



ORDINANCE O-03-2026

**AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1
ANNEXATION OF 106.4 +/- ACRES FROM JERSEY TOWNSHIP,
LICKING COUNTY TO THE CITY OF NEW ALBANY**

WHEREAS, pursuant to the petition filed by Aaron Underhill, agent for petitioner, with the Licking County Board of Commissioners on October 29, 2025; and

WHEREAS, the foregoing Resolution #25-0891-COMM of the Licking County Commissioners granting the petition, along with the transcript, was delivered to the City of New Albany on November 12, 2025, and more than sixty (60) days have elapsed since the foregoing resolution and transcript were transmitted to the City of New Albany; and

WHEREAS, pursuant to City of New Albany Resolution R-27-2021, a Road Maintenance Agreement was signed on August 9, 2021 for Jug Street Road, and pursuant to Resolution R-02-2022 and Resolution R-36-2022, wherein the New Albany City Manager was authorized to enter into an Intergovernmental Agreement with the Licking County Board of Commissioners, Jersey Township, and Monroe Township for Clover Valley Road and other roads, there are agreements in place for the maintenance of sections of roadways impacted by this annexation; and

WHEREAS, pursuant to New Albany Codified Ordinance 1125.05, all newly annexed areas shall immediately be zoned into the Agricultural District and shall be subject to the regulations and restrictions pertaining thereto; and

WHEREAS, pursuant to New Albany Codified Ordinance 1125.06, all future qualifying annexed properties shall be added to the applicable New Community Authority as described therein and are subject to a special property assessment in compliance therewith; and

WHEREAS, New Albany City Council has determined that annexation of the real estate is in the best interests of the residents of the City of New Albany.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin, and Licking, State of Ohio, that:

Section 1. The application of property owners set forth in Licking County requesting the annexation of 106.4 +/- acres, which is contiguous to the City of New Albany, is hereby accepted, and the corporate boundaries of New Albany shall be extended to include the territory, more particularly described in Exhibit A, attached hereto and incorporated herein as if fully written.

Section 2. An accurate map of the territory attached as Exhibit B, the petition for its annexation, other related documents, and a certified transcript of the proceedings of the Licking

County Board of Commissioners regarding the annexation proceedings have been on file with the Clerk of Council of the City of New Albany for sixty (60) days prior to being presented to this Council as required by law, and are hereby accepted.

Section 3. Council of the City of New Albany hereby accepts the annexation of a 106.4 +/-acre tract, situated in Jersey Township, Licking County, Ohio, the same being land of the owners set forth above, for annexation to the City of New Albany.

Section 4. The clerk is herewith directed to deliver certified copies of this ordinance and other proceedings relative to the annexation to the County Auditor, County Recorder, and the Secretary of State.

Section 5. It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 6. Pursuant to Article VI, Section 6.07(B) of the Charter of the City of New Albany, this ordinance shall be effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Legislation dates:	
Prepared:	12/29/2025
Introduced:	01/20/2026
Revised:	01/14/2026
Adopted:	
Effective:	

Benjamin S. Albrecht
Law Director

**CERTIFICATION BY CLERK OF COUNCIL
OF PUBLICATION OF LEGISLATION**

I certify that copies of Ordinance **O-03-2026** were posted in accordance with Article VI, Section 6.12 of the Charter of the City of New Albany, for 30 days starting on _____, 2026.

Jennifer Mason, Clerk of Council

Date

LEGAL DESCRIPTION

Description of 106.4 +/- Acres to be Annexed from Jersey Township To City of New Albany

Situated in the State of Ohio, County of Licking, Township of Jersey, Lot 3, Quarter Township 2, Township 2 North, Range 15 West, United States Military Lands, being all of a 4.132 acre tract conveyed to Randy Wickiser, of record in Instrument Number 200107260026830 (PID 037-111540-01.009), all of a 6.82 acre tract conveyed to Tina S. Bezouska and Richard T. Bezouska, of record in Instrument Number 201905230009984 (PID 037-111540-01.008), all of a 1.25 acre tract conveyed to Ray Rusmisl and Vicki Rusmisl and Todd Steven Dodderer, of record in Instrument Number 202112230039028 (PID 037-111540-01.007), all of a 1.25 acre tract conveyed to Craig Long and Jessica Long, of record in Instrument Number 201904260007828 (PID 037-111540-01.006), all of a 5.00 acre tract conveyed to Rusmisl LLC, of record in Instrument Number 201312100030045 (PID 037-111540-01.005), all of a 5.00 acre tract conveyed to Sarah R. Mahaffey-Arnett and Jason Arnett, of record in Instrument Number 202112060036972 (PID 037-111540-01.004), all of a 1.25 acre tract conveyed to Claude W. Richardson and Peggy Richardson, of record in Official Record 181, Page 115 (PID 037-11154-01.003), all of a 1.25 acre tract conveyed to Rusmisl LLC, of record in Instrument Number 202006030012965 (PID 037-111540.01.002), all of a 1.89 acre tract conveyed to Rusmisl LLC, of record in Instrument Number 202006030012966 (PID 037-111540-01.001), all of a 2.00 acre tract conveyed to MBJ Holdings, LLC, of record in Instrument Number 202202180004339 (PID 037-111540-01.000), all of a 5.009 acre tract and a 6.871 acre tract conveyed to Kathie Frost, of record in Instrument Number 201806080011639 (PID 037-111540-04.000 and 037-111540-00.009), all of a 5.001 acre tract conveyed to Sunil Kumar Sunkara and Madhavi Gutta, of record in Instrument Number 202204080008719 (PID 037-111540-05.000), all of a 6.224 acre tract conveyed to Jared Writesel, of record in Instrument Number 201408190015833 (PID 037-111540-00.010), all of a 5.856 acre tract conveyed to Jeremy Lee Kimble, of record in Instrument Number 202007020016023 (PID 037-111540-00.008), all of a 5.756 acre tract conveyed to Luke E. Wickline, of record in Instrument Number 201510280023467 (PID 037-111540-00.007), all of a 6.032 acre tract conveyed to Brenda L. Hiles, of record in Instrument Number 201702150002998 (PID 037-111540-00.006), all of a 6.420 acre tract conveyed to Jenny L. Davidson, of record in Instrument Number 200510280034396 (PID 037-111540-00.005), all of a 6.101 acre tract conveyed to Ark Group Investments LLC, an Ohio Limited Liability Company, of record in Instrument Number 202302060002185 (PID 037-111540-00.000), all of a 6.440 acre tract conveyed to Chris A. Anderson and Colleen F. Anderson, of record in Instrument Number 201206010012102 (PID 037-111540-00.001), all of a 2.758 acre tract conveyed to Larry E. Thompson, of record in Instrument Number 202203080005919 (PID 037-111540-07.000), all of a 2.243 acre tract conveyed to Michael Eugene Sides and Renee L. Sides, of record in Instrument Number 201406190011186 (PID 037-111540-07.001), all of a 5.104 acre tract conveyed to Jug Street, LLC, of record in Instrument Number 202301060000445 (PID 037-111540-00.003), all of a 1.25 acre tract conveyed to Wayne N. Hughes and Jessie M. Hughes, of record in Instrument Number 202006010012668 (PID 037-111540-06.000), all of a 1.25 acre tract conveyed to Aaron Artis, of record in Instrument Number 202008270022043 (PID 037-111540-02.000), all of a 5.00 acre tract conveyed to Jug Street, LLC, of record in Instrument Number 202212150029262 (PID 037-111540-00.004) and being more particularly described as follows:

BEGINNING at the common corner of said Lot 3, Lot 15, Lot 14 and Lot 2, also being the intersection of Jug Street Road (County Road 22) (60' R/W) (P.B. 13, Pg. 210) and Clover Valley Road (60' R/W) (P.B. 13, Pg. 210) said point being in the Existing City of New Albany Corporation line, of record in Ordinance Number O-11-2022, Instrument Number 202205120011951;

Thence northerly, with the centerline of said Clover Valley Road and said Corporation line a distance of 1715± feet to a point at the northwest corner of said Lot 3 and in a southerly line of said Corporation line;

Thence easterly, with said southerly corporation line and the northerly lines of the following tracts; said 4.132 acre Wickiser tract, said 6.871 acre Frost tract, said 5.856 acre Kimble tract, said 5.756 acre Wickline tract, said 6.032 acre Hiles tract, said 6.420 acre Davidson tract, said 6.101 acre Ark Group Investments tract and said 6.440 acre Anderson tract, a distance of 2793± feet to a point at the northeast corner for of said Lot 3, the northeast corner of said 6.440 acre tract and in the westerly line of the Existing City of New Albany Corporation Line of record in Instrument Number 202302170002967, Resolution Number 116-62, Ordinance Number O-01-2023;

Thence southerly, partially with the westerly line of said Corporation line and the easterly lines of said 6.440 acre tract and said 2.758 acre tract, a distance of 1718± feet to a point at the southeast corner of said Lot 3 and the northeast corner of said Lot 2, the southeast corner of a said 2.758 acre tract, in the centerline of said Jug Street Road, and in the northerly line of the Existing City of New Albany Corporation line, of record in Ordinance Number O-44-2021, Instrument Number 202201240001964;

Thence westerly, partially with said Corporation line, with said centerline and the southerly lines of the following tracts; said 2.758 acre Thompson tract, said 6.440 acre Anderson tract, said 6.101 acre Ark Group Investments tract, said 2.243 acre Sides tract, said 5.104 Jug Street tract, said 1.25 acre Hughes tract, a distance of 747± feet to a point at the southeast corner of a 1.25 acre tract conveyed to Jeffery W. and Geneva D. Lutz, of record in Instrument Number 201909180019777 (PID 037-111540-00.002);

Thence through said Lot 3 and with the perimeter said 1.25 Lutz tract the following courses:

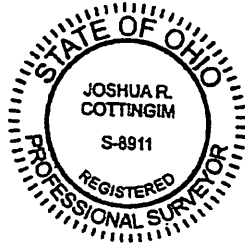
Northerly, with the westerly line of said 1.25 acre Hughes tract, a distance of 363± feet to a point;

Westerly, with the southerly line of said 5.00 acre Jug Street tract, a distance of 150± feet to a point being the northeast corner of said 1.25 acre Artis tract;

Southerly, with the easterly line of said 1.25 acre Artis tract, a distance of 363± feet to a point in the centerline of said Jug Street Road and the southeast corner of said 1.25 acre Artis tract;

Thence westerly, with said Corporation line and the centerline of Jug Street Road and the southerly lines of the following tracts; said 1.25 acre Artis tract, said 5.00 acre Jug Street tract, said 6.420 acre Davidson tract, said 6.032 acre Hiles tract, said 5.756 acre Wickline tract, said 5.856 acre Kimble tract, said 6.871 acre Frost tract, said 6.224 acre Writsel tract, said 5.001 acre Sunkara & Gutta tract, said 5.009 acre Frost tract, said 2.00 acre MBJ Holdings tract, said 1.89 acre Rusmisl tract and the Existing City of New Albany Corporation line, of record in Ordinance Number O-32-2022, Instrument Number 20221160027369, a distance of 1883± feet to the to the POINT OF BEGINNING and containing 106.4± acres of land more or less, being all out of the Township of Jersey.

This annexation description of the location of the property to be annexed is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a total perimeter of 9732± feet to be annexed with length of 7077± feet contiguous with the existing City of New Albany Corporation line. 72.7% of the perimeter length is contiguous with the City of New Albany Corporation lines, as recorded in Ordinance Number O-11-2022 and Instrument Number 202205120011951, Ordinance Number O-01-2023 and Instrument Number 202302170002967, Ordinance Number O-44-2021 and Resolution Number 110-243 and Instrument Number 20221160027369.



CESO Inc.

Joshua R. Cottingim 9/20/25
Joshua R. Cottingim, Ohio PS
Registered Surveyor No. 8911

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>BS</i>
DATE:	<i>10/23/25</i>





The within map made part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on _____, 2025, under Chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory as said petition described under the requirements of said Chapter 709 of the Ohio Revised Code.

Agent for Petitioners

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of New Albany, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same.

Board of Licking County Commissioners

Commissioner

Commissioner

Commissioner

Transferred this _____ day of _____, 2025, upon the duplicates of this office.

Containing _____ acres.

Transfer Fee _____

Licking County Recorder

Council for the City of New Albany, Ohio, by ordinance _____ passed _____, 2025, and approved by the mayor on _____, 2025, did accept the territory shown hereon for annexation to the City of New Albany, Ohio, a municipal corporation.

Attest: _____
 Clerk, City of New Albany

Contiguity Note:

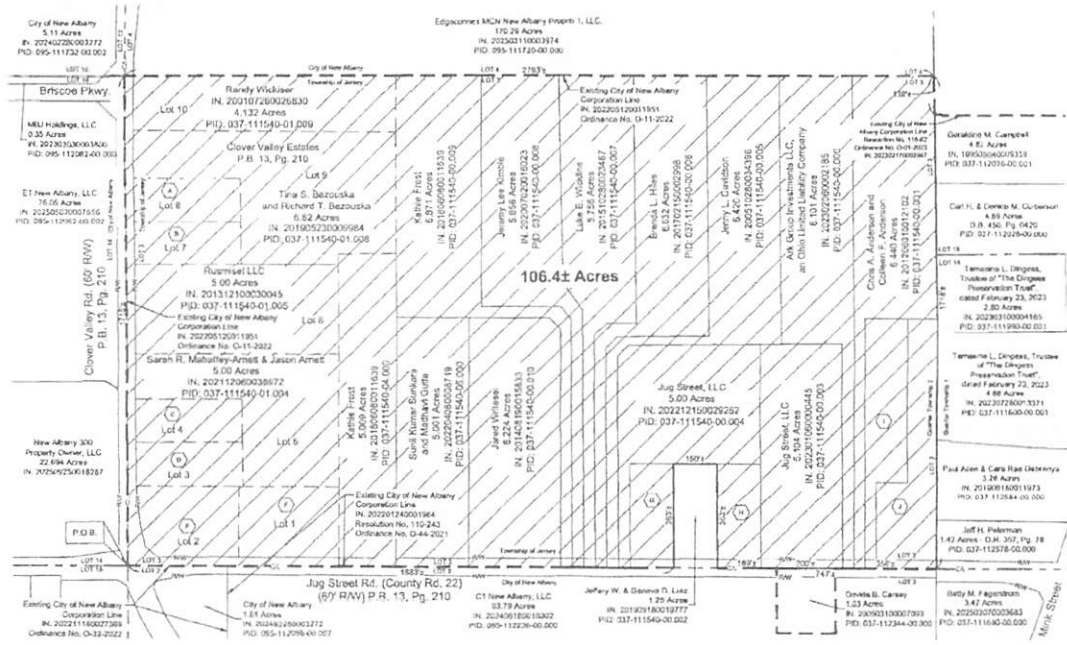
The Total Perimeter of Annexation Area is 9732.7 Feet, of Which 7077.7 Feet are Contiguous with the City of New Albany, Giving 72.7% Contiguity.

This Exhibit was prepared from Record information from the Licking County Engineer, Recorder and Auditor, and is not intended for the Transfer of Real Property.



John R. Coaling 9/30/2025
 Joshua R. Coaling, Ohio PS No. 891 Date

Map of Territory to be Annexed From: Township of Jersey To: City of New Albany
 Situated in the State of Ohio, County of Licking, Township of Jersey, Lot 3, Quarter Township 2, Township 2N, Range 15W, United States Military Lands

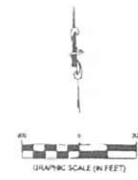


LEGEND

- Proposed City of New Albany Corporation Line
- Exist. Parcel Line
- Exist. Subdivision Line
- Exist. Road Center Line
- Exist. Farm Lot Line
- Exist. Right-of-Way
- Existing Corporation Line
- Prop. Area to be Annexed from Jersey Township (106.4± Acres)

Parties Included in Annexation

- A Ray Hummel and Void Rummet and Todd Steven Dinsmore
 1.25 Acres
 IN: 202112230039028
 P.D. 037-111540-01.007
- B Craig Long and Jessica Long
 1.25 Acres
 IN: 20190428007628
 P.D. 037-111540-01.006
- C Claude W. Richardson and Peggy Richardson
 1.25 Acres
 O.R. 181, Pg. 115
 P.D. 037-111540-01.003
- D Hummel LLC
 1.25 Acres
 IN: 20200630017965
 P.D. 037-111540-01.002
- E Rummet LLC
 1.89 Acres
 IN: 20200630012966
 P.D. 037-111540-01.001
- F M&J Holdings, LLC
 2.00 Acres
 IN: 2022021900004339
 P.D. 037-111540-01.000
- G Aston Arts
 1.25 Acres
 IN: 202008270022043
 P.D. 037-111540-02.000
- H Wayne N. Hughes and Jesse M. Hughes
 1.23 Acres
 IN: 20200610017668
 P.D. 037-111540-06.000
- I Michael Eugene Sikes and Renee L. Sides
 2.743 Acres
 IN: 201406190011186
 P.D. 037-111540-07.001
- J Larry E. Thompson
 2.758 Acres
 IN: 202203080005919
 P.D. 037-111540-07.000



BASIS OF BEARINGS
 NAD 83 (2011), OHIO SOUTH



ANNEXATION
 State of Ohio, County of Licking, Township of Jersey, Lot 3, Quarter Township 2, Township 2N, Range 15W, United States Military Land

Revisions / Submissions	Description	Date

Project Number: 767061
 Scale: 1" = 200'
 Drawn By: KBS
 Checked By: JRC
 Date: 9/29/2025
 Issue:
 Drawing Title:
 1



ORDINANCE O-07-2026

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 106.4 +/- ACRES OF LAND GENERALLY LOCATED NORTHEAST OF AND ADJACENT TO THE INTERSECTION OF JUG STREET AND CLOVER VALLEY ROAD FROM AGRICULTURAL DISTRICT (AG) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS "CLOVER VALLEY EAST ZONING DISTRICT" AS REQUESTED BY LINCOLN PROPERTY COMPANY C/O AARON UNDERHILL, ESQ., UNDERHILL & HODGE LLC

WHEREAS, the council of the city of New Albany has determined that it is necessary to rezone certain property located within the city to promote orderly growth and development of lands; and

WHEREAS, the New Albany Planning Commission and New Albany City Council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by Lincoln Property Company c/o Aaron Underhill, Esq., Underhill & Hodge LLC, the New Albany Planning Commission reviewed the proposed zoning amendment and recommended its approval on April 20, 2026 (ZC-27-2026).

NOW, THEREFORE, BE IT ORDAINED by council for the city of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby amends the zoning ordinance map of the city of New Albany to change the zoning classification of the following described site:

- A. An approximately 106.4-acre site within Licking County, generally located northeast of and adjacent to the intersection of Jug Street and Clover Valley Road from its current zoning of Agricultural District (AG) to Limited General Employment (L-GE).
- B. The zoning district's boundary map and development plan are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 03/27/2026

Introduced: 04/07/2026

Revised: 04/20/2026

Adopted:

Effective:

CLOVER VALLEY EAST ZONING DISTRICT

LIMITATION (L-GE) TEXT

March 17, 2026

The Clover Valley East Zoning District (hereinafter, the “Zoning District”) consists of 106.4+/- acres located to the northeast of and adjacent to the intersection of Jug Street and Clover Valley Road. This rezoning serves to extend the same or similar zoning and development standards to property being annexed to the City as currently applied to much of the New Albany International Business Park.

I. Zoning Designation: L-GE, Limited General Employment District

II. Permitted Uses: The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03, provided that conditional uses are approved in accordance with Chapter 1115, Conditional Uses. The following uses from these code sections shall be prohibited:

- A. Mini-warehouses (See Section 1153.03(a)(4)(c)). For purposes of clarification, this prohibition only applies to such facilities that are made available for rental to the general public;
- B. Vehicle services (See Section 1153.03(b)(4));
- C. Radio/television broadcast facilities (See Section 1153.03(c)(1));
- D. Sexually-oriented businesses (See Section 1153.03(c)(3));
- E. Off-premises signs (See Section 1153.03(c)(2)); and
- F. Data center uses, except when all of the following conditions are met:

1. The data center use is associated with and is operated as part of (or in support of) another permitted use or conditional use that is operating within the Zoning District and the data center use is not operated primarily to serve uses, users, or consumers that are not directly associated with such operational use(s) within the Zoning District;

2. The data center use or uses occupy no more than 20% of the total gross square footage of primary buildings located within the Zoning District; and

3. The data center use or uses shall not be issued a certificate of zoning compliance unless and until certificates of zoning compliance and occupancy permits have been issued by the City for those portions of the primary buildings within the Zoning District from which permitted or conditional uses other than data centers are or will be operated.

III. Lot and Setback Commitments:

A. Lot Coverage: There shall be a maximum lot coverage in this Zoning District of 75%.

B. Setbacks:

1. Jug Street: There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from the right-of-way of Jug Street.

2. Clover Valley Road: There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from the right-of-way of Clover Valley Road.

3. New Public Streets: There shall be a minimum pavement and building setback of 25 feet from the right-of-way for any other new public streets within this Zoning District.

4. Eastern Perimeter Boundary: There shall be (i) a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from any portion of the eastern perimeter boundary of this Zoning District which is adjacent to property on which residential uses are permitted, and (ii) a minimum pavement and building setback of 25 feet from all portions of the eastern perimeter boundary which are adjacent to property on which no residential uses are permitted.

5. Northern Perimeter Boundary: There shall be a minimum pavement and building setback of 25 feet from the northern perimeter boundary line of this Zoning District.

6. Intervening Parcel: There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from any portion of the Zoning District which shares a boundary with that certain parcel of real property that is known on the effective date of this text as Licking County Auditor Parcel Number 037-111540-00.002.

7. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (i) come under common ownership or control, (ii) are zoned to allow compatible non-residential uses, and (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels.

IV. Architectural Standards:

A. Service and Loading Areas: Service areas and loading areas shall be screened in accordance with the Codified Ordinances.

B. Building Design:

1. Building designs shall not mix architectural elements or ornamentation from different styles.

2. Buildings shall be required to employ a comparable use of materials on all elevations.

3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.

5. All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other.

6. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.

7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are

encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

C. Building Form:

1. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

D. Materials:

1. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.

2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.

