/Event Center) – Construction (\$5M)	I. SR161 Pedestrian Overpass (\$10M)
E. Tidewater Nature Preserve (Pocket Park) (\$250,000)	J. Bicycle Hubs (\$25,000)

NEW ALBANY

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LOOKING TO 2025

DESIGN

Project	Estimated Cost
K. Municipal Building Space Planning*	\$250,000
L. Central College/Bevelhymmer Roundabout*	\$350,000
M. NAPLS Facilities Connection Study*	\$250,000
N. 605/Central College Road Pedestrian Improvements*	\$200,000

* Staff recommends consideration in 2025 budget

NEW ALBANY

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LOOKING TO 2025


POTENTIAL NEW PROJECTS

Project	Estimated Cost
O. Park Camera System*	\$350,000
P. Central College/605 Public Improvements* Regional Overhead Utility Burial 605 Streetscape Improvements	\$4,000,000
Q. Pocket Parks – additional city responsibilities?	\$4,500,000
R. Morse Rd Improvements*	\$300,000
S. Historic VC Street Network*	\$7,000,000

* Staff recommends consideration for 2025 budget

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COUNCIL INITIATIVES

- **Initiatives**
 - Events
 - Anything else to add?

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COMMUNICATIONS & MARKETING UPDATE

SEPTEMBER 17, 2024



2024 YTD

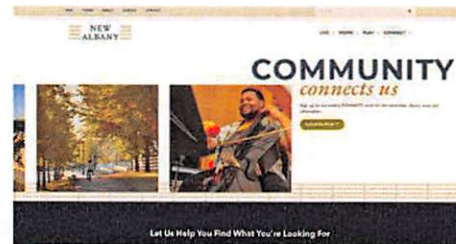
PRESENTATION OVERVIEW

1. Areas of Success
2. Areas of Opportunity

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AREAS OF SUCCESS

- Launched completely refreshed website
- Provided communications and marketing support for our community events and programming
- Boosted police recruitment efforts through printed materials and videos
- Increased attendances at all-staff meetings
 - 98 employees at July meeting



NEW ALBANY

AREAS OF SUCCESS

FOUR NATIONAL AWARDS AT ANNUAL 3CMA CONFERENCE

- 1st place: Best Use of Humor (The New Albany Office)
- 1st place: One-Time Event (EmpowHER)
- 3rd place: Single Image Photography ("Carry the Flag")
- 3rd place: Regularly Scheduled Programming (Explore New Albany)

1,100+ entries from across the United States and Canada



NEW ALBANY

AREAS OF SUCCESS

CONTINUED STRONG PERFORMANCE IN WEEKLY E-BLASTS

OPEN RATE

- 67.5% (industry average is 28.8%)
- Last year finished with 67.8%

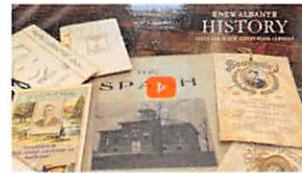
CLICK RATE

- 11.1% (industry average is 4%)
- Last year finished with 10.8%

Our numbers have remained strong despite picking up 1,488 subscribers across our newsletters since the beginning of the year

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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,



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AREAS OF SUCCESS

CONTINUED GROWTH AND ENGAGEMENT ON SOCIAL MEDIA

- 2024 TOTAL Impressions: 6,371,287
 - 2023 TOTAL Impressions: 3,654,188
- 2024 TOTAL Engagements: 269,786
 - 2023 TOTAL Engagements: 224,133

New Albany, Ohio
5,032 followers
The +

Exciting news! Thanks to the generous support of the Wexner Family and the efforts of The New Albany Company, 25 acres of land near State Route 161 and Johnstown Road have been donated to construct a 100,000 s.f. Nat...more



New Nationwide Children's Hospital Close To Home Location Coming to Ne...