3. Generally, the quantity of materials selected for a building shall be minimized.

4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

5. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of data centers, warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the

development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

In conjunction with an application for a certificate of appropriateness for each building or structure in this Zoning District that is not subject to or governed by the DGRs, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1157.08(a)(1)(D) of the City Code. In designing such buildings, the user or applicant shall consider the following, which are intended to set a level of expectation for the quality of design:

- a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while considering the unique nature of the use(s) that will be found therein.
- b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.
- c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.

e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

6. Roof-Mounted Equipment: Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment. These requirements do not apply to roof-mounted solar panels.

V. Access, Parking, Site Circulation, and Traffic Commitments:

A. Vehicular Access: The developer shall work with the City Manager or their designee to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District. A minimum of two (2) vehicular access points shall be permitted along Jug Street and a minimum of one (1) vehicular access point shall be permitted on Clover Valley Road. Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curbcuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.

B. Parking and Loading: Parking and loading spaces shall be provided for each use per Chapter 1167 of the Codified Ordinances of the City of New Albany.

C. Rights-of-Way: The property owner shall dedicate right-of-way for Jug Street to the City at a distance of 30 feet as measured from the existing centerline of that street. The property owner shall dedicate right-of-way for Clover Valley Road to the City at a distance of 40 feet as measured from the existing centerline of that street. The property owner shall grant easements to the City which are adjacent to the aforementioned rights-of-way to the extent necessary to provide for the installation and maintenance of streetscape improvements, public utility lines, and leisure paths.

VI. Buffering, Landscaping, Open Space, and Screening: A landscaping plan shall be approved as part of the City's review of a certificate of appropriateness application for each portion of this Zoning District that is proposed for development. The following landscaping requirements shall apply to this Zoning District:

A. Tree Preservation: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

B. Landscaping Required Adjacent to Residential Uses: For those perimeter boundaries other than the eastern perimeter boundary which abut properties

containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") in this Zoning District, has a zoning classification which permits the development and operation of residential uses thereon that are not owned by the developer (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum six (6) foot high mound shall be installed along the property line and shall include a landscape buffer on the mound which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a total height of 10 feet above ground level. Along the eastern perimeter boundary, there is an existing significant topographic change resulting in a major downward slope of 10-20 feet extending westward from the eastern perimeter boundary line of the Zoning District which provides what is effectively an existing mound that screens views looking into the site from the east (see accompanying topography exhibit). In lieu of installing a new mound along the eastern perimeter boundary line, the existing topography shall remain and the required plantings that would have been required to be planted on a new mound instead shall be planted between the eastern perimeter boundary line and buildings or pavement. Where existing trees are present along any boundary line, planting and mounding requirements may be waived in order to preserve the trees..

C. Fencing: A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public rights-of-way along Clover Valley Road and Jug Street.

D. Stormwater Management: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany.

E. Street Trees: A street tree row shall be established along Jug Street and Clover Valley Road and shall contain at least one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs.

F. Landscaping Along Jug Street: Landscaping within the pavement setback along Jug Street shall be coordinated and consistent throughout this Zoning District and adjacent zoning districts. Landscaping, when installed within these setbacks, shall be provided in accordance with the following standards:

1. A minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of-way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.

2. Where existing healthy and mature trees are found within these pavement setbacks, such trees may be preserved in lieu of installing the required trees, provided that a similar amount of vegetation is being preserved when compared to that which would otherwise be required to be installed.

3. Mounding shall be permitted but not required. When utilized, mounding shall have a minimum height of 3 feet and a maximum height of 12 feet. The slope of mounds shall not exceed 3:1 from the crest of the mound extending toward the private site, and shall not exceed a 6:1 slope from the crest of the mound extending toward the public right-of-way.

G. Parking Areas: Within this Zoning District, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.

H. Pedestrian Circulation: An 8-foot-wide asphalt leisure path shall be installed along the Jug Street frontage of the site.

I. Minimum On-Site Tree Sizes: Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

J. Bonding: All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.

VII. Lighting:

A. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

B. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed 30 feet in height.

C. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

D. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

E. No permanent colored lights or neon lights shall be used on the exterior of any building.

F. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City standards and specifications.

G. Solar panels may be incorporated and installed as appropriate.

VIII. Signage: All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.

IX. Utilities: All new utilities installed solely to serve this Zoning District shall be installed underground.

X. Noise Regulations: The Codified Ordinances currently contain provisions relating to sound which are broad, meaning that noise impacts are evaluated on a site-specific basis. Generally, the goal is to ensure that overall sound levels on a property following development will not impose material negative impacts on neighboring property owners. The City intends to begin evaluating potential updates to the Codified Ordinances to provide more objective standards for evaluating potential and existing sound impacts.

Following approval of this zoning, the applicant will work diligently with the City to identify best practices to mitigate sound impacts from new development within this Zoning District, which shall include consultation and coordination with experts to be hired by the City. Should the Codified Ordinances be updated at the time when the first building permit application is filed for development in any portion of the Zoning District, then such development shall comply with those updated standards. In the event that the Codified Ordinances have not been updated by that time, then as a condition of building permit issuance the applicant for this zoning application and the City staff shall negotiate and execute an agreement, to be signed by the City Manager and a representative of the applicant, which details sound mitigation measures and requirements to be applied to the site. Once such an agreement is signed, its contents shall constitute an addendum to the approved zoning text and the standards set forth therein shall become requirements for the Zoning District which are enforceable in the same manner as other zoning requirements. Ultimately, each new user is responsible for maintaining and mitigating noise levels in accordance with such an agreement.



Clover Valley East Zoning District Map



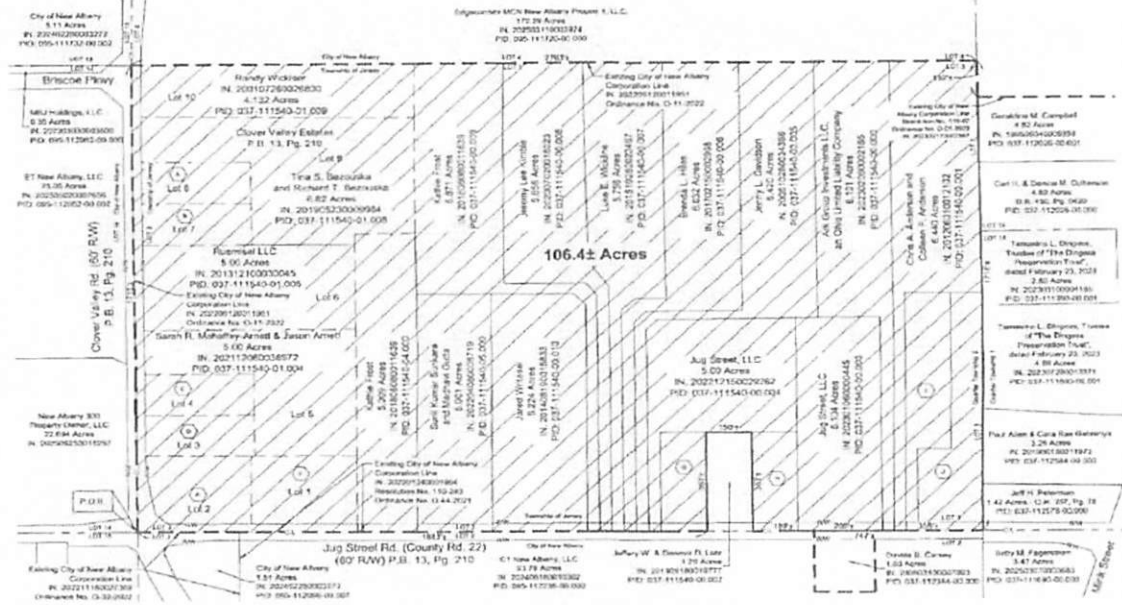
The within map made part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on _____ 2025, under Chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 709 of the Ohio Revised Code.

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of New Albany, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same.

Transferred this _____ day of _____ 2025, upon the duplicates of this office.
 Containing _____ acres.
 Transfer Fee _____

Licking County Recorder
 Council for the City of New Albany, Ohio, by ordinance _____ passed _____ 2025, and approved by the mayor on _____ 2025, did accept the territory shown hereon for annexation to the City of New Albany, Ohio, a municipal corporation.

Attest _____
 Clerk, City of New Albany



Contiguity Note:
 The Total Perimeter of Adjacent Area is 9715± Feet, of Which 7077± Feet are Contiguous with the City of New Albany, Giving 72.7% Contiguity.

This Exhibit was prepared from Record information from the Licking County Engineer, Recorder and Auditor, and was recorded for the Treasurer of Real Property.

John R. Coalinga 9/30/2025
 John R. Coalinga, Ohio PS No. 8911 Date _____

LEGEND

	Proposed City of New Albany Corporation Line
	Exist. Parcel Line
	Exist. Subdivision Line
	Exist. Road Center Line
	Exist. Farm Lot Line
	Exist. Right-of-Way
	Existing Corporation Line
	Prop. Area to be Annexed from Jersey Township (106.4± Acres)

- Parcels included in Annexation**
- Ray H. Samuel and Vicki Rumsell and Todd Steven Doebler 1.25 Acres IN 2021-2230039028 PID: 037-111540-01-207
 - Craig Kang and Jessica Lech 1.25 Acres IN 20190428002728 PID: 037-111540-01-006
 - Clayde W. Richmond and Peggy Richmond 1.25 Acres O.R. 141, Pg. 115 PID: 037-111540-01-003
 - Rumsell LLC 1.25 Acres O.R. 141, Pg. 115 PID: 037-111540-01-002
 - Rumsell LLC 1.89 Acres IN 2020060300129605 PID: 037-111540-01-001
 - MEJ Holdings, LLC 2.08 Acres IN 2022-021800044339 PID: 037-111540-01-000
 - Adrian Adams 1.25 Acres IN 202008270002043 PID: 037-111540-02-000
 - Wayne M. Hughes and Jason M. Hughes 1.25 Acres IN 202008010012669 PID: 037-111540-06-000
 - Michael Eugene Siders and Renee L. Siders 2.43 Acres IN 2014061900111160 PID: 037-111540-07-001
 - Wayne C. Thompson 2.75 Acres IN 202203000006919 PID: 037-111540-07-000

ANNEXATION
 State of Ohio, County of Licking, Township of Jersey, Lot 1, Corner New Albany, Township of Jersey, Licking County, Ohio

Project Number 767061
 Scale 1" = 200'
 Drawn By JHS
 Checked By JHC
 Date 9/28/2025
 Issued
 Drawing Title

DATE OF REVISION
 NAD 83 (2011), DHD, 30X14



ORDINANCE O-14-2026

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 18.461 +/- ACRES OF LAND LOCATED AT 6060 EAST DUBLIN-GRANVILLE ROAD FOR AN AREA TO BE KNOWN AS THE “PRAIRIE HOUSE NEIGHBORHOOD” FROM ITS CURRENT ZONING OF SINGLE FAMILY RESIDENTIAL (R-2) TO “I-PUD” INFILL-PLANNED UNIT DEVELOPMENT AS REQUESTED BY FIVE DEVELOPMENT LLC, C/O AARON UNDERHILL, ESQ.

WHEREAS, the council of the city of New Albany has determined that it is necessary to rezone certain property located in the city to promote orderly growth and development of lands; and

WHEREAS, the New Albany Planning Commission and New Albany City Council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by Five Development LLC, c/o Aaron Underhill, Esq., the New Albany Planning Commission has reviewed the proposed zoning amendment and recommended its approval on April 6, 2026 (ZC-15-2026).

NOW, THEREFORE, BE IT ORDAINED by council for the city of New Albany, counties of Franklin and Licking, state of Ohio, that:

Section 1. Council hereby amends the zoning ordinance map of the city of New Albany to change the zoning classification of the following described site:

- A. A 18.461 ± acre area of land located at 6060 East Dublin-Grandville Road for an area to be known as the “Prairie House Neighborhood” from its current zoning of Single Family Residential (R-2) to Infill-Planned Unit Development (I-PUD).
- B. The zoning district’s zoning text and preliminary development plan are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 04/24/2026

Introduced: 05/05/2026

Revised:

Adopted:

Effective:

EXHIBIT A - O-14-2026

**PRAIRIE HOUSE NEIGHBORHOOD
INFILL PLANNED UNIT DEVELOPMENT (I-PUD)
ZONING AND DEVELOPMENT STANDARDS TEXT**

April 22, 2026

I. Introduction and Summary:

The property that is the subject of this PUD zoning text consists of 18.461± acres located on the former Prairie House site. It is to the north of and adjacent to East Dublin-Granville Road across from the intersection of that street with the entrance to Pickett Place. Various phases of Hampsted Village are located adjacent to the property on the west, east, and north.

The present zoning of the property is R-2, Estate Residential. This classification has applied to the property for many years despite retail uses having been operated therefrom. Non-residential uses are not appropriate for the property given the developed context around it. While the R-2 zoning of the site provides for a permitted density of 2.1 units per acre (20,000 minimum lot size divided into 43,560 square feet contained in an acre = 2.1 units/acre), the development standards which apply to the site are outdated and will result in a homogenous and less interesting plan that is being presented with this PUD. This plan will facilitate the clustering of homes, variety in lot sizes, and the preservation of trees that may not be achievable under the current zoning. The flexibility of standards afforded by a PUD will be pivotal in driving home prices upward, benefiting the New Albany Plain Local School District and the values of surrounding homes. The community will consist of custom and semi-custom homes that will meet the level of quality found in the New Albany County Club Communities.

II. Permitted Uses:

Permitted uses in this zoning district include single-family dwellings, parks, and open spaces. Residential model homes shall be conditional uses.

III. Development Standards:

Unless otherwise specified in the submitted drawings or in this written text the development standards of Title Five of the Codified Ordinances of the City of New Albany shall apply to this zoning district, as will the applicable provisions of the City's Design Guidelines and Requirements (DGRs). Basic development standards are being provided for items such as density, site planning, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development.

A. Density, Lot and Setback Commitments:

1. Number of Homes. There shall be a maximum of 39 homes.

2. **Lot Widths.** There shall be a mixture of lot widths and lot areas in this zoning district to achieve a variety of lot sizes. All lots shall have a minimum lot width of 60 feet or greater, provided that a maximum of 2 lots may have a minimum width of 50 feet or greater. For purposes of determining width and setback requirements, lots shall be categorized as Lot Prototype A, B, C, D, or E, or as a “Specialty Lot”. The preliminary locations of each type of lot are shown in the “Lot Parameters” exhibit that accompanies the preliminary development plan. Final locations of each lot type shall be reviewed and approved as part of a final development plan.
3. **Lot Depths.** The minimum depths of lots shall be 95 feet.
4. **Front Yard Setbacks.**
 - a. **Home Facades.** The following minimum front yard setbacks shall be required from the front lot line for all facades of a home which are not part of a garage based on the Lot Prototype on which they are located:
 - i. **Lot Prototype A.** 28 feet
 - ii. **Lot Prototype B.** 28 feet
 - iii. **Lot Prototype C.** 8 feet
 - iv. **Lot Prototype D.** 8 feet
 - v. **Lot Prototype E.** 28 feet
 - vi. **Specialty Lots.** 8 feet
 - b. **Garage Facades.** The minimum setback from front lot lines shall be zero for garages of homes that are located on Lot Prototypes A, B, and E and on Specialty Lots, provided that appropriate easements shall be implemented to accommodate off-site footings, eaves, and public and private utilities. No encroachments into the public street right-of-way shall be permitted. For garages on homes located on Lot Prototypes C and D, the minimum front setback shall be 8 feet.
5. **Side Yard Setbacks.**
 - a. **Home Facades.** There shall be a minimum setback of 5 feet from side lot lines on all lots for all facades of a home which are not part of a garage.
 - b. **Garage Facades.** The minimum setback from side lot lines shall be zero for garages of homes located on Lot Prototypes A, B, and E and on Specialty Lots, provided that appropriate easements shall be implemented

to accommodate off-site footings, eaves, and public and private utilities. No encroachments into the public street right-of-way shall be permitted. For garages on homes located on Lot Prototypes C and D, the minimum garage setback shall be 5 feet. In no event shall any two structures on adjacent lots be located less than 5 feet from one another.

6. Rear Yard Setbacks. There shall be a minimum rear yard setback for homes and garages of (i) 20 feet for all lots which do not share a property line with a perimeter boundary of this zoning district, except that lots which a rear lot line along an alley shall have a 10-foot minimum setback. There shall be a minimum rear yard setback for homes and garages of 30 feet for all lots which share a property line with the eastern perimeter boundary line of this zoning district and 40 feet for all lots which share a property line with the western perimeter boundary of this zoning district.
7. East Dublin-Granville Road. There shall be a minimum setback for homes of 50 feet from the right-of-way of East Dublin-Granville Road.
8. Encroachments. Stoops, steps, and covered porches shall be permitted to encroach a maximum of 5 feet within the front yard setback line. They shall not be permitted to encroach within rights-of-way or easements. Patios shall be permitted to encroach up to 10 feet into the minimum rear yard setback. Window wells may encroach up to 2 feet into the minimum required side yard, excluding locations where a zero setback is permitted. Air conditioning units shall not be permitted to encroach into side yards.
9. Lot Coverage. The maximum impervious lot coverage for each lot shall be 60%.

B. Access, Loading, Parking and other Traffic Related Commitments

1. Vehicular Access. Vehicular access to and from the zoning district shall be provided from a public street within the development which connects to East Dublin-Granville Road and aligns its intersection with the public street to the south known as Pickett Place. A second access point shall be provided to the west of the primary entry point on East Dublin-Granville Road but shall be restricted to emergency access only. The emergency access shall be located within dedicated public right-of-way and shall be constructed of grass pavers. The grass within the pavers shall be mowed and trimmed by the development's property owners' association while the pavers themselves shall be maintained and replaced as needed by the City. Breakaway bollards shall be installed near the intersection of the emergency access drive and the right-of-way of East Dublin-Granville Road.

2. Rights-of-Way and Road Widths:
 - a. East Dublin-Granville Road: Right-of-way shall be dedicated to the City for East Dublin-Granville Road for a distance of 50 feet from the centerline of the existing right-of-way for that street.
 - b. New Two-Way Streets. The right-of-way for internal public streets within the development that allow for traffic flow in opposite directions shall be 50 feet in width. Pavement for all internal public streets shall be 26 feet in width.
 - c. New One-Way Street. A one-way street shall be located to the front of Lots 22 through 26 as identified in the preliminary development plan. It shall have a minimum right-of-way width of 20 feet and a minimum pavement width of 12 feet. Parallel parking shall be permitted on one side of this street.
 - d. Private Alley. A private alley shall be located as generally illustrated in the preliminary development plan and as approved as part of a final development plan. The alley shall have a minimum of 12 feet of pavement and shall allow for one-way traffic. It shall be maintained by a private forced and funded homeowners' association that applies only to this zoning district. Appropriate easements shall be provided at the time of platting for vehicular access through (and the placement of utilities underneath or beside) the alley.
3. Off-Street Parking. All single family homes shall be required to have a minimum of 2 parking spaces within a garage and a minimum of 1 off-street parking space.
4. On-Street Parking. On-street parking shall be prohibited on the public entry street into the development between East Dublin-Granville Road and the first intersection of that public street with another public street within the development. Otherwise, on-street parking shall be permitted on the sides of public streets which do not contain fire hydrants. No parking shall be permitted in the private alley within the development.
5. Driveway Aprons. All driveway aprons shall be constructed to accommodate a maximum 16-foot driveway at the right-of-way line.
6. Traffic Access Study. At a minimum, a traffic access study shall be filed by the applicant along with a final development plan for review and approval by the City Engineer.

C. Architectural Standards

1. Building Height. The maximum height of homes shall be 35 feet as measured per the Codified Ordinances.

2. Exterior Materials.

- a. Wall finish materials. Brick, wood siding, and composite materials shall be permitted as exterior façade materials. Exterior wall finish material must be used to complete massing elements. The application of brick veneer to a single building facade is prohibited. The use of vinyl as a primary or secondary façade material also is prohibited.
- b. Brick. House brick to be of a "handmade appearance". Traditional brick detailing is required, such as, but not limited to, traditional bonds, water table caps, sills, jack arches, segmental arches and soldier courses.
- c. Siding. Siding shall be cedar shiplap wood siding or composition material with a natural appearance. Houses with wood or composite siding shall have brick chimneys and brick plinths to the height of the water table.
- d. Colors. Permissible colors for exterior home façade materials shall comply with permitted color palettes under the City's Design Guidelines and Requirements unless modifications to this color palette are approved by the Planning Commission as determined in its sole discretion at the time of final development plan review.
- e. Roofs. Pitched roofs shall be required to have a minimum 6:12 rise over run. Roof pitches with rise over run of less than 6:12 are permitted on minor roofs (i.e. entry porches, dormers, etc.). Flat roofs shall be permitted but must integrate strong cornice lines. Roofs may be of natural slate wood shake or wood shingle, metal standing seam, or an architectural grade fiberglass asphalt shingle.
- f. Windows. Windows shall be of traditional themes. Simulated or true divided lite windows shall be required.
- g. Shutters. Where used, shutters shall be sized to cover the adjacent window and appear operable. Shutters shall be mounted on appropriate shutter hardware (hinges and shutter dogs).
- h. Gutters and downspouts. Traditional half round gutters and/or ogee gutters with downspouts shall be used.
- i. Skylights. Skylights in the roof shall be permitted, provided they are not visible from off-site. Cupolas, dormers, lanterns, belvederes or window

bays shall be permitted, provided they are consistent with the architectural theme.

- j. Solar: Solar panels are permitted to be installed as long as they are not visible from the front of the home.

3. Vehicular and Pedestrian Standards.

a. Garages.

- i. Orientation. Garages may be side loaded or front loaded, except that homes served by the private alley shall be rear loaded..
- ii. Overhead Doors. Individual bay garage doors are required, double wide garage doors are prohibited. The width of garage doors shall not exceed 9 feet. The scale of the garage shall be minimized by low, one-story roof lines and low fascia lines. Windows are encouraged in the walls of garages.
- iii. Garage Doors (Pedestrian). All pedestrian garage doors shall be solid paneled.
- iv. Garage doors (Vehicular). All overhead garage doors shall be solid paneled. No glazing shall be permitted in garage doors unless they are consistent with the architectural theme.

- b. Driveways and Entry Courts. The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Appropriate materials are brick, dark color concrete pavers, asphalt with controlled edges, and rolled-in stone topping. Concrete driveways are prohibited, except if there is a sidewalk in front of the house, the approach to the sidewalk may be concrete.

- c. Sidewalks. A 5-foot wide concrete sidewalk shall be provided along both sides of each public street.

- d. Walkways. A minimum of three (3) foot wide private sidewalk constructed of brick shall be required for every residence from the public sidewalk to the residence or from the driveway to the residence. Landscape timbers and railroad tie edging of walks or driveways is prohibited.

- e. Leisure Paths. An existing leisure trail runs along the north side of East Dublin-Granville Road and includes a curvature where it will overlap with the proposed primary street entrance into the zoning district. When this new public street is constructed this portion of the leisure trail shall be

removed and, to the extent that is not located within the new street pavement, will be reconstructed to provide a more linear alignment with the path as it exists to the east and west of the entrance. Appropriate related improvements to the path at and near the new street shall be made along with the construction of the new street to meet typical requirements at street crossings as required in similar situations throughout the City. A paved asphalt leisure path with a minimum width of 8 feet shall be provided in the parkland/open space within the northern portion of the zoning district. If permission is obtained from relevant adjacent property owners, the path shall provide for connections to adjacent properties. A potential layout for the leisure trail is provided along with the preliminary development plan, but the final location and layout shall be determined at the time of final development plan approval.

4. Attached Structures.

- a. Screened Porches. Screened porches are encouraged on the rear or sides of homes but are not permitted on the front. Detailing shall be traditional wood with a break in screening at rail height. Columns or full height vertical wood members shall be at least 6" x 6". All screened porch trim shall be painted. Roof lines of screened porches shall conform to the architectural style of the home and blend into the massing of the home.
- b. Service Courts. Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including: air conditioners/heat pumps, garbage cans and carts, irrigation controllers, pumps, generators, and meters. All such facilities shall be enclosed within a service court which is attached to the house, entirely enclosed by a privacy wall or fence being a minimum of four feet high. Service courts shall be located away from the bedrooms of adjoining residences where possible.

5. Swimming Pools/Spas.

- a. Locations and Enclosures. All swimming pools/spas shall be located in the rear yard, within the building line of the site, completely enclosed by fencing and screened from adjoining properties. Variances to allow encroachments of pools and spas into minimum required rear yard setbacks are strongly discouraged.
- b. In-Ground Pools. All swimming pools shall be in-ground construction. The swimming pool/spa equipment shall be within the enclosure and completely screened from adjoining properties.
- b. Spas. Spas may be constructed as part of the house and shall be flush with the top of the paving. Spas shall be completely screened from adjoining properties by fencing or landscaping.

6. Storage Buildings.
 - a. Accessory Structures. Accessory structures shall be constructed of the same wall and roof materials as the home. The colors, walls, roof, and trim, shall match those used on the home. All other requirements for accessory structures shall be governed by relevant provisions of the Codified Ordinances.
 - b. Equipment Storage. Storage of all maintenance equipment shall be within garages or permitted storage structures or screened from off-site view. Such items should not be visible from streets, common open spaces, adjacent lots, or adjacent developments.
 - c. Vehicle Storage. All campers, off-road vehicles (i.e. box trucks), and boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside.
7. Mailboxes. In accordance with federal postal regulations, one clustered box unit (CBU) shall be provided for mail delivery to residents in the development. The CBU shall be located within a privately owned common open space in a location to be determined at the time of final development plan approval and shall be maintained by a property owners' association that is specific to this development.
8. House Numbering. Each residence shall be required to install house numbers in a common location.
9. Orientation of Certain Homes. No homes shall back to parkland or open space except on Lots 38 and 39. Homes on Lots 1 and 28 as shown in the preliminary development plan shall have their front facades facing the primary entry street into the zoning district, meaning that each of them shall have a side facade facing East Dublin-Granville Road. Landscaping shall be provided between the right-of-way of East Dublin-Granville Road and the sides on the homes on Lots 1 and 28 in a manner that is similar to that which was approved for the lots at the entry of the Oxford residential subdivision, known as Lots 1 and 20 of New Albany County Club Section 29.

Homes on Lots 2 and 29 shall be angled so that their rear facades do not run parallel or nearly parallel to the right-of-way for East Dublin-Granville Road. Side facades of homes on Lots 1, 2, 28, and 29 which face East Dublin-Granville Road shall include enhanced architectural elements to avoid the appearance of blank or monotonous designs. Examples of such enhancements include (but are not limited to) the presence of brick chimneys, generous use of windows, and the placement of a pedestrian entrance to the home which is designed to feel as if it is a primary entrance. As part of the final development plan application, a landscaping plan shall be provided for review and approval for the area within the minimum required setback from East Dublin-Granville Road. The landscaping

plan shall provide similar types and quantities of landscaping as are found within the minimum required setback from East Dublin-Granville Road on the south side of that street within the Pickett Place neighborhood. Where existing trees exist, they may be incorporated into the landscaping plan to meet the requirements of this provision.

D. Buffering, Landscaping, Open Space and Screening Commitments:

1. Stream Corridor Protection Zone: A stream corridor protection zone that is a minimum of 150 feet in width with no less than 75 feet of this width to be located on either side of the centerline of the stream shall be provided along the stream within the parkland/open space located in the northern portion of the development. Buildings, pavement, and any accessory or accessory structures that include a foundation or that otherwise require a building permit shall be prohibited in this protection zone. A leisure path may be located within this zone.
2. Tree Preservation Zones:
 - a. Along Perimeters. A tree preservation zone shall apply:
 - i. Between the western perimeter boundary line of the zoning district and the western boundary of an existing sanitary sewer easement as shown in the preliminary development plan. This zone is at least 20 feet in width and may exceed that distance in some location. For purposes of clarification, the developer does not intend to remove trees from within the sanitary sewer easement area but has not labeled that area as a tree preservation zone due to the rights of the easement holder to remove trees should it need to maintain, repair, or replace the sanitary line within it;
 - ii. For a distance of 15 feet from the eastern perimeter boundary line of this zoning district; and
 - iii. For a distance of 50 feet from the right-of-way of East Dublin Granville Road between the emergency vehicular access point on that street and the western perimeter boundary line of the zoning district.
 - b. Protection and Limited Removal. Trees shall be protected and shall not be removed from tree preservation zones unless they are dead or diseased, are of an invasive or noxious species, or if they present a threat to the safety of persons or property.
 - c. Within Northern Green Space. Trees shall be preserved within the northern parkland/open space within the zoning district except that they may be removed to install an approved leisure trail and to install

stormwater management infrastructure, provided that the tree preservation requirements within perimeter tree preservation zones as detailed in the immediately preceding paragraph are respected. Trees also may be removed in this area for any other reason that is permitted and described in the immediately preceding paragraph.

- d. Standard Preservation Practices. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.
 - e. Removal of Understory Vegetation. As part of final development plan approval, the Planning Commission may allow for the clearing of understory within tree preservation zones if it determines that it will enhance the aesthetics of these areas and will not unreasonably and negatively impact screening from adjacent lots or if it determines that understory is of a noxious or invasive species.
 - f. Recorded Restrictions. A written instrument with a specific prohibition on locating improvements within the tree preservation zones along the eastern and western perimeter boundary lines of the zoning district or within the existing sanitary sewer easement generally running parallel to the western perimeter boundary line of the zoning district shall be record against each lot which shares a rear lot line with said eastern perimeter or western perimeter boundary lines.
 - g. Playground Equipment. Playground equipment shall be provided within an open space or parkland within the zoning district in a location that is approved as part of a final development plan. The developer shall be responsible for constructing this equipment. The party that is responsible for the maintenance of the playground equipment (i.e., the property owners' association or the City) shall be determined as part of the approval of a final development plan based on the equipment's location.
3. Street Trees. Street trees shall be required on both sides of internal streets. Trees are to be a minimum of two and a half (2 ½) inches in caliper at installation and shall be spaced at a maximum distance of thirty (30) feet on center. Trees may be grouped, provided the quantity is equivalent to one (1) tree per thirty (30) feet or fraction thereof. This requirement may be waived in areas where existing vegetation occurs. Trees shall not obstruct sight distance or signage, subject to staff approval. Street tree and signage locations shall be shown on the final development plan for review and approval.
4. Parkland and Open Space. Parkland and open space shall be provided in quantities required by the Codified Ordinances. Parkland shall be owned by the City and open space shall be owned by the community's property owners'

association. Maintenance responsibilities for parkland and open space shall be defined and approved as part of the final development plan.

5. Temporary Fences. Snow fences shall be used as temporary barriers during construction around vegetation. All temporary fences must be removed prior to the issuance of a certificate of occupancy.
6. Permanent Fencing. Permanent fencing shall be permitted within required side and rear yard setbacks. No perimeter yard fencing shall extend beyond the front façade of a home that is closest to a street or road on which it fronts, nor shall any fencing be permitted within stormwater drainage easement areas. Permitted fencing materials include wood, wrought iron, and cementitious fiberboard or equivalent. Vinyl and chain link fences shall be prohibited. The maximum height of private fencing shall be as provided in the Codified Ordinances.

E. Lighting and Storage:

1. Lighting:

- a. Landscape Lighting. Landscape lighting shall be used to provide for safety and ingress and egress only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods. Uplighting of the exterior of a home shall be prohibited.
- b. Street Lights. City of New Albany gooseneck street lights shall be utilized (Holophane-Holbrook HLDK-175 M11 120 or its equivalent). Finish of the fixtures shall be in New Albany Green. Other light fixtures may be used subject to approval by the City of New Albany Planning Commission.
- c. Security Lighting: Utility pole-mounted yard lights and large (greater than 200 watts) flood lights mounted to the house, which are visible from adjacent properties, are prohibited.
- d. Yard and Door Lights. Each house shall have a minimum of one (1) yard light near the sidewalk at the front entry and one wall mounted porch light at the front door. Lamp locations shall be consistent from house to house. All yard lights shall have a photocell light sensor.

2. Garbage Cans. All garbage cans and other waste containers shall be kept in the garage, permitted storage buildings, or within approved screened areas.

F. Graphics and Signage Commitments

The development shall utilize standard City of New Albany street regulatory signage. Other signage shall conform with relevant provisions of the Codified Ordinances.

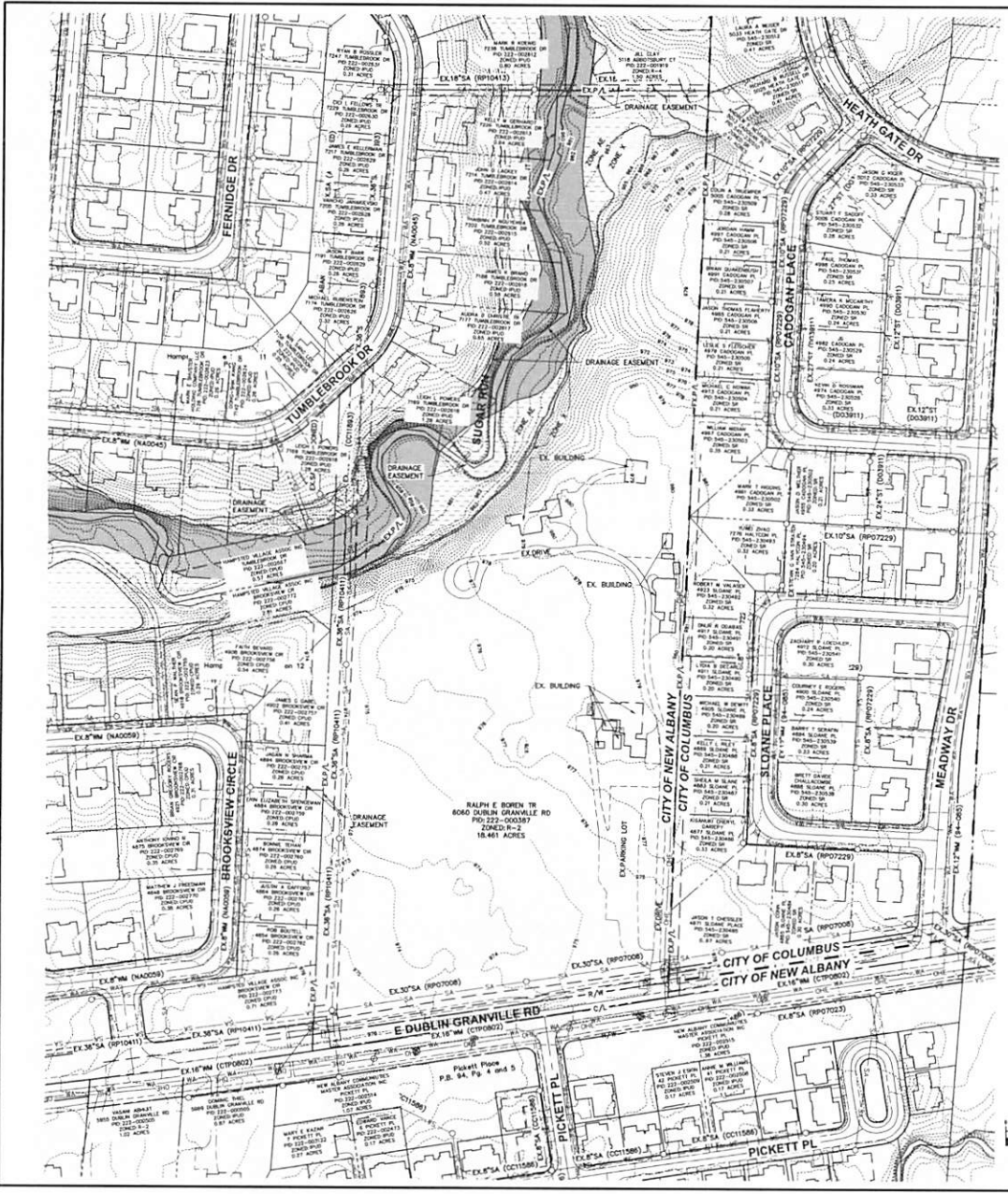
G. Miscellaneous Commitments

1. No Pre-Fabricated Buildings. Pre-fabricated storage buildings are prohibited.
2. Sport and Recreational Equipment: Basketball backboards and supports, swing sets and other children's play facilities shall be permitted, provided they are screened from adjoining properties.
3. Utilities: All proposed utilities shall be placed underground.
4. Owners' Association. The property within this zoning district will be made part of a forced and funded property owner's association particular to the development in order to provide the means to maintain and operate common areas that are not dedicated to the City.

H. Variances and Appeals:

1. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this PUD text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.
2. Variance and Appeals Process: The procedures and requirements of Chapter 1113, Appeal and Variances, of the Codified Ordinances of the City of New Albany shall be followed in cases of appeals. Requests for variances shall be heard by the Planning Commission.

3/22/2026 11:21 AM C:\PROJECTS\6050 DUBLIN GRANVILLE RD DEVELOPMENT\PLANS\6050 DUBLIN GRANVILLE RD DEVELOPMENT.dwg Prepared: May 23, 2026 - 2:14:30pm - awh/whd



- LEGEND**
- ST — EXISTING STORM SEWER
 - SA — EXISTING SANITARY SEWER
 - WA — EXISTING WATER MAIN
 - G — EXISTING GAS MAIN
 - OHE — EXISTING OVER HEAD ELECTRIC
 - ▭ ZONE AE
 - ▭ 100-YEAR FLOOD AREA
 - ▭ ZONE X FLOOD AREA (500-YEAR FLOOD)



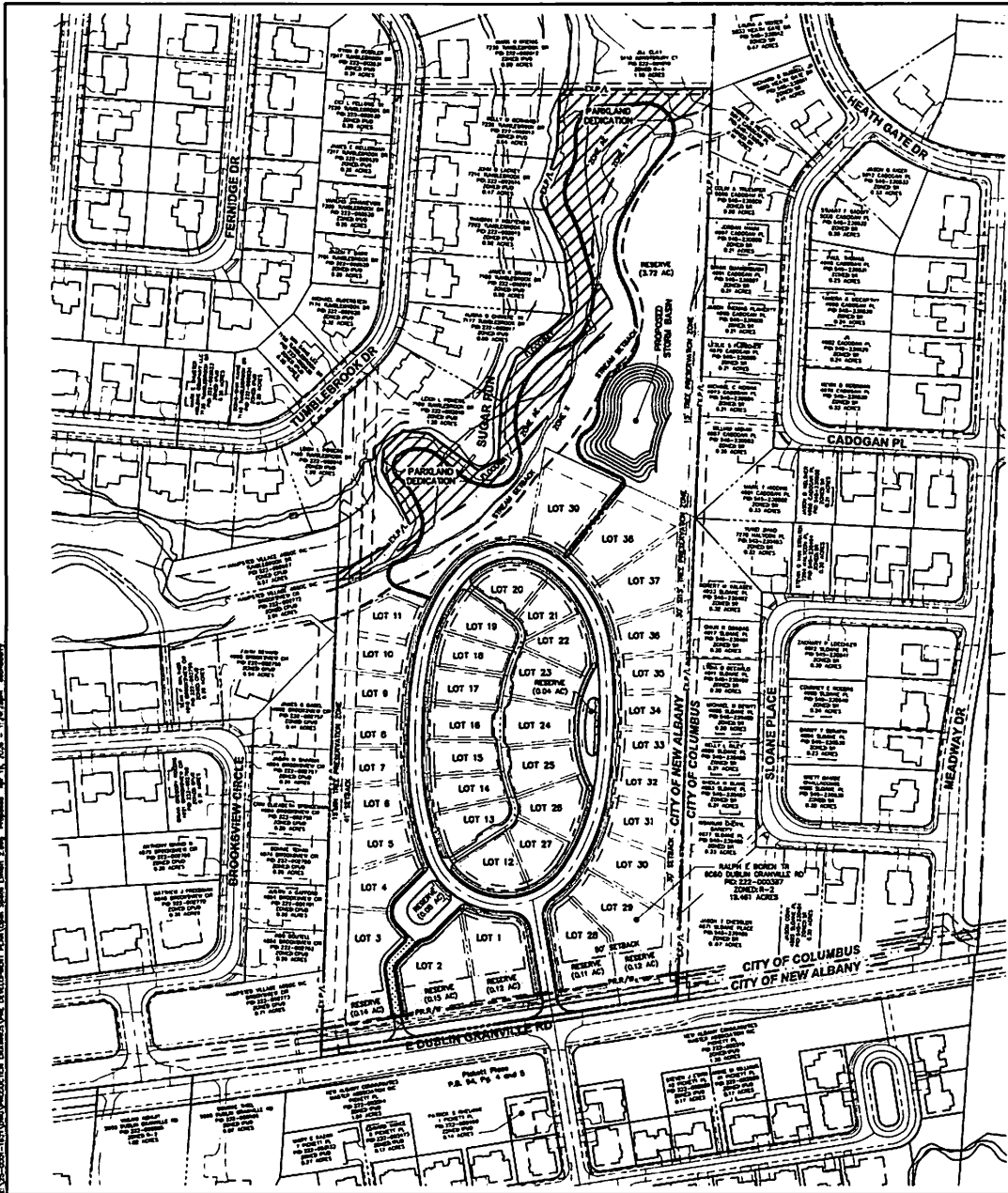
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
6050 DUBLIN GRANVILLE ROAD
 EXISTING CONDITIONS

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
 781 Science Rockwood, Suite 100
 Columbus, Ohio 43260
 PH 614.428.7700
 FAX 614.428.7715
 WWW.ADCIVILDESIGN.COM

SCALE: 1" = 100'
 DATE: 3/8/2026

SHEET 2 / 7



SITE DATA TABLE

SITE AREA:	18.481 AC
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-PUD
PROPOSED UNITS:	38 UNITS
DENSITY:	2.11 UNITS/AC
PARKLAND DEDICATION:	
REQUIRED: 3,400 SQFT + 38 UNITS =	83,600 SQFT
PROVIDED:	83,600 SQFT
NET SITE AREA:	17.891 AC
TOTAL SITE AREA - DUBLIN GRANVILLE ROAD DEDICATION:	
OPEN SPACE:	
REQUIRED: 20% = 3.578 AC	3.58 AC
PROVIDED:	3.58 AC
RESERVE:	
LOT 1	0.13 AC
LOT 2	0.13 AC
LOT 3	0.14 AC
LOT 29	0.11 AC
LOT 25	0.13 AC
TOTAL:	0.54 AC
TOTAL OPEN SPACE:	4.48 AC
DUBLIN GRANVILLE ROAD:	0.57 AC
RIGHT-OF-WAY DEDICATION:	
PROPOSED ROAD DEDICATION:	2.81 AC