Abby Schenberger Brooks and 530 others

Like Comment Repost

Video views: 17,032 total

9 comments · 31 reposts

Preview results

New Albany Ohio Government

Followed by: Scott Hagan

9 years ago

September 12 is National Police Women's Day! We celebrate New Albany Police Officers Emilee Gwynn, Ingrida, and Sara Vincent for their bravery, dedication, and service that make our community safer and stronger! Please join us in thanking them for all that they do! Are you interested in a career with NABPD or know someone who might be? Click here to learn how to join the team: <https://newalbanyohio.org/join-us> #NewAlbanyOhio #NationalPoliceWomen'sDay #WomensDay



National Police Women's Day

Learn more

See insights and ads

The New Albany Community Foundation and 102 others

8 comments · 8 shares

Like Comment Share

Comments

See all comments

See all photos

See all videos

See all stories

See all posts

See all reels

See all live videos

See all highlights

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AREAS OF SUCCESS

CONTINUED GROWTH IN VIDEO VIEWS

TOTAL Views: 1,181,166 (557,320 total in 2023)

Led to media coverage of US-62 Focus Area Plan, Juneteenth, Farmers Market and Walking Classic



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AREAS OF SUCCESS

MOST-WATCHED VIDEO OF 2024

368,000+ views on Instagram alone



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AREAS OF OPPORTUNITY

INVESTMENT IN AREAS WHERE RESIDENTS ARE TURNING TO US FOR INFORMATION

- Community survey showed 90% satisfaction in communication from City
- 41% of residents get their City information from our social media
 - 40% in 2022 and 25% in 2020
- 41% of residents get their City information from weekly newsletter
 - 22% in 2022 and 24% in 2020
- 30% get information from mailings
 - 17% in 2022 and 5% in 2020

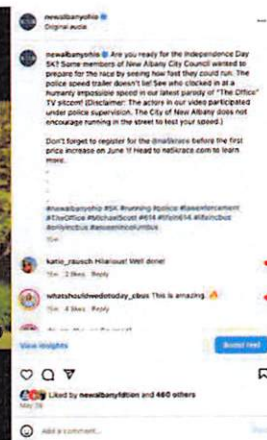
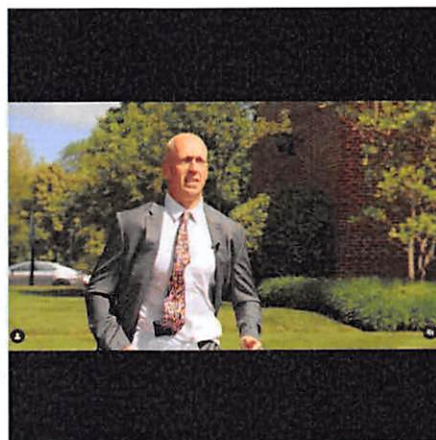


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AREAS OF OPPORTUNITY

HUMOROUS VIDEOS

- Our assumption at this time last year was correct - there appears to be an appetite for more out-of-the-box content with our social media audience.
- All five of our "Office" videos were in our top 10 most-watched videos of 2024.
- Over 93,000 views across our platforms.



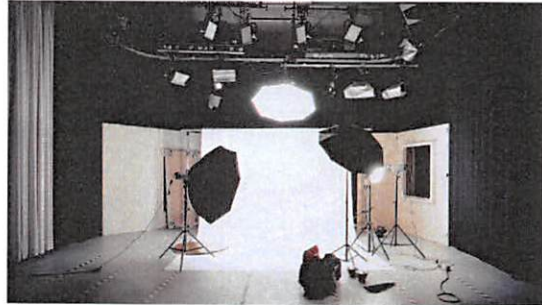
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AREAS OF OPPORTUNITY

NEW ALBANY PODCAST

- Currently in planning process to construct podcast set
- Podcast would likely launch Q1 2025