LEGEND

- PARKLAND DEDICATION
- WETLAND PRESERVATION ZONE
- RESERVE
- GRASS PAVERS
- PROPOSED SUGAR RUN ACCESS PATH



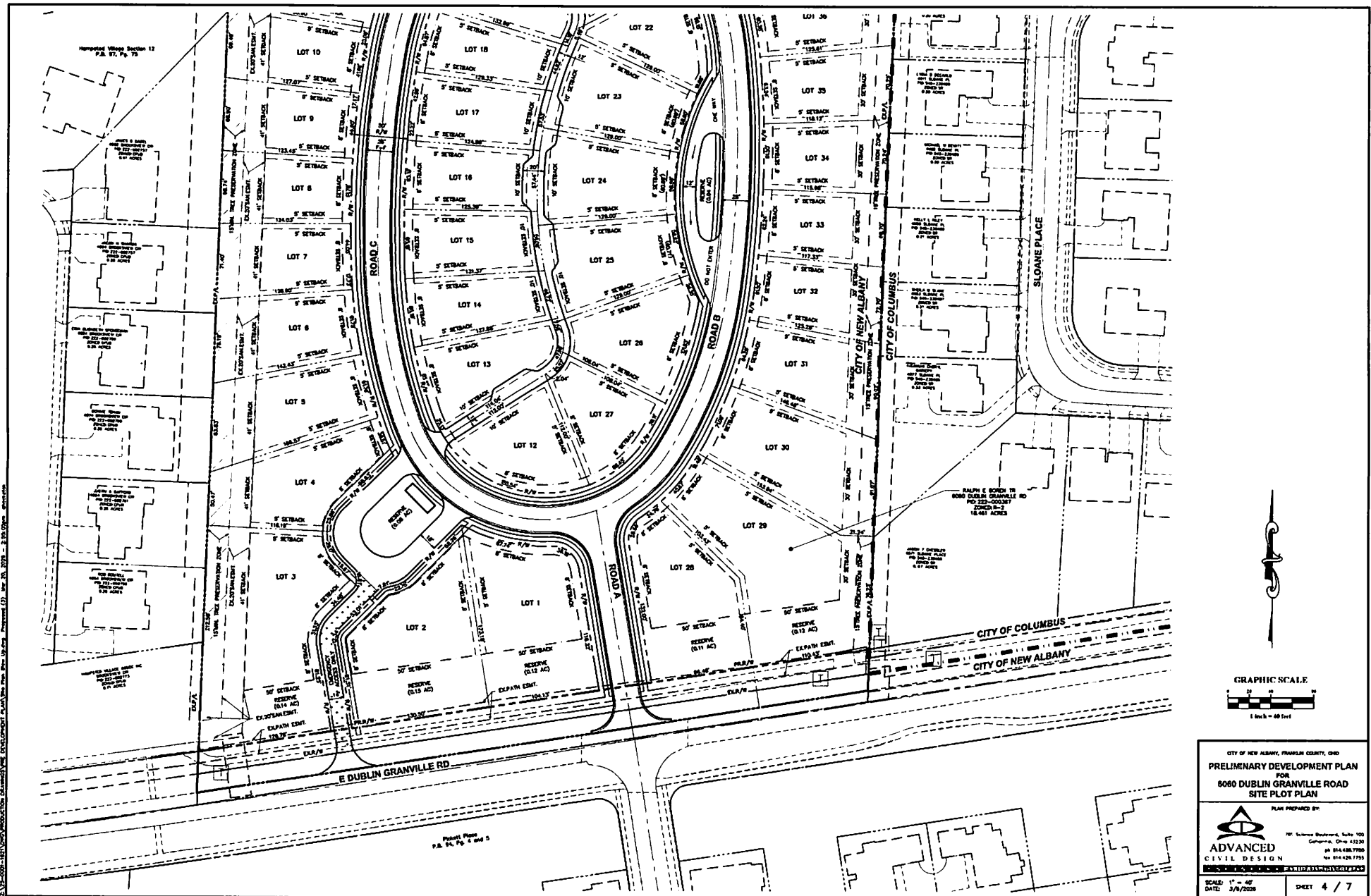
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
6060 DUBLIN GRANVILLE ROAD
 OPEN SPACE EXHIBIT

PLAN PREPARED BY:

191 Indiana Boulevard, Suite 1100
 Columbus, Ohio 43230
 PH: 614.486.7700
 FAX: 614.486.7703
 WWW: WWW.ADVANCEDCIVILD.COM

SCALE: 1" = 100'
 DATE: 4/13/2025

SHEET 3 / 7



Horizontal Village Section 12
P.A. 97, Pg. 75

Vertical Village Section 12
P.A. 97, Pg. 75

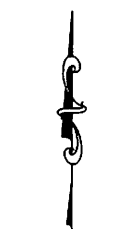
Vertical Village Section 12
P.A. 97, Pg. 75

Vertical Village Section 12
P.A. 97, Pg. 75

Vertical Village Section 12
P.A. 97, Pg. 75

Vertical Village Section 12
P.A. 97, Pg. 75

Vertical Village Section 12
P.A. 97, Pg. 75



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
8080 DUBLIN GRANVILLE ROAD
SITE PLOT PLAN

PLAN PREPARED BY:

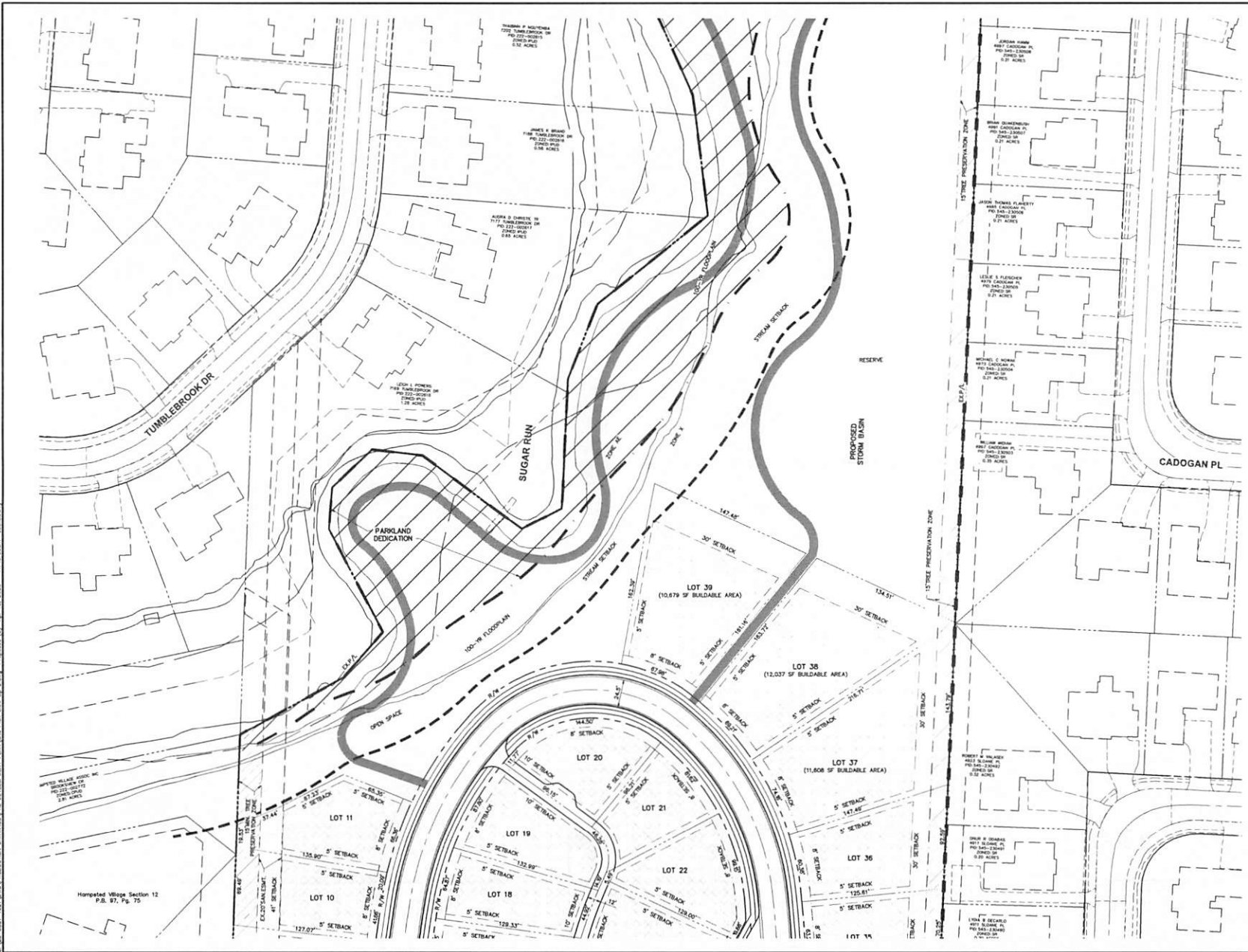
ADVANCED CIVIL DESIGN
 70 Science Boulevard, Suite 100
 Columbus, Ohio 43230
 Tel: 614-426-7700
 Fax: 614-426-7705
 www.advancedcivil.com

SCALE: 1" = 40'
 DATE: 3/4/2028

SHEET 4 / 7

Project Name
P.A. 94, Pg. 4 and 5

2:12-0001-REV15-PRODUCTION DRAWING/VEHICLE DEVELOPMENT PLAN/Title from: Item: Up: 2: Rev: Prepared: (J) Apr 10, 2025 - 11:40:00am - eastabridgy



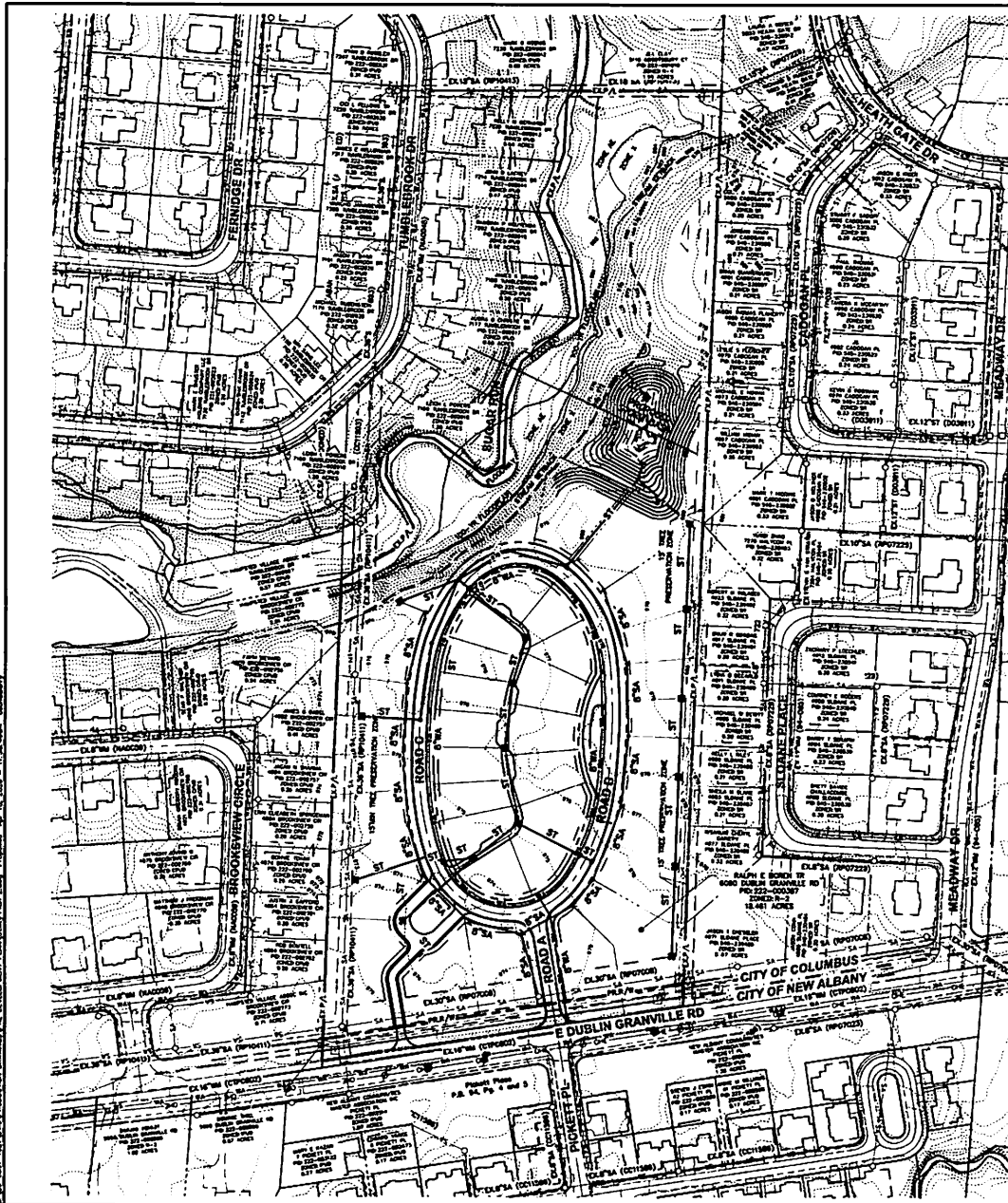
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
6060 DUBLIN GRANVILLE ROAD
SITE PLOT PLAN

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
 98 Science Boulevard, Suite 100
 Columbus, Ohio 43230
 PH 614.428.7750
 FAX 614.428.7755
REGISTERED PROFESSIONAL ENGINEER LICENSE #101010 IN THE STATE OF OHIO

SCALE: 1" = 40'
 DATE: 4/9/2025

SHEET 5 / 7



STORMWATER CONTROL NARRATIVE

SITE SUMMARY:
 THE SUBJECT PROJECT IS APPROXIMATELY 16.46 ACRES, CONSISTING OF A SINGLE COMMERCIAL USE PROPERTY, CONTAINING MULTIPLE BUILDINGS, WITH ASSOCIATED PARKING AND DRIVE ACLES AS WELL AS HEAVY TREE STANDS AND HISTORY OF SEVERE RUN. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY RESIDENTIAL WITH 28 LOTS, ASSOCIATED STORMWATER MANAGEMENT FACILITY AND ROADWAY DEVELOPMENT AREA USED IN THE DETERMINATION OF THE STORMWATER CALCULATED TOTAL ACRES WINGS THE SLOSH RUN FLOODPLAIN, FLOODPLAIN AND STREAM NETWORK AREAS LEAVING A NET DEVELOPABLE AREA OF 14.02 ACRES.

EXISTING DRAINAGE AND SOIL CONDITIONS:
 EXISTING DRAINAGE CONDITIONS WERE EVALUATED USING A COMBINATION OF AERIAL PHOTOGRAPHS, FRANKLIN COUNTY GIS TOPOGRAPHY, AND FRANKLIN COUNTY SOIL SURVEY MAPS. THE MATERIAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY AND FRANKLIN COUNTY SOIL SURVEY MAPS IDENTIFY THE ON-SITE SOILS AS BROWNISTON SILT LOAM, CONTAINING SILT LOAM, AND PENNING SILTY CLAY LOAM, EACH CLASSIFIED AS HIGH RUNOFF CLASSES AND WITHIN HYDROLOGIC GROUP "C".

THE EXISTING DRAINAGE PATTERNS WERE OBSERVED AS PREVIOUSLY DRAINING EAST TO WEST, ULTIMATELY BEING DIRECTIONED ALONG THE WESTERN EDGE TO THE NORTH. THE WESTERN DEVELOPMENT MAY HAVE STORM SEWER ALONG THE REAR OF THE LOTS THAT COLLECT AND CONVEY THIS RUNOFF TO SUSAR RUN. THE EXISTING SINGLE-FAMILY DEVELOPMENT TO THE NORTHEAST HAS AN OVERLAND FLOOD ROUTING SHALE THAT CONVEYS RUNOFF ONTO THE PROPERTY.

ALLOWABLE RELEASE RATE:
 FOR THE PEAK RAINFALL AND LAND DEVELOPMENT MANUAL, THE CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL, THE PEAK FLOW RATE CONTROL REQUIREMENTS FOLLOW THE CRITICAL STORM METHODOLOGY. RUNOFF FROM STORM EVENTS LESS THAN OR EQUAL TO THE CRITICAL STORM EVENT SHALL BE RELEASED FROM THE SITE AT A RATE NO GREATER THAN THE PEAK RUNOFF DURING A 1-YEAR STORM EVENT UNDER PRE-DEVELOPMENT CONDITIONS. THE PROPOSED CRITICAL STORM EVENT FOR THE PROJECT SITE IS A 10-YEAR EVENT BASED ON PRELIMINARY PEAK FLOW VOLUMES FROM THE PRE AND POST DEVELOPMENT CONDITIONS. ADDITIONALLY, THE PEAK RATE RUNOFF DURING THE 100-YEAR STORM EVENT SHALL BE RELEASED AT A RATE LESS THAN OR EQUAL TO THE PEAK RUNOFF RATE DURING THE 10-YEAR STORM EVENT UNDER PRE-DEVELOPMENT CONDITIONS.

STORM WATER QUANTITY CONTROL:
 ONSITE AND OFFSITE RUNOFF (GREATER THAN 10 ACRES) WILL BE COLLECTED AND CONVEYED WITH STORM SEWER AND OVERLAND FLOOD ROUTING TO A NET RETENTION BASIN. THE BASIN WILL ACT AS THE WATER QUALITY AND MANN OUTLET CONTROL FACILITY FOR THE SITE. IT WILL BE DESIGNED WITH A WAIR-STACK OUTLET CONTROL SYSTEM TO MEET THE ALLOWABLE RELEASE REQUIREMENTS FOR THE PROJECT AS WELL AS ENSURE THAT THE DOWNSTREAM OUTLET SYSTEM IS NOT OVERHEADED FOLLOWING THE CRITICAL STORM METHODOLOGY LISTED ABOVE.

STORM WATER QUALITY CONTROL:
 PER THE OHIO EPA GENERAL CONSTRUCTION PERMIT, A STORMWATER BEST MANAGEMENT PRACTICE (BMP) IS REQUIRED TO TREAT THE FIRST FLUSH RUNOFF VOLUME PRODUCED BY A 24-RAINFALL EVENT. IF NO TREATMENT FOR THIS SITE WILL BE ACCOMPLISHED WITHIN THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE MEETING ALL OF THE OHIO EPA REQUIREMENTS.

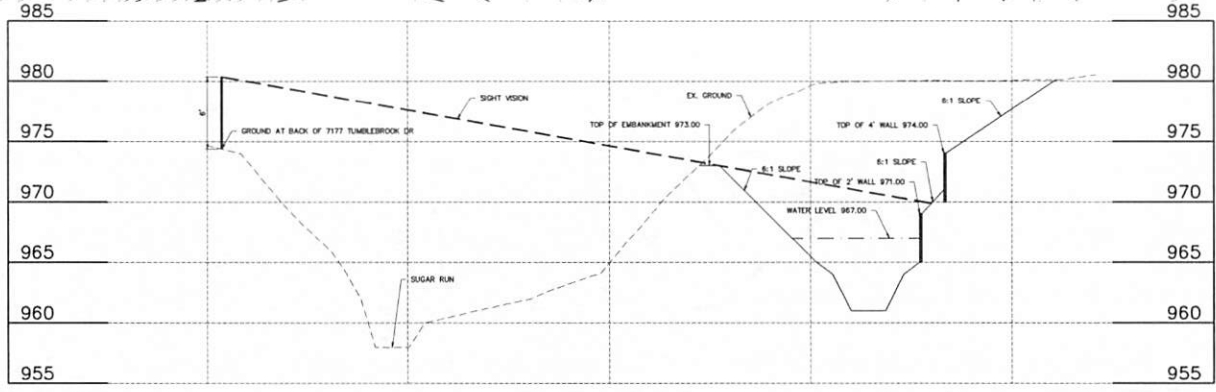
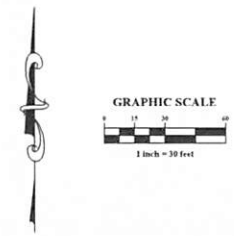
CONCLUSION:
 THE PROPOSED DEVELOPMENT WILL PROVIDE SURFACE AND SUBSURFACE STORMWATER CONVEYANCES TO CARRY RUNOFF SAFELY THROUGH THE SITE THROUGH THE ONSITE STORMWATER MANAGEMENT FACILITIES. THESE STORMWATER MANAGEMENT FACILITIES WILL PROVIDE PEAK FLOW CONTROL AND TREATMENT OF CAPTURED WATER TO COMPLY WITH THE CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL REQUIREMENTS AND OHIO EPA WATER QUALITY REGULATIONS.

CR	STORM EVENTS							
	1-YR	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR	
PRE-DEV RUNOFF INFEET (CFS)	74	8.04	8.88	16.01	31.46	29.02	36.87	44.29
POST-DEV RUNOFF INFEET (CFS)	81	12.11	17.47	25.84	32.86	42.81	51.40	60.53
CRITICAL STORM RELEASE INFEET (CFS)	8.04	8.04	8.04	8.04	21.46	21.46	21.46	
PROPOSED BASIN RELEASE RATES	0.29	0.44	2.42	5.71	8.99	11.02	19.30	
DETENTION VOLUMES (AC-FT)	0.64	0.86	0.87	1.11	1.40	1.68	1.83	
WATER QUALITY	REQUIRED	0.44 AC-FT				PROVIDED	0.44 AC-FT	

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
6000 DUBLIN GRANVILLE ROAD
 UTILITY PLAN
 PLAN PREPARED BY

 97 Service Boulevard, Suite 100
 Columbus, Ohio 43230
 PH 614.623.7788
 FX 614.626.7745
 WWW.ADVANCEDCIVILD.COM
 SCALE: 1" = 100'
 DATE: 4/9/2026
 SHEET 6 / 7

2:12-2008-REV1\DWG\PRODUCTION DRAWINGS\DEVELOPMENT PLAN\Utility Plan 2.dwg, Prepared (2) Apr 15, 2008, 11:28:34am, sncd@wba.com



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
6060 DUBLIN GRANVILLE ROAD
UTILITY PLAN

PLAN PREPARED BY:

ADVANCED
 CIVIL DESIGN

781 Science Boulevard, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7700
 fax 614.428.7755

SCALE: 1" = 30'
 DATE: 4/9/2008

SHEET 1 / 1



ORDINANCE O-15-2026

AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 14 RESIDENTIAL LOTS, FOUR RESERVES, AND FOUR ROADS ON 15.24 +/- ACRES FOR HAMLET AT SUGAR RUN PHASE 1 GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NEW ALBANY CONDIT ROAD AND CENTRAL CILLEGE ROAD, AS REQUESTED BY NONA MASTER DEVELOPMENT LLC C/O AARON UNDERHILL ESQ.

WHEREAS, an application to approve the Hamlet at Sugar Run Phase 1 final plat has been submitted; and

WHEREAS, Codified Ordinance chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on April 20, 2026, recommended approval of this final plat (FPL-22-2026); and

WHEREAS, the final plat includes 15.24 +/- acres of land to be subdivided into 14 residential lots, four roads, and four reserves; and

WHEREAS, the city engineer certifies that the Hamlet at Sugar Run Phase 1 final plat meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements, and will meet all other requirements of the city.

NOW, THEREFORE, BE IT ORDAINED by Council for the city of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. The final plat is attached to this ordinance as Exhibit A and made a part herein approved.

Section 2. It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall take effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 04/24/2026

Introduced: 05/05/2026

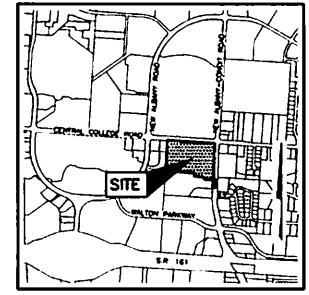
Revised:

Adopted:

Effective:

HAMLET AT SUGAR RUN PHASE 1

Exhibit A - O-15-2026



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 13, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 15 466 acres of land more or less, land 15 466 acres being comprised of all of Parcels III, IV, V, VIII, IX, X, XI and XII, and part of Parcels VI and VII conveyed to NONA MASTER DEVELOPMENT, LLC by deed of record in Instrument Number 202119013151, all of those tracts of land conveyed to NONA MASTER DEVELOPMENT, LLC by deed of record in Instrument Numbers 20210407016529 and 20205160075464, and part of those tracts of land conveyed to NONA MASTER DEVELOPMENT, LLC by deed of record in Instrument Numbers 202106250112895 and 20205170075295, Recorder's Office, Franklin County, Ohio.

The undersigned, NONA MASTER DEVELOPMENT, LLC, an Ohio limited liability company, by YAROMIR STEINER, Authorized Agent, does hereby certify that this plat correctly represents its "HAMLET AT SUGAR RUN PHASE 1", a subdivision containing Lots numbered 1 to 18, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C" and Reserve "D" does hereby accept this plat of same and dedicates to public use, as such, all of Ashbourne Way, Central College Road, Hunton Loop, New Albany-Corridor Road, Resch Boulevard and Tulin Alley shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of sewer connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer.

In Witness Whereof, YAROMIR STEINER, Authorized Agent of NONA MASTER DEVELOPMENT, LLC, has hereunto set his hand this ___ day of _____, 20__.

Signed and Acknowledged
In the presence of: NONA MASTER DEVELOPMENT, LLC

By YAROMIR STEINER, Authorized Agent

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared YAROMIR STEINER, Authorized Agent of NONA MASTER DEVELOPMENT, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said NONA MASTER DEVELOPMENT, LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ___ day of _____, 20__.

My commission expires _____ Notary Public, State of Ohio

Approved this ___ day of _____, 20__ Mayor, New Albany, Ohio

Approved this ___ day of _____, 20__ City Engineer, New Albany, Ohio

Approved this ___ day of _____, 20__ Council Representative to Planning Commission, New Albany, Ohio

Approved this ___ day of _____, 20__ Chairperson, Planning Commission, New Albany, Ohio

Approved this ___ day of _____, 20__ Finance Director, New Albany, Ohio

Approval and accepted by Ordinance No _____, passed _____, 20__ wherein all of Ashbourne Way, Central College Road, Hunton Loop, New Albany-Corridor Road, Resch Boulevard and Tulin Alley shown dedicated hereon are accepted, in such, by the Council for the City of New Albany, Ohio.

Transferred this ___ day of _____, 20__ Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 20__ at ___ N Fee \$ Recorder, Franklin County, Ohio

File No: _____

Recorded this ___ day of _____, 20__ Deputy Recorder, Franklin County, Ohio

Plat Book: _____ Pages _____

SURVEY DATA:

BEARS OF BEARINGS: The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). The bearing of South 56° 09' 42" East, assigned to the westerly right of way line of Central College Road, as designated the mean of bearing for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated herein, unless otherwise noted, are to be set and are iron pipe, galvanized-steel with inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials "EMHT".

PERMANENT MARKERS: Permanent markers, where indicated herein, are to be one-inch diameter, thirty-inch long, solid iron pipe, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "EMHT". Once installed, the top of the cap shall be marked (punch-marked) to record the actual location of the point. These markers shall be set following the completion of the construction installation of the street pavement and sidewalks and prior to the City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio Municipal Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED BY

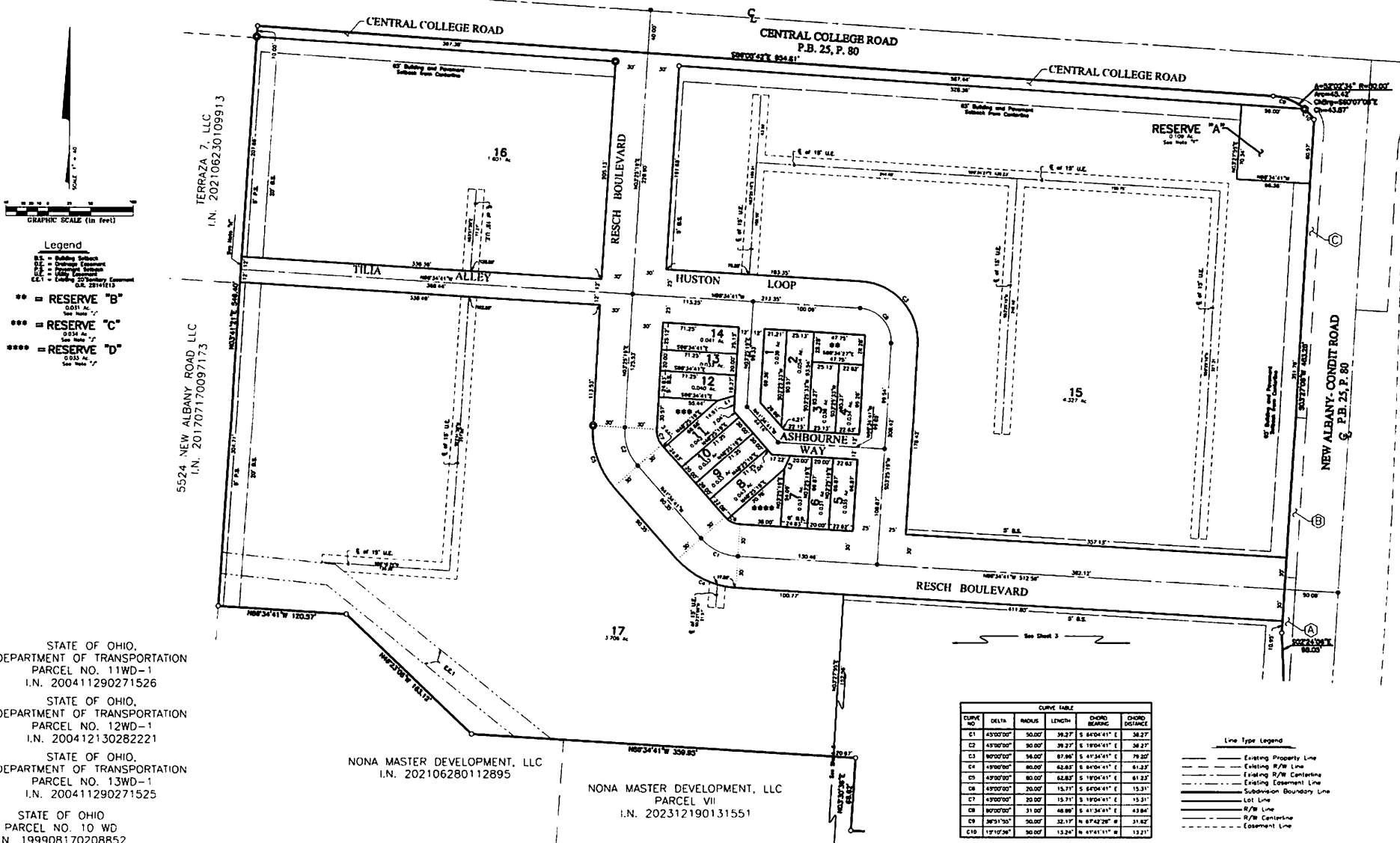


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7065

HAMLET AT SUGAR RUN PHASE 1



Legend

- BS = Building Footprint
- CE = Easement
- CL = Centerline
- CS = Subdivision Boundary
- CT = Centerline
- EL = Easement
- ES = Easement
- EV = Easement
- EX = Easement
- FL = Footprint
- GL = Gutter Line
- HL = Home Line
- IL = Interior Line
- OL = Outer Line
- PL = Property Line
- RL = Right-of-Way Line
- SL = Subdivision Boundary
- TL = Tolerance Line
- UL = Utility Line
- VL = Vertical Line
- WL = Water Line
- YL = Yield Line

•• = RESERVE "B"
 ••• = RESERVE "C"
 •••• = RESERVE "D"

- (A) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 11WD-1
I.N. 200411290271526
- (B) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 12WD-1
I.N. 200412130282221
- (C) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 13WD-1
I.N. 200411290271525
- (D) STATE OF OHIO
PARCEL NO. 10 WD
I.N. 199908170208852
- (E) STATE OF OHIO
PARCEL NO. 84 WD
O.R. 21810G15

NONA MASTER DEVELOPMENT, LLC
I.N. 202106280112895

NONA MASTER DEVELOPMENT, LLC
PARCEL VII
I.N. 202312190131551

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	45°00'00"	50.00'	39.27'	S 84°04'41" E	38.27'
C2	45°00'00"	50.00'	39.27'	S 19°04'41" E	38.27'
C3	90°00'00"	50.00'	70.71'	S 45°34'41" E	70.71'
C4	45°00'00"	50.00'	39.27'	S 84°04'41" E	38.27'
C5	45°00'00"	50.00'	39.27'	S 19°04'41" E	38.27'
C6	45°00'00"	50.00'	39.27'	S 84°04'41" E	38.27'
C7	45°00'00"	50.00'	39.27'	S 19°04'41" E	38.27'
C8	90°00'00"	50.00'	70.71'	S 45°34'41" E	70.71'
C9	36°31'30"	50.00'	32.17'	N 87°42'29" W	31.82'
C10	12°10'39"	50.00'	13.24'	N 87°41'11" W	13.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74°02'48" W	18.77'
L2	S24°08'25" W	13.66'

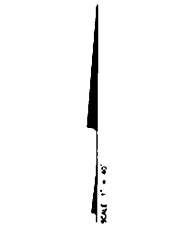
Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- - - Subdivision Boundary Line
- Lot Line
- - - R/W Line
- - - R/W Centerline
- - - Easement Line

HAMLET AT SUGAR RUN PHASE 1

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	49°00'00"	50.00'	30.27'	S 64°04'41" E	30.27'
C2	49°00'00"	50.00'	30.27'	S 19°04'41" E	30.27'
C3	90°00'00"	50.00'	87.96'	S 41°34'41" E	79.20'
C4	49°00'00"	50.00'	42.83'	S 49°04'41" E	41.23'
C5	49°00'00"	50.00'	42.83'	S 19°04'41" E	41.23'
C6	49°00'00"	30.00'	15.71'	S 64°04'41" E	15.31'
C7	49°00'00"	30.00'	15.71'	S 19°04'41" E	15.31'
C8	90°00'00"	31.00'	48.89'	S 41°34'41" E	43.84'
C9	36°51'33"	50.00'	32.17'	N 67°42'28" W	31.62'
C10	19°10'36"	50.00'	13.24'	N 47°41'11" W	13.21'

LINE BEARING	DISTANCE
L1 S 17°00'48" W	18.77'
L2 S 12°00'25" W	13.66'



GRAPHIC SCALE (in feet)

- Legend**
- Building Footprint
 - Easement
 - Existing R/W Line
 - Existing R/W Centerline
 - Existing Easement Line
 - Subdivision Boundary Line
 - Lot Line
 - R/W Line
 - R/W Centerline
 - Easement Line
- ** = RESERVE "B"**
2031
See Note "B"

- (A) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 11WD-1
I.N. 200411290271526
- (B) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 12WD-1
I.N. 200412130282221
- (C) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 13WD-1
I.N. 200411290271525
- (D) STATE OF OHIO
PARCEL NO. 10 WD
I.N. 199908170208852
- (E) STATE OF OHIO
PARCEL NO. 84 WD
O.R. 21810G15

NOTE "A": At the time of platting, all of Hamlet at Sugar Run Phase 1 is within Zone V. (Areas determined to be outside 0.2% annual chance floodplain as delineated on FEMA Flood Insurance Rate Map, Community Panel Number 1004902022, for Franklin County, Ohio and incorporated areas with an effective date of June 17, 2008 and updated on 1/20/15-05-11/1997 with an effective date of June 4, 2014.

NOTE "B" - AGRICULTURAL REZONING: (Amateur being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany, Ohio, and hold it harmless from any agricultural re-zonings assessed or levied in the future against the property dedicated herein, which result from grantor's conversion of the property from agricultural use.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage	15,866 Ac.
Acreage on right-of-way	2,693 Ac.
Acreage on lots	12,656 Ac.
Acreage on Reserves	0,207 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Hamlet at Sugar Run Phase 1 is comprised of all of the following Franklin County Parcel Numbers:

222-00111	1,010 Ac.
222-00649	0,811 Ac.
222-00654	0,993 Ac.
222-00664	0,270 Ac.
222-00668	0,518 Ac.
222-00669	1,519 Ac.
222-00670	2,691 Ac.
222-00671	0,909 Ac.
222-00672	0,999 Ac.
222-00673	0,804 Ac.
222-00676	0,518 Ac.
222-00678	0,273 Ac.
222-00686	0,948 Ac.
222-00683	0,804 Ac.
222-01147	0,273 Ac.

NOTE "E" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in Hamlet at Sugar Run Phase 1. Nothing herein, however, shall prohibit the construction and use of a driveway alongside or in the rear of a residential structure if otherwise permitted by the City of New Albany.

NOTE "F" - RESERVE "A": Reserve "A" as designated and delineated herein shall be owned and maintained by the City of New Albany, Ohio.

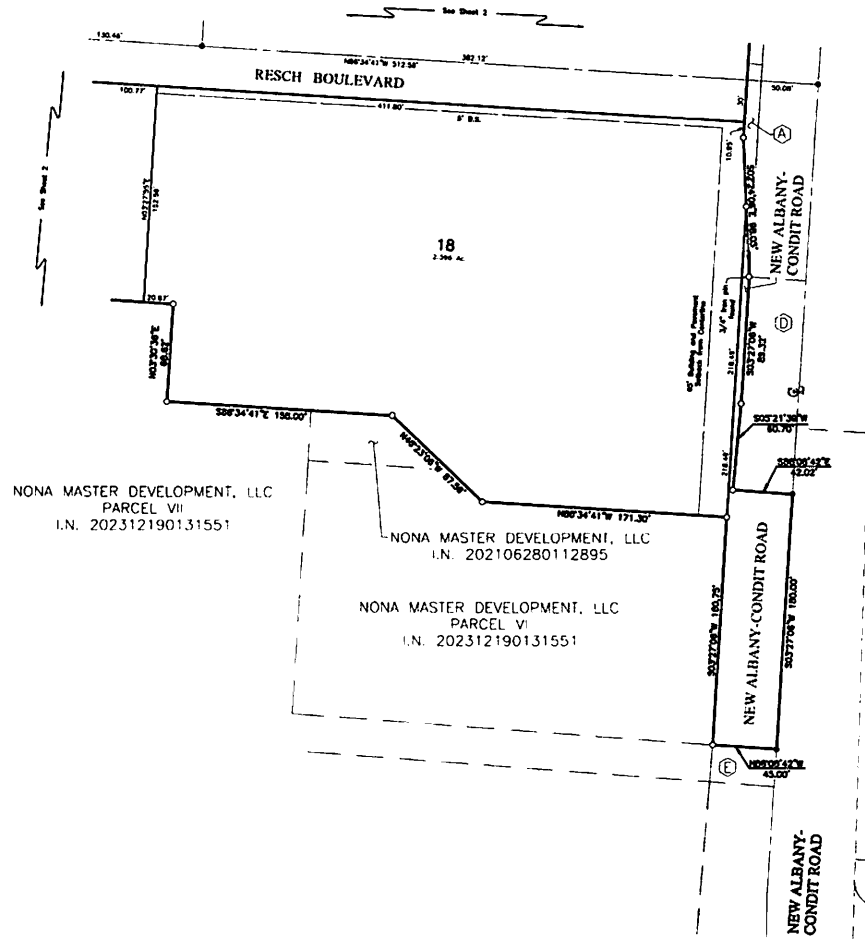
NOTE "G": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted. The City of New Albany, Ohio approval of this plat of Hamlet at Sugar Run Phase 1 does not imply any approval of the site as it may pertain to wetlands.

NOTE "H": No vehicular access to be an effect until such time as the public street right-of-way is extended and dedicated to plat or deed.

NOTE "I": The purpose of this plat is to show certain property rights of way and easement boundaries as of the time of platting. There are additional lot setbacks and restrictions in the city zoning regulations that are not reflected on this plat. The limitations and requirements may change from time to time and should be reviewed by the applicant to determine the then current applicable use and developmental limitations of the zoning code as adopted by the government authority having jurisdiction. Note "I" should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "J" - RESERVES "B", "C" AND "D": Reserves "B", "C" and "D" as designated and delineated herein, shall be owned and maintained by an association comprised of the owners of the fee simple lots to the lots in the Hamlet at Sugar Run subdivisions for the purpose of open space, the maintenance of storm water facilities, and the maintenance of multi-use paths.

NOTE "K": At the time of platting, electric, cable and telephone service providers have not served subdivisions required so that easement areas, in addition to those shown on the plat as deemed necessary by these providers for the installation and maintenance of all of their most line facilities, could conveniently be shown on this plat. Existing recorded easement information about Hamlet at Sugar Run Phase 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.





ORDINANCE O-16-2026

AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 28 RESIDENTIAL LOTS, TWO ROADS, AND FOUR RESERVES ON 6.12 +/- ACRES FOR HAMLET AT SUGAR RUN PHASE 2 GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NEW ALBANY CONDIT ROAD AND CENTRAL COLLEGE ROAD, AS REQUESTED BY NONA MASTER DEVELOPMENT LLC C/O AARON UNDERHILL ESQ.

WHEREAS, an application to approve the Hamlet at Sugar Run Phase 2 final plat has been submitted; and

WHEREAS, Codified Ordinance chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on April 20, 2026, recommended approval of this final plat (FPL-23-2026); and

WHEREAS, the final plat includes 6.12 +/- acres of land to be subdivided into 28 residential lots, two roads, and four reserves; and

WHEREAS, the city engineer certifies that the Hamlet at Sugar Run Phase 2 final plat meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements, and will meet all other requirements of the city.

NOW, THEREFORE, BE IT ORDAINED by Council for the city of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. The final plat is attached to this ordinance as Exhibit A and made a part herein approved.

Section 2. It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall take effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 04/24/2026

Introduced: 05/05/2026

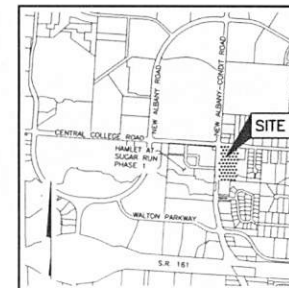
Revised:

Adopted:

Effective:

HAMLET AT SUGAR RUN PHASE 2

Exhibit A - O-16-2026



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 13, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 6.189 acres of land, more or less, and 6.189 acres being comprised of all of Parcels I and II conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Number 202512190131551, and all of that tract of land conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Number 202509916069975, Recorder's Office, Franklin County, Ohio.

The undersigned, **NONA MASTER DEVELOPMENT, LLC**, an Ohio limited liability company, by **YAROMIR STEINER**, Authorized Agent, does hereby certify that the plat correctly represents as "HAMLET AT SUGAR RUN PHASE 2", a subdivision containing Lots numbered 19 to 46, both inclusive, and areas designated as Reserve "E", Reserve "F", Reserve "G" and Reserve "H", does hereby accept this plat of same and dedicates to public use, as such, all of Central College Road, Comm Lane, New Albany-Comdit Road, and Resch Boulevard shown hereon and not heretofore dedicated.

Easements are hereby reserved as, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage vaults and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer.

In Witness Whereof, **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, has hereunto set his hand this ___ day of ___ 20__.

Signed and Acknowledged
In the presence of: **NONA MASTER DEVELOPMENT, LLC**

By
YAROMIR STEINER
Authorized Agent

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **NONA MASTER DEVELOPMENT, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ___ day of ___ 20__.
My commission expires _____ Notary Public, State of Ohio

Approved this ___ Day of ___ 20__ Mayor, New Albany, Ohio

Approved this ___ Day of ___ 20__ City Engineer, New Albany, Ohio

Approved this ___ Day of ___ 20__ Council Representative to Planning Commission, New Albany, Ohio

Approved this ___ Day of ___ 20__ Chairperson, Planning Commission, New Albany, Ohio

Approved this ___ Day of ___ 20__ Finance Director, New Albany, Ohio

Approved and accepted by Ordinance No. _____, passed _____ 20__ wherein all of Central College Road, Comm Lane, New Albany-Comdit Road, and Resch Boulevard shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio.

Transferred this ___ day of ___ 20__ Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of ___ 20__ at ___ M. Fee \$ Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of ___ 20__ Deputy Recorder, Franklin County, Ohio

Plat Book _____ Pages _____

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). The bearing of South 86° 04' 42" East, assigned to the westerly right of way line of Central College Road, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, three-eighths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. (Once installed, the top of the cap shall be marked punched to record the actual location of the point. These markers shall be set following the completion of the construction installation of the street pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED
BY

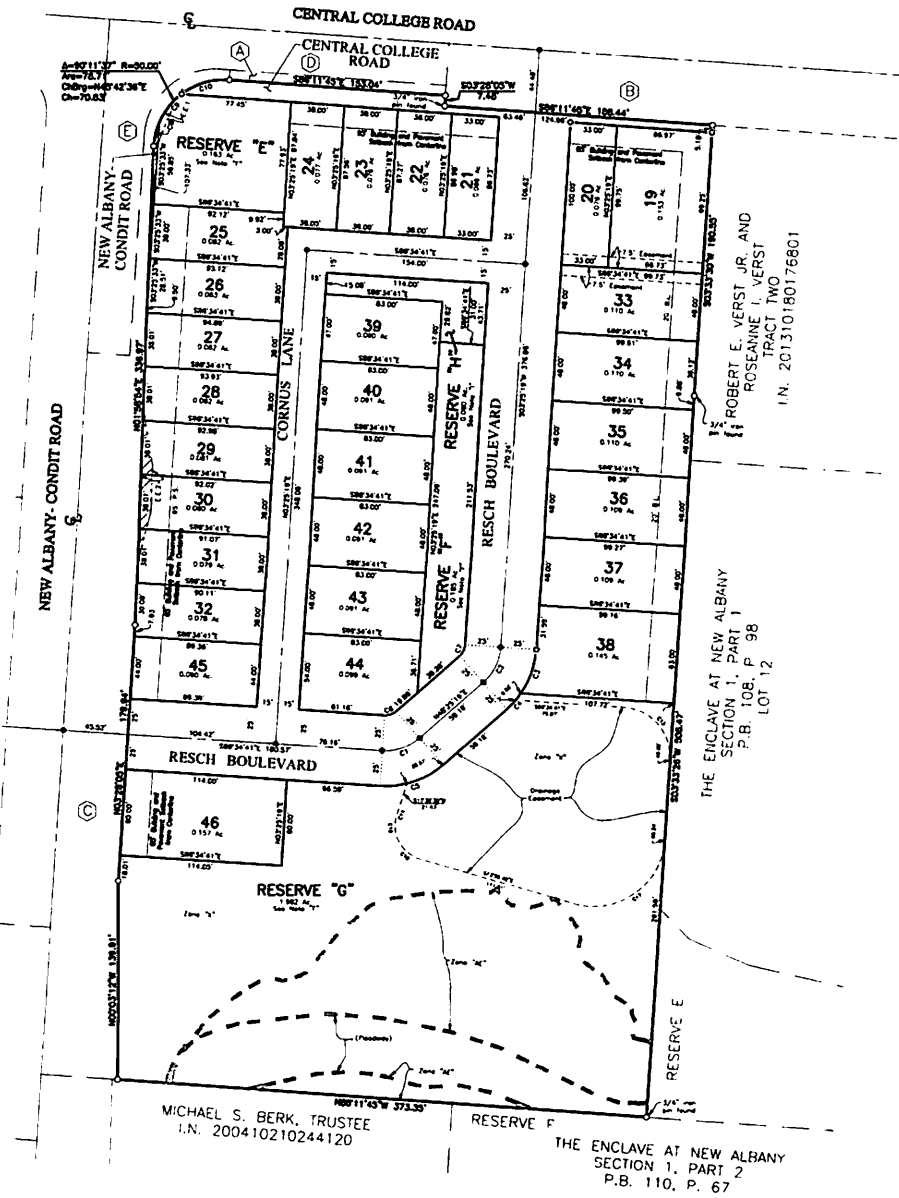


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)

By _____ Professional Surveyor No. 7865 Date _____

HAMLET AT SUGAR RUN PHASE 2



Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line
- Stream Preservation Zone Line
- True Preservation Zone Line

NOTE "A": At the time of platting, part of Reserve "C" is within Zone "AE" Floodway (the channel of the stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights) and Zone AE (Area of 1% annual chance flood with Base Flood Elevation determined). The remainder of Hamlet at Sugar Run Phase 2 is within Zone "X" (Area determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map Community # and Number 39059C0204C for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2004 and revised on FEMA LOMR 25-05-11199 with an effective date of June 26, 2025.