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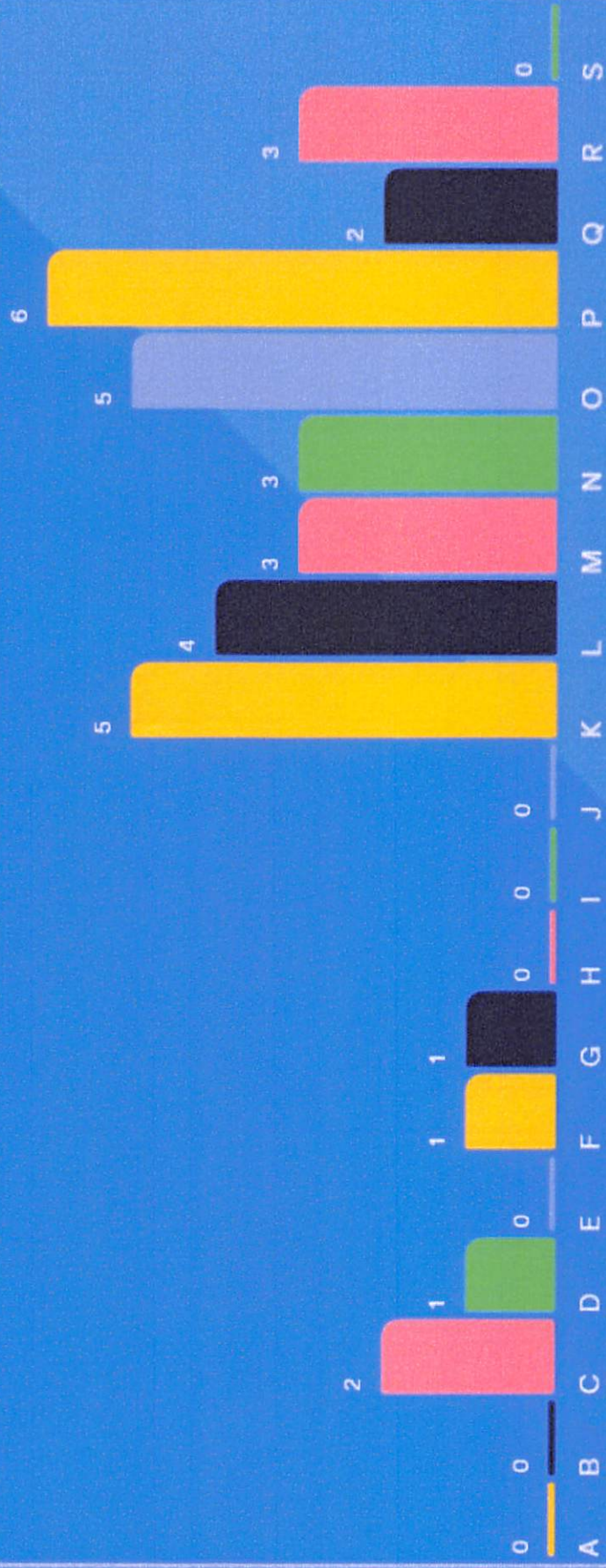
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NewAlbanyOhio.org

Join at menti.com | use code 77518422

2025 Project Prioritization

Choose up to 6 projects to prioritize in 2025



PROPOSED NEW PROJECTS & 2026-2028 CIP PROJECTS
MENTIMETER RESULTS

- A. Edaptive Traffic Management – Non Business Park (\$750,000))
- B. Jug Street Improvements @ Licking County Line – Construction (\$3M) – **move to ED**
- C. Taylor Farm – Phase III (Buildings) – Design (\$1M) – **2 votes**
- D. Taylor Farm – Phase III (Buildings/Event Center) – Construction (\$5M) – **1 vote**
- E. Tidewater Nature Preserve (Pocket Park) (\$250,000)
- F. Kitzmiller Wetland Nature Park – Design (\$300,000) – **1 vote**
- G. Kitzmiller Wetland Nature Park – Construction (\$5M) – **1 vote**
- H. Market Square/Library Enhancements (\$1M)
- I. SR161 Pedestrian Overpass (\$10M)
- J. Bicycle Hubs (\$25,000)
- K. Municipal Building Space Planning – **5 votes**
- L. Central College/Bevelhymer Roundabout – **4 votes**
- M. NAPLS Facilities Connection Study – **3 votes**
- N. 605/Central College Road - **3 votes**
Pedestrian Improvements
- O. Park Camera System – **5 votes**
- P. Central College/605 Public Improvements - Regional Overhead Utility Burial & 605 Streetscape Improvements – **6 votes**
- Q. Pocket Parks – additional city responsibilities? – **2 votes**
- R. Morse Rd Improvements - **3 votes**
- S. Historic VC Street Network – **fund from VC fund?**