NOTE "B" - AGRICULTURAL RECOGNIZANT Owner, being the duly authorized representative of the developer dedicating the property described on this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from, any agricultural requirements assessed or levied in the future against the property dedicated herein, which result from greater conversion of the property from agricultural use.

NOTE "C" - ACREAGE BREAKDOWN

Total acreage	6,189 Ac.
Acres in right-of-way	1,154 Ac.
Acres in Reserves	2,592 Ac.
Acres in lots	2,443 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Hamlet at Sugar Run Phase 2 is composed of all of the following Franklin County Parcel Numbers:

222-00016	0,905 Ac.
222-00178	4,640 Ac.
222-00177	0,824 Ac.

NOTE "E" - DEPRESSED DRIVEWAYS Depressed driveways are hereby prohibited on all lots in Hamlet at Sugar Run Phase 2. Nothing herein, however, shall prohibit the construction and use of a driveway alongside or to the rear of a residential structure if otherwise permitted by the City of New Albany.

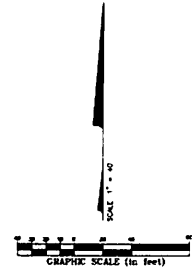
NOTE "F" - RESERVES "E", "F" AND "G": Reserves "E", "F" and "G", as designated and delineated herein, shall be owned and maintained by the City of New Albany.

NOTE "G": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted. The City of New Albany, Ohio approval of this plat of "Hamlet at Sugar Run Phase 2" does not imply any approval of the use as it may pertain to wetlands.

NOTE "H": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. There are additional lot setbacks and restrictions in the city zoning regulations that are not reflected on this plat. The boundaries and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. Note "H" should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or other encumbrances of any nature, except to the extent specifically indicated on such.

NOTE "I" - RESERVE "H": Reserve "H", as designated and delineated herein, shall be owned and maintained by an association comprised of the owners of the lots adjacent to the lots in the Hamlet at Sugar Run subdivisions for the purpose of open space, parking, and a central mail box unit.

NOTE "J": At the time of platting, electric, cable, and telephone service providers have not issued information requests so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Hamlet at Sugar Run Phase 2 or any part thereof can be requested by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.



Legend

- BL = Building Line
- DL = Driveway Easement
- PE = Easement Easement
- SE = Utility Easement
- SE = Easement and Building Setback (From Corner)
- EL1 = Existing Lot Line
- EL2 = Existing Lot Line
- LR = L190190000048

- (A) VILLAGE OF NEW ALBANY PARCEL NO. 2WV1 I.N. 200411290271523
- (B) VILLAGE OF NEW ALBANY PARCEL NO. 27WV I.N. 200411290271522
- (C) STATE OF OHIO, DEPARTMENT OF TRANSPORTATION PARCEL NO. 2WD-1 I.N. 200411290271524
- (D) VILLAGE OF NEW ALBANY PARCEL NO. 3JW I.N. 199911090281049
- (E) STATE OF OHIO PARCEL NO. 3WD I.N. 199911090281053

CURVE NO.	CURVE DATA			
	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	43°02'00"	36.00'	28.27'	N 79°53'19" E 27.55'
C2	43°02'00"	36.00'	28.27'	N 27°53'19" E 27.55'
C3	39°58'24"	61.00'	32.66'	N 18°53'51" E 32.90'
C4	1°02'36"	61.00'	14.82'	N 81°23'51" E 14.88'
C5	43°02'00"	61.00'	47.61'	N 79°53'19" E 46.89'
C6	43°02'00"	11.00'	8.64'	N 79°53'19" E 8.42'
C7	43°02'00"	11.00'	8.64'	N 27°53'19" E 8.42'
C8	1°02'36"	50.00'	16.36'	S 12°58'14" W 16.28'
C9	39°19'53"	50.00'	26.47'	S 37°31'57" W 26.16'
C10	1°10'24"	50.00'	25.89'	S 72°14'50" W 25.11'
C11	1°02'36"	25.00'	50.00'	S 44°32'36" E 49.54'
C12	1°10'24"	25.00'	50.00'	S 19°12'52" W 50.56'
C13	49°16'47"	23.00'	20.21'	S 02°48'50" E 19.36'
C14	49°27'28"	25.00'	19.83'	S 31°11'58" E 19.32'
C17	1°02'36"	30.00'	69.48'	N 54°48'52" E 78.00'

ALL INFORMATION ON THIS PLAN IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, OHIO, AND THE RECORDS OF THE PUBLIC RECORDS OF THE VILLAGES OF NEW ALBANY, OHIO. THE INFORMATION ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.



ORDINANCE O-17-2026

AN ORDINANCE TO DECLARE THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, EXEMPT 100% OF THAT IMPROVEMENT FROM REAL PROPERTY TAXATION, REQUIRE THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDE FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT AND THE CAREER AND TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY (C-TEC), PROVIDE FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS INTO A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND, SPECIFY THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT THOSE PARCELS, AND APPROVE AND AUTHORIZE THE EXECUTION OF ONE OR MORE TAX INCREMENT FINANCING AGREEMENTS

WHEREAS, Sections 5709.40, 5709.42 and 5709.43 of the Ohio Revised Code (collectively, the “*TIF Statutes*”) authorize this council to declare the improvement to certain parcels of real property located within the city of New Albany, Ohio (the “ *City*”) to be a public purpose and exempt from taxation, require the owner of those parcels to make service payments in lieu of taxes, provide for the distribution of the applicable portion of those service payments to the Johnstown-Monroe Local School District and the Career and Technology Education Centers of Licking County (C-TEC), (each, a “*School District*”), provide for the deposit of the remainder of those service payments into a municipal public improvement tax increment equivalent fund, and specify public infrastructure improvements made, to be made or in the process of being made that directly benefit, or that once made will directly benefit, those parcels; and

WHEREAS, the parcels of real property identified and depicted in Exhibit A attached hereto (each, as now or hereafter configured on the tax list and duplicate of real and public utility property, a “*Parcel*”, and collectively, the “*Parcels*”) are located in the City, and this council has determined to declare the Improvement (as defined in Section 1 of this Ordinance) to each Parcel to be a public purpose; and

WHEREAS, this council has determined that it is necessary and appropriate and in the best interest of the City to exempt from taxation one hundred percent (100%) of the Improvement to each Parcel as permitted and provided in Section 5709.40(B) of the Ohio Revised Code for thirty (30) years and to simultaneously direct and require the current and future owner of each Parcel (each such owner individually, an “*Owner*,” and collectively, the “*Owners*”) to make annual Service Payments (as defined in Section 2 of this Ordinance); and

WHEREAS, the City has determined that a portion of the Service Payments shall be paid directly to each School District in an amount equal to the real property taxes that the School District would have received if the Improvement to the Parcels had not been exempted from taxation pursuant to this ordinance; and

WHEREAS, pursuant to Section 5709.43(A) of the Ohio Revised Code, this Council has previously established a municipal public improvement tax increment equivalent fund in which there shall be deposited the remaining Service Payments distributed to the City; and

WHEREAS, this council has determined to designate the public infrastructure improvements described in Exhibit B attached hereto (the “*Public Infrastructure Improvements*”) as public infrastructure improvements made, to be made or in the process of being made that directly benefit, or that once made will directly benefit, the Parcels; and

WHEREAS, this council has determined to provide for the execution and delivery of one or more Tax Increment Financing Agreements (each, a “*TIF Agreement*”), which will more fully provide for the collection of Service Payments; and

WHEREAS, the Boards of Education of Johnstown-Monroe Local School District and the Career and Technology Education Centers of Licking County (C-TEC) have waived any and all requirements for notice from the City under Sections 5709.40 and 5709.83 of the Ohio Revised Code in furtherance of the commitment made by the City in the Compensation Agreements entered into between the City and those Boards of Education;

NOW, THEREFORE, BE IT ORDAINED by the council for the city of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Authorization of Tax Exemption. Pursuant to and in accordance with the provisions of Section 5709.40(B) of the Ohio Revised Code, one hundred percent (100%) of the increase in assessed value of each Parcel that is used or to be used for non-residential purposes and that would first appear on the tax list and duplicate of real and public utility property after the effective date of this Ordinance (which increase in assessed value is hereinafter referred to as the “*Improvement*”, as further defined in Section 5709.40(A) of the Ohio Revised Code) is hereby declared to be a public purpose and shall be exempt from taxation for a period commencing with the first tax year that begins after the effective date of this Ordinance and in which an Improvement attributable to a new structure on that Parcel first appears on the tax list and duplicate of real and public utility property for that Parcel and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Statutes. The real property tax exemption granted pursuant to this Section and the payment obligation established pursuant to Section 2 are subject and subordinate to any real property tax exemption granted pursuant to Sections 3735.65 to 3735.70 or Sections 5709.61 to 5709.69 of the Ohio Revised Code.

Section 2. Service Payments and Property Tax Rollback Payments. Pursuant to Section 5709.42 of the Ohio Revised Code, this Council hereby directs and requires the Owner of each Parcel to make annual service payments in lieu of taxes with respect to the Improvement allocable thereto to the Treasurer of Licking County, Ohio (the “*County Treasurer*”) on or before the final dates for payment of real property taxes. The service payment in lieu of taxes for each Parcel, including any penalties and

interest at the then current rate established under Sections 323.121(B)(1) and 5703.47 of the Ohio Revised Code, as the same may be amended or supplemented from time to time, or any other applicable provisions of the Ohio Revised Code (collectively, the “*Service Payments*”), shall be charged to each Parcel and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement to that Parcel if it were not exempt from taxation pursuant to Section 1 of this Ordinance, all in accordance with Section 5709.42 of the Ohio Revised Code. The Service Payments, and any other payments with respect to the Improvement that are received by the county treasurer in connection with the reduction required by Sections 319.302, 321.24, 323.152 and 323.156 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time, or any other applicable provisions of the Ohio Revised Code (collectively, the “*Property Tax Rollback Payments*”), shall be allocated and distributed in accordance with Section 4 of this Ordinance.

Section 3. Tax Increment Equivalent Fund. This council previously established, pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the Oak Grove II Public Tax Increment Equivalent Fund (the “*Fund*”) to be maintained in the custody of the City and receive all distributions to be made to the City pursuant to Section 4 of this ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement to each Parcel and so deposited pursuant to Section 5709.42 of the Ohio Revised Code shall be used solely for the purposes authorized in the TIF statutes and this ordinance, as the same may be amended from time to time. The Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the Fund shall be dissolved and any incidental surplus funds remaining therein transferred to the City’s General Fund, all in accordance with Section 5709.43 of the Ohio Revised Code.

Section 4. Distribution of Funds. Pursuant to the TIF Statutes, the county treasurer is hereby requested and directed to distribute the Service Payments and Property Tax Rollback Payments as follows:

(i) to each School District, an amount equal to the amount the School District would otherwise have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this Ordinance; and

(ii) to the City, all remaining amounts for further deposit into the Fund for payment of costs of the Public Infrastructure Improvements upon appropriation for that purpose by this Council. If so appropriated, such costs may but shall not be required to include, without limitation, all debt service payable on debt issued by the City or The New Albany Community Authority or The New Albany East Community Authority (each an “*Authority*”) to pay for Public Infrastructure Improvements, all amounts owed to any fund of the City or an Authority to reimburse that fund for the costs of any Public Infrastructure Improvements previously paid from that fund, including interest payable on those amounts, and all amounts owed by the City or an Authority to any third party for the construction of Public Infrastructure Improvements, including interest payable on those amounts.

Section 5. Public Infrastructure Improvements. This council hereby designates the Public Infrastructure Improvements described in Exhibit B attached hereto, and any other public infrastructure improvements hereafter designated by ordinance, as public infrastructure

improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, the Parcels.

Section 6. Tax Increment Financing Agreement. The form of TIF Agreement presently on file with the fiscal officer is hereby approved and authorized with changes therein and amendments thereto not inconsistent with this ordinance and not substantially adverse to the City and which shall be approved by the city manager. The city manager, for and in the name of the City, is hereby authorized to execute and deliver one or more TIF Agreements with one or more owners of a Parcel or Parcels in substantially that form along with any changes therein and amendments thereto, provided that the approval of such changes and amendments by the city manager, and the character of those changes and amendments as not being substantially adverse to the City or inconsistent with this ordinance, shall be evidenced conclusively by the city manager's execution thereof.

Section 7. Further Authorizations. This council hereby authorizes and directs the city manager, the director of law, the director of finance or other appropriate officers of the City to make such arrangements as are necessary and proper for collection of the Service Payments from the owners, including the preparation and filing of any necessary exemption applications. This Council further hereby authorizes and directs the city manager, the director of law, the director of finance or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance.

Section 8. Filings with Ohio Department of Development. Pursuant to Section 5709.40(I) of the Ohio Revised Code, the city manager or other appropriate officer of the City is hereby directed to deliver a copy of this ordinance to the Director of Development of the State of Ohio after its adoption. Further, on or before March 31 of each year that the exemption set forth in Section 1 of this Ordinance remains in effect, the city manager or other appropriate officer of the City shall prepare and submit to the director of Development of the State of Ohio the status report required under Section 5709.40(I) of the Ohio Revised Code.

Section 9. Tax Incentive Review Council. This council hereby designates the Tax Incentive Review Council created pursuant to Resolution No. R-46-2009 as the tax incentive review council responsible for reviewing annually all exemptions from taxation resulting from the declarations set forth in this Ordinance and any other such matters as may properly come before that council, all in accordance with Section 5709.85 of the Ohio Revised Code.

Section 10. Open Meetings. This council finds and determines that all formal actions of this council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this council or its committees, and that all deliberations of this council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 11. Effective Date. Pursuant to Article 6.07(b) of the New Albany Charter, this Ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	05/08/2026
Introduced:	05/19/2026
Revised:	
Adopted:	
Effective:	



RESOLUTION R-13-2026

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH WILL-POWER PIPELINE OH, LLC RELATED TO THE GREEN CHAPEL ROAD RECONSTRUCTION PROJECT

WHEREAS, Will-Power Pipeline OH, LLC is a registered pipeline company in the State of Ohio and intends to install a natural gas pipeline within the corporate boundaries of the city for power generation purposes; and

WHEREAS, the proposed natural gas pipeline will occupy the city's right-of-way along Green Chapel Road; and

WHEREAS, the city is currently constructing the Green Chapel Road reconstruction project; and

WHEREAS, the city was required to delay portions of the Green Chapel Road reconstruction project to allow Will-Power Pipeline OH, LLC to occupy the roadway and provide timely natural gas service to certain development sites; and

WHEREAS, pursuant to the proposed Memorandum of Understanding, Will-Power Pipeline OH, LLC will provide a cash deposit of \$500,000 to mitigate potential delay damages and construction acceleration costs, in addition to a \$60,000 deposit for standby inspection services associated with the project; and

WHEREAS, the city and Will-Power Pipeline OH, LLC desire to establish a formal framework to memorialize the parties' mutual commitments related to delay damages, construction acceleration costs, and standby inspection fees associated with the project by way of a Memorandum of Understanding agreement.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The city manager is hereby authorized and directed to enter into a Memorandum of Understanding agreement, the same or substantially similar to Exhibit A, with Will-Power Pipeline OH, LLC.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action

were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Legislation dates:	
Prepared:	05/08/2026
Introduced:	05/19/2026
Revised:	
Adopted:	
Effective:	

Benjamin S. Albrecht
Law Director

4.17.26

Exhibit A - R-13-2026

**MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF NEW ALBANY, OHIO
AND WILL-POWER PIPELINE OH, LLC**

This Memorandum of Understanding (the “MOU”) by and between the City of New Albany, Ohio (the “City”), with an address of 99 West Main Street, New Albany, Ohio 43054 and Will-Power Pipeline OH, LLC (“Williams”), with an address of One Williams Center, Tulsa, OK 74172, is delivered and made effective the last date set forth below.

WHEREAS, Williams is a registered pipeline company in the State of Ohio; and

WHEREAS, Williams intends to install a natural gas pipeline within the corporate boundaries of the City for power generation purposes; and

WHEREAS, the proposed natural gas pipeline will occupy the City’s right-of-way along Green Chapel Road; and

WHEREAS, Williams has obtained all necessary approvals from the Ohio Power Siting Board for its pipeline project and is obtaining all necessary permits to occupy the City’s right-of-way; and

WHEREAS, the City is bidding a capital improvement project for the reconstruction of Green Chapel Road with an expected start of construction date of May 1, 2026 and an anticipated substantial completion date of December 18, 2026; and

WHEREAS, the City must delay the start of the capital improvement project to allow Williams to occupy the roadway to provide timely natural gas service to certain development sites; and

WHEREAS, Williams acknowledges the impact that pipeline construction will have on the City’s ability to complete the capital improvement project within the proposed construction schedule.

NOW THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein, the City and Williams, their respective successors and assigns, agree as follows:

1. On or around March 19, 2026, Williams posted a cash deposit in the amount of five hundred thousand dollars (\$500,000.00) payable to the City to mitigate any delay damages or construction acceleration fees (“**Damages**”) incurred by the City in its efforts to complete the capital improvement project by the December 18, 2026 substantial completion date;
2. On or around March 19, 2026, Williams posted a cash deposit of sixty thousand dollars (\$60,000.00) payable to the City to prepay for standby inspection fees assessed to the utility in accordance with City of New Albany Codified Ordinances Chapter 907;

4.17.26

3. Williams acknowledges that the costs for Damages are approximate and additional monies may be required to be paid to the City should actual costs incurred by the City for such mitigation exceed five hundred thousand dollars (\$500,000.00) (“**Additional Damages**”). Notice and documentation of such Additional Damages shall be provided to Williams and payment shall be made to the City within fourteen (14) calendar days;
4. The City acknowledges that the Damages are approximate and actual costs incurred may be less than five hundred thousand dollars (\$500,000.00). In that case, the city will reimburse Williams the balance of the five hundred thousand dollars (\$500,000.00) less actual costs incurred. The City shall provide Williams documentation of the Damages and provide payment of any reimbursement to Williams within thirty (30) calendar days;
5. Williams acknowledges that the costs for standby inspection are approximate and additional monies may be requested should actual costs incurred by the City for such inspection exceed sixty thousand dollars (\$60,000.00). Notice and documentation of such additional costs for standby inspection shall be provided to Williams and payment shall be made to the City within fourteen (14) calendar days;

The City acknowledges that the standby inspection costs are approximate in nature and actual costs incurred may be less than sixty thousand dollars (\$60,000.00). In that case, the city will reimburse Williams the balance of the sixty thousand dollars (\$60,000.00) less actual costs incurred. The City shall provide Williams documentation of the standby inspection costs and provide payment of any reimbursement to Williams within thirty (30) calendar days;

6. In the event Williams reasonably identifies a question concerning the amount, calculation, or supporting documentation for any submitted cost, Williams may raise the matter with the City in writing within the fourteen (14)-day period, and the parties shall confer in good faith to resolve the issue promptly and cooperatively. Williams shall pay any undisputed portion within such fourteen (14)-day period, and any remaining amount promptly following resolution of the question. The City shall, upon request, provide such additional reasonable backup or clarification as may be helpful to confirm the cost; However, in the event Williams and the City, after a reasonable period of time and good faith discussions, are unable to resolve their dispute, Williams and the City may pursue other legal remedies available to them.
7. Unless otherwise agreed in writing and signed by the parties, this MOU shall expire upon the final payment of all outstanding monies owed to either party;

4.17.26

8. If any provision of this MOU, or the application of any provision or any circumstance shall be determined to be invalid or unenforceable, then such determination shall not affect any other provision of this Agreement or the application of said provision to any other person or circumstance, all of which other provisions shall remain in full force and effect;
9. This MOU contemplates the entire agreement of the parties and no change, amendment, termination or attempted waiver of any of the provisions of this MOU shall be binding upon any party unless in writing and signed by the parties hereto;
10. This MOU shall be governed by and construed in accordance with the laws of the State of Ohio.

FOR THE CITY

Joseph F. Stefanov, City Manager

FOR WILLIAMS

DocuSigned by:
Joseph Snodgrass
5C75981B5F0F4D9...

Name: Joseph Snodgrass

Title: Project Manager Sr.

Date: 5/1/2026 | 7:20 AM PDT

APPROVED AS TO FORM



RESOLUTION R-14-2026

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO ANY AND ALL CONTRACTS FOR THE PURCHASE AND UPFITTING OF A BUCKET TRUCK

WHEREAS, council desires to make capital equipment investments as necessary to ensure that dependable municipal services continue to be provided to residents and businesses; and

WHEREAS, the City of New Albany desires to purchase an additional bucket truck to support the city's year-round public service maintenance operations; and

WHEREAS, the city will purchase the subject chassis through Franklin County Resolution No. 0265-26 with Byers Ford, LLC; and

WHEREAS, the city will purchase the subject truck upfitting through Ohio STS Contract No. STS023895 with Utility Truck Equipment, Inc.; and

WHEREAS, the total cost of the subject bucket truck is approximately \$285,000; and

WHEREAS, funding for this purchase was approved in the 2026 Capital Equipment budget and provided for in the Annual Appropriations Ordinance.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The city manager is hereby authorized and directed to enter into any and all contracts for the purchase and upfitting of a bucket truck the same as or substantially similar to that which is described and depicted in Exhibits A and B attached hereto.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 05/08/2026

Introduced: 05/19/2026

Revised:

Adopted:

Effective:



Exhibit A - R-14-2026

4/15/2026

City of New Albany
Attention: Eric Umbleby

2026 Ford F550 super cab chassis

MSRP	\$83,015.00
Selling price	\$73,938.00
Less Ford discount	(900.00)
Sales agreement	480.00
Title/license fees	41.00
Total	\$73,559.00

Price is based on current contract between Franklin County Purchasing and Byers Ford this contract expires March of 2031. Feel free to reach out with any questions.

Sincerely,

Tom Allen
Byers Ford

614-782-2738

427 South Hamilton Road Columbus, OH 43213 | Phone: 614.845.6149 | www.byersauto.com





Preview Order N050 - X5H 4x4 Super Chas Cab DRW : Order Summary Time of Preview: 04/15/2026 09:32:00 Receipt: NA

Dealership Name : Byers Ford, LLC

Sales Code : F47065

Dealer Rep.	Thomas Allen	Type	Fleet	Vehicle Line	Superduty	Order Code	N050
Customer Name	NEW ALBANY	Priority Code	G3	Model Year	2026	Price Level	645

DESCRIPTION	MSRP	INVOICE	DESCRIPTION	MSRP	INVOICE
F550 4X4 SUPERCAB CHAS CAB/192	\$64085	\$60881	.HEATED FRONT SEATS	\$0	\$0
192 INCH WHEELBASE	\$0	\$0	.8-WAY POWER SEAT-DRIVER	\$0	\$0
TOTAL BASE VEHICLE	\$64085	\$58676	PLATFORM RUNNING BOARDS	\$445	\$405
OXFORD WHITE	\$0	\$0	18000# GVWR PACKAGE	\$0	\$0
40/20/40 CLOTH SEAT	\$0	\$0	50 STATE EMISSIONS	\$0	\$0
MEDIUM DARK SLATE	\$0	\$0	SNOW PLOW PREP PACKAGE	\$350	\$319
PREFERRED EQUIPMENT PKG.663A	\$0	\$0	POWERSCOPE TRAILER TOW MIRROR	\$280	\$255
.XLT TRIM	\$0	\$0	WHEEL WELL LINERS - FRONT	\$180	\$164
.AM/FM STEREO MP3/CLK	\$0	\$0	POLISHED FORGED ALUM 19.5" WHL	\$1095	\$997
6.7L POWER STROKE V8 DIESEL	\$10995	\$10006	410 AMP DUAL ALTERNATOR	\$215	\$195
10-SPEED AUTO TORQSHIFT	\$0	\$0	EXTERIOR BACKUP ALARM	\$230	\$210
225/70R19.5G TRACTION TIRES	\$190	\$173	CONN PKG: 1 YR INCL W/FORD APP	\$0	\$0
4.10 RATIO NON LTD SLIP AXLE	\$0	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0	-\$1606
FORD FLEET SPECIAL ADJUSTMENT	\$0	-\$635	SPECIAL FLEET ACCOUNT CREDIT	\$0	-\$2205
FRONT LICENSE PLATE BRACKET	\$0	\$0	FUEL CHARGE	\$0	\$16.48
XLT VALUE PACKAGE	\$2155	\$1961	NET INVOICE FLEET OPTION (B4A)	\$0	\$7
.BACKGLASS DEFROST	\$0	\$0	PRICED DORA	\$0	\$0
.POWER ADJUSTABLE PEDALS	\$0	\$0	ADVERTISING ASSESSMENT	\$0	\$0
.REMOTE START SYSTEM	\$0	\$0	DESTINATION & DELIVERY	\$2795	\$2795
				MSRP	INVOICE
TOTAL BASE AND OPTIONS				\$83015	\$73938.48
DISCOUNTS				NA	NA
TOTAL				\$83015	\$73938.48

This order has not been submitted to the order bank.

This is not an invoice.



Vehicle: [Fleet] 2026 Ford Super Duty F-550 DRW (X5H) XLT 4WD SuperCab 192" WB 84" CA (✓
Complete)

Standard Equipment

Mechanical

Engine: 7.3L 2V DEVCT NA PFI V8 Gas -inc: 410 Amp Dual Alternators, 250 Amp + 160 Amp (STD)

Transmission: TorqShift 10-Speed Automatic -inc: SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision (STD)

4.88 Axle Ratio (STD)

50-State Emissions System

Transmission w/Driver Selectable Mode and Oil Cooler

Electronic Transfer Case

Part-Time Four-Wheel Drive

✓ 68-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection

Dual 250 Amp Alternator

Trailer Wiring Harness

Towing Equipment -inc: Brake Controller and Trailer Sway Control

10530# Maximum Payload

GVWR: 18,000 lbs Payload Package

HD Gas-Pressurized Shock Absorbers

Front And Rear Anti-Roll Bars

Firm Suspension

Hydraulic Power-Assist Steering

40 Gal. Fuel Tank

Single Stainless Steel Exhaust

Dual Rear Wheels

Auto Locking Hubs

Front Suspension w/Coil Springs

Solid Axle Rear Suspension w/Leaf Springs

4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

Upfitter Switches

Exterior

Wheels: 19.5" x 6" Argent Painted Steel -inc: Hub covers/center ornaments not included (STD)

Tires: 225/70Rx19.5G BSW A/P (STD)

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Data Version: 28239. Data Updated: Apr 14, 2026 1:46:00 AM UTC.



Vehicle: [Fleet] 2026 Ford Super Duty F-550 DRW (X5H) XLT 4WD SuperCab 192" WB 84" CA (✓ Complete)

Exterior

- Chrome Front Bumper w/Body-Colored Rub Strip/Fascia Accent and 2 Tow Hooks
- Black Fender Flares
- Black Side Windows Trim and Black Front Windshield Trim
- Black Door Handles
- Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding and Turn Signal Indicator
- Manual Extendable Trailer Style Mirrors
- Fixed Rear Window
- Variable Intermittent Wipers
- Deep Tinted Glass
- Aluminum Panels
- Front Splash Guards
- Chrome Grille
- Reverse Opening Rear Doors
- Autolamp Auto On/Off Reflector Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
- Cab Clearance Lights
- Perimeter/Approach Lights
- Front Fog Lamps

Entertainment

- Radio w/Seek-Scan, Clock, Speed Compensated Volume Control and Aux Audio Input Jack
- Radio: AM/FM Stereo w/MP3 Player -inc: 6 speakers and auxiliary audio input jack
- Fixed Antenna
- 6 Speakers
- SYNC 4 -inc: 8" center display, wireless phone connection, cloud connected, AppLink w/app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual
- Wireless Phone Connectivity
- 2 LCD Monitors In The Front

Interior

- 4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
- 4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement
- 60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat

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Vehicle: [Fleet] 2026 Ford Super Duty F-550 DRW (X5H) XLT 4WD SuperCab 192" WB 84" CA (✓
Complete)

Interior

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer

Power Rear Windows

Front Cupholder

Rear Cupholder

3 12V DC Power Outlets

Compass

Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button

Cruise Control w/Steering Wheel Controls

Manual Air Conditioning

HVAC -inc: Underseat Ducts

Locking Glove Box

Full Cloth Headliner

Urethane Gear Shifter Material

Interior Trim -inc: Metal-Look Instrument Panel Insert and Chrome Interior Accents

Cloth 40/20/40 Split Bench Seat -inc: 20% center under-seat storage, center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar

Day-Night Rearview Mirror

Driver And Passenger Visor Vanity Mirrors

Full Overhead Console w/Storage, 3 12V DC Power Outlets and 2 Interior 120V AC Power Outlets

Front Map Lights

Fade-To-Off Interior Lighting

Full Carpet Floor Covering -inc: Carpet Front And Rear Floor Mats

Smart Device Remote Engine Start

Smart Device Integration

Ford Connectivity Package (1-Year Included) -inc: unlimited Wi-Fi hotspot, Included for 1-year from warranty start date, Requires activation via Ford app w/credit card authorization; customer may cancel at any time, Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features, Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations, If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan

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Vehicle: [Fleet] 2026 Ford Super Duty F-550 DRW (X5H) XLT 4WD SuperCab 192" WB 84" CA (Complete)

Interior

- Instrument Panel Covered Bin, Dashboard Storage, Driver / Passenger And Rear Door Bins and Locking 1st Row Underseat Storage
- Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
- Delayed Accessory Power
- Power Door Locks w/Autolock Feature
- Driver Information Center
- Trip Computer
- Outside Temp Gauge
- Digital/Analog Appearance
- Front Center Armrest w/Storage
- Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
- Seats w/Cloth Back Material
- 2 Seatback Storage Pockets
- Perimeter Alarm
- Securilock Anti-Theft Ignition (pats) Immobilizer
- Air Filtration
- 3 12V DC Power Outlets and 2 Interior 120V AC Power Outlets

Safety-Mechanical

- Driveline Traction Control

Safety-Exterior

- Side Impact Beams

Safety-Interior

- Dual Stage Driver And Passenger Seat-Mounted Side Airbags
- Emergency Sos Capability
- Pre-Collision Assist with Automatic Emergency Braking (AEB)
- Lane Departure Warning
- Collision Mitigation-Front
- Tire Specific Low Tire Pressure Warning
- Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
- Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters

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Data Version: 28239. Data Updated: Apr 14, 2026 1:46:00 AM UTC.



Vehicle: [Fleet] 2026 Ford Super Duty F-550 DRW (X5H) XLT 4WD SuperCab 192" WB 84" CA (✓
Complete)

Safety-Interior

Safety Canopy System Curtain 1st And 2nd Row Airbags

WARRANTY

Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Corrosion Years: 5
Corrosion Miles/km: Unlimited
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000

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UTILITY TRUCK EQUIPMENT, INC.
23893 U.S. 23 SOUTH
P.O. BOX 130
CIRCLEVILLE OH 43113

Telephone 740-474-5151

Fax 740-474-4402



40' AERIAL UNIT

AERIAL TOWER AND ACCESSORIES

Versalift model VST-40-I insulated aerial tower with a maximum working height of 45', and a maximum horizontal side reach of 30'. Includes the following features

- 24" x 42" x 42" enclosed fiberglass platform with cover.
- Full pressure platform mounted 3-function single handle control.
- Full pressure individual lower controls, with upper control override.
- Hydraulic platform leveling system with upper and lower tilt controls.
- HD180-degree hydraulic platform rotator system with platform mounted control.
- Jib/winch prep package for full hydraulic jib winch assembly
- Hydraulic winch with manual jib assembly
- Combination articulating/telescoping boom assembly.
- Upper fiberglass telescoping boom with outer boom insert.
- Articulating lower boom with fiberglass insert.
- ANSI category "C" insulation rating for 46KV and below.
- 360-degree continuous rotation.
- Pedestal at the front of the cargo area, with booms stowed to the rear.
- Pedestal mounted "A" frame type main outriggers with rear controls.
- Outrigger / boom interlock system.
- 17-gallon integral oil reservoir located in pedestal.
- 6 GPM open center hydraulic system.
- Pump and PTO assembly with brake interlock.



- One (1) set of hydraulic tool outlets located at platform with pressure limit.
- Remote engine stop/start system with upper and lower controls.
- 2-speed engine throttle system with upper, lower, and curbside rear controls.
- 12-volt emergency power system with upper and lower controls.
- Upper boom storage cradle with **automatic boom latch system**.
- **Dual** tubular rubber platform support.
- Safety harness and lanyard.
- Two (2) operator/service manuals.
- Finish paint standard white urethane.
- ANSI A92.2 data plate.
- Inclinomometer installed each side on rear of body.
- Complete installation and testing of aerial tower and accessories.

AERIAL SERVICE BODY

Fiberglass line body, 132" long, 94" wide, with 18" deep side compartments. Includes the following features and accessories:

- 6" **aluminum** body understructure with **aluminum** treadplate cargo area floor.
- **Aluminum cargo wall liners and compartment tops**
- **Aluminum grip strut installed on curbside compartment top, including #1**
- **Aluminum wheel well liners each side**
- **Hastings tool board with pouch and Hastings hang on bucket step**
- **Winch and jib storage post in cargo area, location @ prepaint.**
- **96" x 18" x 14" aluminum box with two (2) equal lift-up doors accessible from ground**
- Curbside #2 access opening with steps to cargo area.
- **Storage box under top step on #2 cargo area steps**
- **42" full width aluminum treadplate rear tailshelf.**
- **18" wide tailshelf storage compartment with door on each side**
- ICC rear bumper with gripstrut step each side.
- Curbside rear grab rail.
- Two (2) 18" composite outrigger pads and holders.
- Two (2) rubber wheel chocks and holders.
- **2" Reese receiver in lieu of pintle hitch, include combo 2" ball pintle insert**
- **Two (2) additional Reese receivers, one each side of frame rail, location @ prepaint**
- **Vise bracket with 6" Wilton vise**
- **8" pull out drawer "Rat Pack" installed in rear frame rail, drop hitch plate 1" lower**
- **Install two (2) "D" rings on tailshelf, location @ prepaint**
- Fire extinguisher, first aid kit, and triangle reflector kit.
- LED rope lighting in each compartment with dash switch.
- Six (6) light amber strobe system, including two (2) **Whelen L32** amber strobes on posts at front of body, and two (2) 417SA amber strobe type flashers in tailshelf and **two (2) LED strobes in chassis grill**
- **Headache rack with oval strobe mounting plates on each side of cross bar**
- **Two (2) Go Lights, one on each side on strobe lights oval plates.**
- **Coat rack across rear window of extended chassis cab.**



- Bicycle style storage rack for sign storage
- Two (2) Ecco 2451 flood lights on each side of strobe post facing rearward
- Install strobe light circuit (1) each in #1 verticals and #4 verticals
- LED tractor lights installed under rear tailshelf, on reverse and dash switch.
- UTE underbody lights installed on all four corners of the body
- Two (2) cone holders, one (1) each side angled downward under tailshelf
- 1000-watt inverter in #1 CS vertical with rear wall GFI duplex receptacle
- Two (2) 12vdc charging circuits installed in the #1 curbside vertical comp't
- PTO hour meter in chassis cab
- Electric back up alarm.
- Rear trailer receptacle.
- Rear mud flaps.
- Ziebart rustproofing and undercoating

SPECIAL BODY COMPARTMENTATION TO NEW ALBANY SPECS

CURBSIDE COMPARTMENTATION

First Vertical – Full height vertical partition, flush with rear of outrigger cover.

The front section shall have three (3) swivel material hooks, 0-2-1. The rear section shall have three (3) adjustable divider shelves. Inverter installed on bottom of compartment.

Second Vertical - Gripstrut access steps to cargo area, with a 1" opening between the back of each step and riser panel to allow mud and ice to fall through. Includes a grab handle on the rear of the #1 compartment and the front of the horizontal compartment.

Install lift up step storage box under access top step

3" high recycled plastic board installed at floor level at access opening to close off cargo area.

Third Horizontal - Two (2) full length shelves with twelve (12) adjustable dividers, one (1) in center and one (1) on bottom of compartment. **Install (2) 2" deep pull out drawers with removable egg crate dividers.**

Fourth Vertical - Three (3) adjustable shelves with adjustable dividers.

STREETSIDE COMPARTMENTATION

Full length through shelf installed in top of streetside sidebox, 10" down from top, with drop down access door on rear body panel.

First Vertical - Full height vertical partition, flush with rear of outrigger cover.

The front section shall have three (3) swivel material hooks, 1-2-0. The rear section shall have two (2) adjustable divider shelves. Inverter installed on bottom of compartment.

Second Vertical - Two (2) adjustable shelves with adjustable dividers.

Third Horizontal - Full length bottom shelf with twelve (12) adjustable dividers.

Fourth Vertical - Two (2) adjustable shelves with adjustable dividers.



STANDARD UNIT PRICE..... **\$137,808.00.** STS-023895

CONTRACT DISCOUNT..... **(\$10,266.00).**

TOTAL F.O.B. DESTINATION..... \$127,542.00.

STANDARD UNIT OPTIONS

<u>OPTION #</u>		<u>PRICE EACH</u>
1)	36' VST unit in lieu of 40'.	(\$1,268.00)
2)	Non-insulated aerial tower in lieu of insulated.	(\$2,085.00)
3)	Truguard 2.0 upper control dielectric isolation system.	\$0.00
4)	4-function single handle upper control in lieu of 3-function.	\$1,277.00
5)	Heavy duty hydraulic platform rotator and support.	\$9,414.00
6)	Hydraulic platform elevator with HD rotator.	\$7,148.00
7)	50 KV 24" x 30" platform liner.	\$847.00
8)	24" x 30" walk-in platform with L.H. door.	\$1,259.00
9)	24" x 42" enclosed platform with cover and dual supports.	\$1,184.00
10)	50KV 24" x 42" platform liner.	\$928.00
11)	36" x 60" walk-in aluminum platform.	\$9,234.00
12)	Jib and winch preparation package.	\$2,844.00
13)	Top mount material handling winch W/ manual jib.	\$6,409.00
14)	Top mount material handling winch W/ hydraulic jib.	\$10,914.00
15)	Top mount material handling winch w/ dual arm hyd. jib.	\$11,970.00
16)	VST-43-TN non-insulated 43' unit.	\$891.00
17)	200# jib/winch package for VST43TN.	\$5,729.00
18)	VST-40-SI unit with identical equipment to base unit.	\$9,697.00
19)	Auto boom latch for support on outer boom Electroguard.	\$2,460.00
20)	Hydraulic tool outlets at curbside rear of tailshelf.	\$1,600.00
21)	Standard non-metallic colors other than white.	\$4,322.00
22)	Ziebart rustproof chassis cab and body understructure.	\$1,218.00



23)	Aluminum understructure with alum treadplate cargo floor.	\$1,931.00
24)	Aluminum treadplate cargo wall liners and comp't tops.	\$1,763.00
25)	18" wide through tunnel under tailshelf, door each side.	\$1,098.00
26)	Through shelf from horizontal to rear in top of CS sidebox.	\$1,075.00
27)	Aluminum ladder rack assembly, installed.	\$1,516.00
28)	#2 curbside compt. with shelving ILO access opening.	\$0.00
29)	Curbside tailshelf access steps ILO #2 access opening.	\$740.00
30)	Curbside #4 access opening in lieu of #2 access opening.	\$0.00
31)	Aluminum gripstrut full length of sidebox, per side.	\$1,284.00
32)	Rod lock door system for side compartments.	\$793.00
33)	D-ring 3-point latches in lieu of rotary latches on side compts.	\$1,762.00
34)	Additional divider shelves, each.	\$160.00
35)	Two (2) pull-out 2" drawers with criss-cross dividers under shelf in horizontal.	\$1,233.00
36)	Aluminum wheel well liners.	\$641.00
37)	Complete 60" C.A. package in lieu of 84" C.A.	(\$160.00)

NOTES

- Requires selection of the appropriate chassis. Customer furnished chassis must meet minimum requirements for installation of equipment.
- Delivery: Approximately 375-425 days after receipt of order.
- Terms: 1%-10 days or Net 30 days.

We appreciate the opportunity to assist with your equipment requirements. If you have any questions or require additional information, please contact us at your earliest convenience.

Sincerely,
Utility Truck Equipment, Inc.

Jake Hill

Jake Hill



UTILITY TRUCK EQUIPMENT, INC.
 23893 U.S. 23 SOUTH
 P.O. BOX 130
 CIRCLEVILLE OH 43113

Telephone 740-474-5151

Fax 740-474-4402

GENERAL OPTIONS FOR ALL UNITS

STANDARD UNIT OPTIONS

<u>OPTION #</u>		<u>PRICE EACH</u>
1)	Lower boom operation from 3 function Unitrol handle with telescoping boom on individual lever, SST and VST units.	\$472.00
2)	Hard plastic lower boom saddle (not avail. on all units).	\$566.00
3)	Boom out-of-stow light on chassis dash.	\$508.00
4)	Outrigger warning alarms, per set of two (2).	\$726.00
5)	1TB bucket tool tray.	\$232.00
6)	3TB inside bucket tool tray.	\$275.00
7)	Hastings tool board with pouch.	\$397.00
8)	Hastings tool tray / tool board combination.	\$712.00
9)	Hastings hang-on bucket step.	\$385.00
10)	Hastings saw scabbard, inside or outside mount.	\$545.00
11)	Hastings hydraulic impact holster.	\$327.00
12)	Bucket scuff pad with step, with or without liner.	\$517.00
13)	2.5" Hubbell #400-1669 with jib insert.	\$1,575.00
14)	2.5" Hubbell #400-1669 <u>without</u> jib insert.	\$850.00
15)	Chance PST4002856 conductor holder for 4" square jib.	\$1,848.00
16)	Winch and Jib storage post for cargo area.	\$625.00
17)	Two (2) Dica 18" x 18" x 1" outrigger pads and holders.	\$1,492.00
18)	Two (2) Dica 24" x 24" x 2" outrigger pads and holders.	\$2,025.00



STS-023895

19)	D-ring 3-point latches in lieu of standard, per door (glass body).	\$234.00
20)	72" x 18" x 12" aluminum top box with center top lid.	\$3,063.00
21)	96" x 18" x 14" aluminum top box with two (2) lids.	\$3,758.00
22)	Rubberized coating inside top box.	\$945.00
23)	6" longer tailshelf on aerial unit body ea \$763.00 x (2) = 42"	\$1,526.00
24)	Rear frame rail enclosure with drop down rear access door (Not available on all units).	\$2,221.00
25)	8"H x 24"W x 40" D American Truckboxes Drawer unit at rear between frame rails. Lower hitch plate 1"	\$2,953.00
26)	Ring style cone holder under tailshelf \$670.00 x (2)	\$1,340
27)	Post type aluminum cone holder – any location installed.	\$661.00
28)	Swing out horizontal cone holder on front bumper.	\$1,321.00
29)	Reese receiver with removable "L" shaped vice bracket.	\$883.00
30)	6" Wilton vise.	\$750.00
31)	Bicycle style aluminum sign storage rack.	\$1006.00
32)	Slide-N-Lock rail with two (2) sliding hooks, one (1) side.	\$572.00
33)	UTE swing-out style ground spool carrying rack.	\$661.00
34)	UTE ground spool spindle on frame with retainer pin, each.	\$318.00
35)	4" or 6" PVC storage tube with aluminum canister kit, up to 10' long.	\$660.00
36)	Golight Stryker model 30004ST LED wireless remote control spotlight. \$2,191.00 x (2)	\$4,382.00
37)	Streamlight 45861 LED spotlight with charger base.	\$747.00
38)	Whelen Arges spotlight with joystick.	\$1,159.00
39)	Additional Hella H27113001 12-volt amber LED beacon strobes, each.	\$870.00
40)	Whelen L32LAF strobes in lieu of standard, \$549.00 x (2)	\$1,098.00
41)	Whelen L32LAF or L31HAF strobes in addition to standard, each.	\$1,372.00



42)	Additional Whelen 2GA00FAR LED amber warning lights, each.	\$1,116.00
43)	Ecco LED cargo spot or flood light. \$763.00 x (2)	\$1,526.00
44)	LED underbody lighting kit for night operations.	\$1,640.00
45)	LED tractor mount lights at rear under tailshelf, wired to back up light circuit or dash control switch.	\$747.00
46)	1500-watt pure sine wave inverter with dash switch and rear receptacle.	\$3,890.00
47)	2000-watt pure sine wave inverter, dash switch, rear receptacle.	\$4,938.00
48)	Whelen TAM83 LED traffic control light bar at rear center under tailshelf with dash mounted controller.	\$2,395.00
49)	Ecco Gemineye backup camera system.	\$2,214.00
50)	Ecco Gemineye backup camera system with sensors.	\$3,251.00
51)	UTE grounding system with tower, body, and grounding stirrup attached to a single point on chassis frame. Includes curbside rear grounding stirrup.	\$1,223.00
52)	Hannay SGR10-17-19 spring retractable ground wire reel with 50' of 1/0 cable and clamp. Reel to be grounded to a single location on chassis frame.	\$2,712.00
53)	Hastings yellow retractable grounding reel with 50' of 1/0 yellow cable and grounding clamp. Reel to be grounded to a single location on chassis frame.	\$3,912.00
54)	Ram computer mount in chassis cab.	\$929.00
55)	Warn 16,500# winch mounted on the front bumper. Includes heavy duty mount, 90' x 7/16" wire rope, 4-way roller, hand-held control pendant and complete installation.	\$10,748.00
56)	Remote engine stop/start switch at curbside rear (aerial unit only).	\$458.00
57)	Two (2) 12-volt amber LED grille strobes.	\$990.00

**SUMMARY NEW ALBANY VST40 PACKAGE ON F550 CHASSIS**

BASE VST40 PACKAGE PRICE		\$127,542.00
5) Heavy duty hydraulic platform rotator and support.		\$9,414.00
9) 24" x 42" enclosed platform with cover and dual supports.		\$1,184.00
12) Jib and winch preparation package.		\$2,844.00
13) Top mount material handling winch W/ manual jib.		\$6,409.00
19) Auto boom latch for support on outer boom Electroguard.		\$2,460.00
22) Ziebart rustproof chassis cab and body understructure.		\$1,218.00
23) Aluminum understructure with alum treadplate cargo floor.		\$1,931.00
24) Aluminum treadplate cargo wall liners and comp't tops.		\$1,763.00
25) 18" wide through tunnel under tailshelf, door each side.		\$1,098.00
31) Aluminum gripstrut full length of sidebox, per side.		\$1,284.00
35) Two (2) pull-out 2" drawers with criss-cross dividers under shelf in CS horizontal.		\$1,233.00
36) Aluminum wheel well liners.		\$641.00
GENERAL OPTIONS:		
7) Hastings tool board with pouch.		\$397.00
9) Hastings hang-on bucket step.		\$385.00
16) Winch and Jib storage post for cargo area.		\$625.00
21) 96" x 18" x 14" aluminum top box with two (2) lids.		\$3,758.00
23) 6" longer tailshelf on aerial unit body ea	\$763.00 x (2) = 42"	\$1,526.00
25) 8"H x 24" W x 40" D Rat Pack Drawer unit at rear between frame rails Lower hitch plate 1"		\$2,953.00
6) Ring style cone holder under tailshelf	\$670.00 x (2)	\$1,340.00
29) Reese receiver with removable "L" shaped vice bracket.		\$883.00
30) 6" Wilton vise.		\$750.00
31) Bicycle style aluminum Sign storage rack.		\$1006.00
36) Golight Stryker model 30004ST LED wireless remote control spotlight.	\$2,191.00 x (2)	\$4,382.00
40) Whelen L32LAF strobes in lieu of standard,	\$549.00 x (2)	\$1,098.00
43) Ecco LED cargo spot or flood light.	\$763.00 x (2)	\$1,526.00
44) LED underbody lighting kit for night operations.		\$1,640.00
45) LED tractor lights at rear under tailshelf, wired to back up light circuit & dash control switch.		\$747.00
49) Ecco back-up camera with dash mounted monitor, works while driving		\$2,214.00
57) Two (2) 12-volt amber LED grille strobes.		<u>\$990.00</u>
TOTAL EQUIPMENT WITH STS STANDARD OPTIONS IN RED ABOVE INCLUDED		\$186,241.00
NON-STANDARD OPTIONS BELOW (shown as line item on purchase order)		\$ 6,710.00
TOTAL PURCHASE ORDER WITH ALL OPTIONS INCLUDED		<u>\$192,951.00</u>
(2) REESE RECEIVERS ON FRAME RAIL		\$550.00
TWO (2) "D" RINGS ON TAILSHELF		\$100.00
STROBE LIGHT CIRCUITS, ONE CURBSIDE #1- #4, ONE STREETSIDE #1- #4		\$320.00
HEADACHE RACK BEHIND REAR WINDOW WITH TWO OVAL STROBE PLATES		\$940.00
COMBO 2" BALL-PINTLE HITCH RECEIVER		\$300.00
COAT RACK ACROSS REAR WINDOW OF EXTENDED CAB		\$800.00
PTO HOUR METER IN CHASSIS CAB		\$500.00
1000-WATT INVERTER IN BOTTOM OF #1 CURBSIDE COMPARTMENT W/ REAR GFI		\$2,450.00
SPECIAL NEW ALBANY BODY SPECIFICATIONS WITH BOX UNDER ACCESS STEPS		\$750.00



RESOLUTION R-15-2026

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE FRANKLIN COUNTY ENGINEER FOR THE MAINTENANCE OF THE REYNOLDSBURG-NEW ALBANY ROAD 9.13 BRIDGE OVER ROSE RUN

WHEREAS, the City of New Albany is advancing Phase 2 of the Rose Run Park/Veterans Memorial project, which includes planned improvements near and over Rose Run; and

WHEREAS, the proposed project includes modifications to the Reynoldsburg-New Albany Road 9.13 bridge over Rose Run (PLA-C0006-9.13); and

WHEREAS, the Franklin County Engineer is responsible for inspection and maintenance of the bridge structure and related bridge components; and

WHEREAS, the city and Franklin County desire to enter into an Intergovernmental Agreement establishing future maintenance responsibilities associated with improvements proposed as part of the project; and

WHEREAS, pursuant to the agreement, the city will maintain the raised concrete sidewalk, steel handrail, brick veneer and associated caps, and the steel cap at the intermediate wall, while Franklin County will retain responsibility for inspection, operation, and maintenance of the bridge structure and all other bridge components.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The city manager is hereby authorized to enter into an Intergovernmental Agreement with the Franklin County Engineer for the maintenance of the Reynoldsburg-New Albany Road 9.13 bridge over Rose Run in a form substantially similar to the agreement attached as Exhibit A hereto.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	05/05/2026
Introduced:	05/19/2026
Revised:	
Adopted:	
Effective:	

**INTERGOVERNMENTAL AGREEMENT FOR THE
REYNOLDSBURG-NEW ALBANY ROAD 9.13 BRIDGE OVER ROSE RUN**

This Intergovernmental Agreement for the Reynoldsburg-New Albany Road 9.13 bridge over Rose Run maintenance ("Agreement") is entered into by and between the City of New Albany ("New Albany") and the Franklin County Engineer ("Franklin County"), collectively the Parties, this _____ day of _____, 2026.

WHEREAS, Section 9.482 of the Ohio Revised Code permits a political subdivision to enter into agreements with other political subdivisions under which a contracting political subdivision agrees to exercise any power, perform any function or render any service for another contracting recipient subdivision that the contracting recipient political subdivision is otherwise legally authorized to exercise, perform or render, subject to the approval of their respective legislative authorities; and

WHEREAS, the Parties acknowledge that in the spirit of intergovernmental cooperation, a regional approach to the provision of certain services will be considered when the means for such cooperative effort are available and result in a cost savings and/or enhanced delivery of public services; and

WHEREAS, New Albany has determined a need to improve Reynoldsburg-New Albany Road near, and over, Rose Run, which work will include making modifications to the Reynoldsburg-New Albany Road 9.13 bridge over Rose Run (PLA-C0006-9.13) (the "Project"); and

WHEREAS, Franklin County and New Albany do hereby mutually agree to cooperate in the maintenance of the Reynoldsburg-New Albany Road bridge 9.13 over Rose Run at the conclusion of the Project as set forth in this agreement; and

WHEREAS, the execution of this Intergovernmental Agreement was authorized by the following legislation: by Resolution _____ adopted by the Franklin County Board of Commissioners on _____, 2026; and by Resolution _____ adopted by New Albany on _____, 2026; and

NOW, THEREFORE, in consideration of the above, the Parties have agreed as follows:

1. New Albany will be responsible for the design and construction of the Project. New Albany shall provide the plans to Franklin County for its review and approval prior to the commencement of the Project. New Albany shall be responsible for 100% of the Project costs.
2. Following completion and acceptance of the Project improvements, New Albany shall assume responsibility for the maintenance, repair and replacement of the following components of the Reynoldsburg-New Albany Road bridge 9.13 over Rose Run (PLA-0006-9.13): the raised concrete sidewalk, steel handrail, brick veneer and associated caps, and the steel cap at the intermediate wall. Franklin

County shall retain responsibility for inspection, operation, and maintenance of the bridge structure and all other bridge components.

3. The Parties are political subdivisions and are entitled to all the immunities and defenses provided by law. To the extent that Chapter 2744 of the Revised Code applies to the operation of a political subdivision, it applies to each Party that is subject to this Agreement and to its employees when they are rendering a service outside the boundaries of their respective Party under the Agreement.
4. This Agreement does not in any way limit any power or function of the Parties with respect to any such functions being performed under this Agreement by the other political subdivisions.
5. For employment relationship purposes, any provider of services shall be an employee of the political subdivision for which that employee is ordinarily employed and by whom such employee is paid. Such employee shall not be entitled to any additional compensation or employment benefits from the other political subdivision, and no claim of joint employer status or liability shall be made on account of or arising from any incident in which a provider's employee may be involved.
6. The Parties agree that records pertaining to this Agreement are subject to Section 149.43 of the Ohio Revised Code (the "Public Records Law"), to the extent permitted or required by law. The Parties agree to cooperate with respect to any public record request and any request of an authorized representative of the Auditor of the State of Ohio in connection with audits and inspections of financial reports or conduct audits.
7. The effective date of this Agreement shall be the latest date signed below and shall remain in effect until terminated by the Parties.
8. This Agreement may only be amended in writing signed by an authorized representative of each participating Party, and as authorized by their respective legislative authorities, if required.
9. Whenever notice is required in this Agreement, such notice shall be in writing and shall be deemed served when either delivered in person to the following designated agents for that purpose, or deposited in the United States Mail, by certified or registered mail, postage prepaid, return receipt requested, addressed to the other Party as follows:

If to Franklin County Engineer's Office:

Franklin County Engineer's Office
Attn. Bridge Engineer
970 Dublin Road

Columbus, Ohio 43215

If to the City of New Albany:

City of New Albany
Attn. Public Service Director
99 West Main Street, PO Box 188
New Albany, Ohio 43054

or such other address as may be designated in writing by the Parties.

IN WITNESS WHEREOF, the Parties, each by an authorized agent, have entered into this Intergovernmental Agreement on the date indicated above.

FRANKLIN COUNTY

By: _____
Adam W. Fowler, P.E., P.S.
Franklin County Engineer

Date: _____

CITY OF NEW ALBANY

By: _____
Joseph Stefanov
City Manager

Date: _____

APPROVED AS TO FORM

Law Director
City of New Albany



RESOLUTION R-16-2026

A RESOLUTION TO AMEND THE OAK GROVE II COMMUNITY REINVESTMENT AREA TO ADD APPROXIMATELY 106.4 +/- ACRES TO THAT AREA, CONFIRMING THE DESIGNATION OF A HOUSING OFFICER AND THE CREATION OF A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL AND TAX INCENTIVE REVIEW COUNCILS, AND TO EXPAND THE OAK GROVE II ECONOMIC OPPORTUNITY ZONE TO ADD THAT AREA

WHEREAS, the Council of the City of New Albany, Ohio (the “City”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed sufficient reinvestment in new construction; and

WHEREAS, Council, by its Resolution No. R-17-2009 adopted March 3, 2009, designated the Oak Grove II Community Reinvestment Area (the “Original Oak Grove II Area”), and by each of its Resolutions No. R-41-2010 adopted July 6, 2010, R-72-2010 adopted November 16, 2010, R-53-2012 adopted October 2, 2012, R-26-2013 adopted August 6, 2013, R-72-2014 adopted September 16, 2014, R-49-2015 adopted November 17, 2015, R-45-16 adopted November 1, 2016, R-02-2017 adopted February 7, 2017, R-17-2018 adopted July 17, 2018, R-41-2018 adopted November 6, 2018, R-50-2018 adopted December 10, 2018, R-05-2019 adopted February 19, 2019, R-37-2019 adopted on August 6, 2019, R-15-2021 adopted on April 6, 2021, R-46-2021 adopted September 21, 2021, R-09-2022 adopted on February 1, 2022, R-18-2022 adopted on May 3, 2022, R-38-2022 adopted on November 15, 2022, R-21-2023 adopted on April 18, 2023, R-46-2023 adopted November 7, 2023 , R-25-2025 adopted July 15, 2025, and R-03-2026 adopted on February 3, 2026 expanded that Original Oak Grove II Area (as expanded to date, the “Current Oak Grove II Area”), which enabled the City to offer in that Current Oak Grove II Area real property tax exemptions on the construction of certain new structures and the remodeling of certain existing structures as described in Ohio Revised Code (“R.C.”) Section 3735.67; and

WHEREAS, the City desires to promote commercial and industrial development in an additional area contiguous to the Current Oak Grove II Area, which contiguous area includes approximately 106.4 +/- acres and which is depicted on Exhibit A attached hereto (the “Oak Grove II Expansion Area”); and

WHEREAS, the City believes that the redevelopment of the Oak Grove II Expansion Area would encourage economic stability, maintain real property values, and generate new employment opportunities and desires to designate the Oak Grove II Expansion Area as a community reinvestment area pursuant to R.C. Sections 3735.65 to 3735.70; and

WHEREAS, that Survey shows the facts and conditions relating to existing housing and commercial structures and undeveloped land in the Oak Grove II Expansion Area, including, among other things, evidence of deterioration and lack of new construction, or repair or rehabilitation of structures in that Oak Grove II Expansion Area; and

WHEREAS, the construction of new commercial or industrial structures in the Oak Grove II Expansion Area constitutes a public purpose for which real property tax exemptions may be granted; and

WHEREAS, the City created an economic opportunity zone (the "Oak Grove II EOZ") to encourage commercial and other business development in the City, and now the City, to consistently preserve areas and zones, wishes to expand the Oak Grove II EOZ in conjunction with the expansion of the Oak Grove II CRA so that the two, when mapped, have the same area and boundaries;

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Conditions in the Oak Grove II Expansion Area. Based on the findings in the Survey and on this Council's own knowledge of the facts and conditions existing in the Oak Grove II Expansion Area, this Council hereby finds that the Oak Grove II Expansion Area is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.

Section 2. Creation of Oak Grove II Expanded CRA. This Council hereby designates the Oak Grove II Expansion Area as a community reinvestment area (collectively with the Current Oak Grove II Area, the "Oak Grove II CRA") in accordance with R.C. Section 3735.66. Only new commercial and/or industrial structures consistent with the applicable zoning regulations within the Oak Grove II CRA will be eligible for the exemptions provided for in Section 3 of this Resolution, and residential remodeling or new structures, including, but not limited to, multi-family condominium or apartment structures or remodeling thereof, shall not be eligible for the exemptions granted in that Section 3.

Section 3. Tax Exemptions in the Oak Grove II CRA. Within the Oak Grove II CRA, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated in advance of construction occurring according to the rules outlined in R.C. Section 3735.67. The City has the authority to negotiate, approve or deny any request for such a tax exemption. The results of the negotiation as approved by this Council will be set forth in writing in a Community Reinvestment Area Agreement as provided in R.C. Section 3735.671. If the newly constructed structure qualifies for an exemption, during the period of the exemption the exempted percentage of the value of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

The Mayor, the City Manager, the City Community Development Director, and the City Economic Development Manager, or any one of them, are hereby authorized to give any and all notices on behalf of this Council that may be required by law, including, without limitation, those notices

required by R.C. Sections 3735.671, 3537.673 and 5709.83, in connection with the consideration, approval or entering into of any agreements under R.C. Section 3735.671.

Section 4. Designation of Housing Officer. To administer and implement the provisions of this Resolution, the Council hereby confirms the prior designation of the City Manager as the Housing Officer for the Oak Grove II CRA as described in R.C. Sections 3735.65 to 3735.70.

Section 5. Housing Council and Tax Incentive Review Councils. This Council hereby confirms the prior creation of a Community Reinvestment Area Housing Council (the "Housing Council") for the Oak Grove II CRA. That Housing Council is composed of two members appointed by the Mayor, two members appointed by this Council and one member appointed by the City's Municipal Planning Commission. A majority of those five members shall appoint two additional members who shall be residents of the City. Terms of the members of the Housing Council shall be three years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made. The Housing Council shall make an annual inspection of the properties within the Oak Grove II CRA for which an exemption has been granted under R.C. Section 3735.69. The Housing Council also shall also hear appeals under R.C. Section 3735.70.

The "Franklin County Tax Incentive Review Council" and the "Licking County Tax Incentive Review Council" (each a "TIRC") were both previously created pursuant to R.C. Section 5709.85. Each TIRC reviews annually the compliance of each agreement involving the granting of exemptions for commercial or industrial real property improvements under R.C. Section 3735.671 and makes written recommendations to this Council as to continuing, modifying or terminating each agreement based upon the performance of each agreement.

Section 6. Resolution to be Forwarded and Published. The Housing Officer or the Housing Officer's designee is hereby authorized and directed to forward a copy of this Resolution to the Franklin County Auditor or the Licking County Auditor, as applicable, and to cause to be published a copy of this Resolution in a newspaper of general circulation in the City once per week for two consecutive weeks following its adoption.

Section 7. Authorization to Petition the State of Ohio Director of Development. The Housing Officer, or the Housing Officer's designee, is hereby authorized and directed, on behalf of the City, to petition the State Director of Development, in accordance with R.C. Section 3735.66, for confirmation of the Oak Grove II CRA as expanded to include the Oak Grove II Expansion Area.

Section 8. Open Meeting. The Council hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Council and any of its committees and that all deliberations of this Council and of its committees that resulted in formal action were taken in meetings open to the public in full compliance with the applicable legal requirements, including R.C. Section 121.22.

Section 9. Effective Date. Pursuant to Article 6.07 of the New Albany Charter, this Resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	05/08/2026
Introduced:	05/19/2026
Revised:	
Adopted:	
Effective:	

Exhibit A - R-16-2026

PARCEL MAP

The colored areas on the attached map specifically identify and depict the Parcels and constitute part of Exhibit A.



Oak Grove II CRA • Clover Valley East District

■ CRA Expansion
□ Parcel





RESOLUTION R-17-2026

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH LPC COMMERCIAL INVESTMENTS LLC

WHEREAS, LPC Commercial Investments LLC (the “Developer”) has acquired or will acquire approximately 106.4+/- acres generally located northeast of and adjacent to the intersection of Jug Street and Clover Valley Road for the purpose of developing a business park (the “Project”); and

WHEREAS, the City and Company desire to enter into this memorandum of understanding to address the roadwork infrastructure and the construction of water and sewer services and supply for the development and operation of the Project on the Site; and

WHEREAS, the City and the Developer have determined that each will benefit from collaborating on the design, development, and construction of certain public infrastructure improvements, as described in this agreement; and

WHEREAS, the City and the Developer desire to enter into this memorandum of understanding to memorialize the terms of this collaboration regarding the development and construction of certain public infrastructure improvements.

NOW, THEREFORE, BE IT RESOLVED by Council for the city of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Memorandum of Understanding. The memorandum of understanding in support of the project, by and between the City and the Developer, in the form presently on file with the clerk of the council, is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this resolution and not substantially adverse to this city and which shall be approved by the city manager. The city manager, for and in the name of this city, is hereby authorized to execute that memorandum of understanding and approve the character of any changes and any amendments thereto as not inconsistent with this resolution and not substantially adverse to the city, which approval shall be conclusively evidenced by the city manager’s execution of the memorandum of understanding.

Section 2. Further Authorizations. This council hereby further authorizes and directs the city manager, the director of law, the director of finance, the community development director, the clerk of council, or any such other appropriate officers of the city to prepare and sign all agreements and instruments and to take any other actions (including by not limited to making application and preliminary arrangements for financing that is then subject to formal approval by this council) as

may be appropriate to implement this resolution and the transactions referenced or contemplated in this resolution and the memorandum of understanding authorized and approved in this resolution.

Section 3. Compliance with the Law. This council finds and determines that all formal actions of this council concerning and relating to the adoption of this legislation were taken in an open meeting of this council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. Effective Date. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 05/08/2026

Introduced: 05/19/2026

Revised:

Adopted:

Effective: