

June 16, 2026

President Pro Tem Kasey Kist called to order the New Albany City Council Meeting of June 16, 2026, at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Law Director Benjamin Albrecht, Finance Director Bethany Staats, Finance Department Deputy Director Morgan Joeright, Police Chief Greg Jones, Development Director Jennifer Chrysler, Planning Manager Chris Christian, Planner I Kylie Blackburn, Public Service Director Ryan Ohly, Director of Strategic Initiatives Josh Poland, Communications & Marketing Specialist Adrienne Mayfield, and Clerk of Council Jennifer Mason.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	A
CM Marlene Brisk	P
CM Michael Durik	P
CM Kasey Kist	P
CM Matt Shull	P
CM Andrea Wilttrout	P
OPEN	

Clerk Mason reported that Mayor Spalding could not attend due to travel and a family event and requested to be excused. President Pro Tem Kist moved to excuse Mayor Spalding from the council meeting. Council Member Shull seconded and council voted with 5 yes votes to excuse Mayor Spalding from the council meeting.

ACTION ON MINUTES:

Council adopted the June 2, 2026, regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Ohio Secretary of State – Presentation of Commendation and Future of Founders Day Discussion

Brian Metzbower, Regional Liaison, Office of the Ohio Secretary of State, expressed appreciation for the long relationship between the Secretary of State office and New Albany. The commendation recognized the New Albany Founders Day celebration, which traced its origins to 1976 when the New Albany Historical Society organized a community event in honor of the nation's bicentennial. What began as a small-town gathering supported by dedicated volunteers had grown over 50 years into a cherished local tradition.

President Pro Tem Kist thanked Mr. Metzbower and acknowledged Founders Day organizers Beckie Knore and Linda Honaker, also present. He expressed personal appreciation for the tradition, noting that his family attended Founders Day upon moving to New Albany 23 years ago. The city looked forward to building upon and carrying on the tradition.

Council Member Shull thanked the Founders Day organizers and noted he missed the art shows that had previously been held at the school buildings. Council Member Wilttrout expressed specific appreciation for this year's Founders Day Past Grand Marshals celebration, which was a meaningful way to hear the New Albany history.

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Courtney Lynch, 5053 Cloudberry Pass, stated she had lived in New Albany for 15 years. She acknowledged the value of Taylor Farm Park to the broader community, but described several concerns shared by adjacent property owners, including the growth of tall weeds near their properties, pedestrian access to the park that was not secured at night, and the resulting need for homeowners to install security cameras due to people wandering behind their properties. She described a recent placement of reflective boundary signs at property lines adjacent to the park, which were inconsistent with the New Albany aesthetic, would not meet homeowner association standards, and would not be acceptable to any resident. Ms. Lynch had contacted the city, which responded that the signs would not be removed, as they were necessary for enforcement. She questioned sign placement, stating she was aware of neighbor's encroachments, but she was not encroaching. She had encouraged others to comply. She preferred the city follow up directly with offending property owners as encroachments recurred. She was concerned that the reflective sign at the end of her driveway was visible from the front of her home and could advertise a cut-through to the park, a problem other property owners had been having. She expressed concern for the resale value of her home. She requested that the city remove the signs and consider adopting a more effective and aesthetic boundary solution.

Council Member Shull acknowledged Ms. Lynch's various concerns. He suggested something like a 6-foot privacy fence might address both the encroachment and the cut-through issue simultaneously, and invited staff to respond.

City Manager Joseph Stefanov reported that he had asked Public Service Director Ryan Ohly to investigate the matter. Based on a city survey, all but one of the 33 adjacent property owners appeared to be in violation of the park's property line, with violations including placement of playground equipment, patio furniture, and yard waste onto parkland, and in some cases mowing their lawns into the parkland. In conversation with the city's law director, Director Ohly agreed the city could do more to enforce violations and take necessary legal action. The city's park boundary sign was similar to the standard sign used for preservation zones throughout New Albany, which signs had been approved by the Planning Commission. Director Ohly confirmed that the alternating pattern of sign placement was the model used for tree preservation zone signage throughout New Albany, so that each adjacent property had one sign contiguous to it.

President Pro Tem Kist saw some of the pictures and agreed there was an issue. There were certainly issues with property owners encroaching on the park property lines. The signs were the first step in trying to bring residents into compliance, and maybe homeowners did not know where the property lines were before. He asked and Director Ohly confirmed that the signs were intended to be permanent.

City Manager Stefanov stated, when the parkland was first developed, the city had repeatedly surveyed and staked the area, but the stakes had been removed, which led to the installation of more permanent signage.

Council Member Wilttrout asked about the weed issue and Director Ohly answered that the park property line was being well-kept with tractor mowing and knock-down of larger plants further back a few times a year. Some residential properties had a 5-foot mowing easement, but most did not, and a few homeowners were mowing as much as 20 to 30 feet beyond their property line. According to the recent survey, along Ms. Lynch's and her neighbor's property lines, there was no significant evidence of large or unsightly weeds. Council Member Wilttrout advised Ms. Lynch and other affected residents to remain in contact with Director Ohly and the property services team to address any specific vegetation concerns collaboratively.

Ms. Lynch clarified that she didn't mean that weeds were directly up to the property line. The weed concern was more reflective of the initial expectation that wildflowers would be planted and that the area would be aesthetically pleasing. She reiterated her primary request that the city consider alternatives that would

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address both the encroachment problem and the aesthetic concern, such as a traditional New Albany white fence or decorative cornerstones.

Council Member Brisk questioned whether a fence would be welcomed by adjacent property owners. Ms. Lynch responded that residents were surprised when one was not installed. Several neighbors had recently suggested a New Albany white fence instead of signs, and that even placing one segment of fence per yard rather than a full perimeter installation would be an improvement. She appreciated the responsiveness of council and offered to work as a community liaison to assist in resolving the issues.

Gregory Vincent, Attorney at Law, 175 S. Third Street, Suite 200, Columbus, stated he represented a coalition of more than 400 community members. He distributed the attached memorandum. The coalition formed in response to concerns regarding the New Albany Middle School theatre program, the treatment of director Melissa Gould, and the role that Council Member Wiltout may have played in events that contributed to those concerns. There were concerns involving conflicts of interest, undue influence, and the question of whether certain relationships, positions, or access resulted in unequal influence over decisions affecting students, families, and the theatre program. Mr. Vincent's office had received communications from parents, students, volunteers, former educators, attorneys, physicians, business leaders, and community members, many of whom raised similar concerns. Among those concerns were allegations that certain parents and students were cited in support of complaints they had never made, that community members were inaccurately represented during advocacy efforts, and that some voices received greater consideration than others during the decision-making process. The coalition had also received substantial evidence regarding the positive impact of the theatre program and Ms. Gould's leadership, with families describing a program that fostered inclusion, accountability, confidence, discipline, leadership, and personal growth. The coalition expected New Albany City Council to initiate an independent review of these concerns and provide a report to the community before the next regularly scheduled council meeting, and the review should reflect the specific criteria outlined in the handout distributed to council. He emphasized the importance of transparency and accountability in maintaining public trust.

Deborah Cogan, 4127 James River Road, wished to share a reflection applicable to all in the room. Everyone present cared deeply about the community and strong emotions were present among those who wanted what they believed was best for it. Ms. Cogan was neutral on many of the underlying issues and loved both the theatre program and the people involved. She hoped that the community would reflect on how disagreement was handled, and that people on all sides should feel safe sharing perspectives through appropriate channels without fear of public targeting or criticism. Healthy communities were not defined by the absence of disagreement, but by how respectfully disagreement was navigated, and she urged all parties to extend grace, focus on solutions rather than individuals, and treat one another with dignity.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): Council Member Wiltout reported the PC approved a rezoning for 22.6 acres along Lucille Lynd Road known as the Beech Road Southeast Expansion District. The zoning would change from Agriculture and Office Campus District to Infill Planned Unit Development. The PC recommended a traffic study due to the planned connection of Lucille Lynd Road to Worthington Road and that the amount of commercial development be limited to one side of the road. Data centers were not an approved use for this district. The PC approved the Beech Road Southwest Interchange zoning text amendment.

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

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ARCHITECTURAL REVIEW BOARD (ARB): Council Member Brisk reported the ARB tabled a Final Development Plan for 6600 New Albany Condit Road to their July meeting. The ARB tabled an application for a private residence on Central College Road for further review of architectural style concerns. The ARB approved a Certificate of Appropriateness for the Mershad Development for a rooftop garden. The ARB approved installation of a pizza oven enclosure and a detached cooler for Harvest Pizza at 24 Main Street.

BOARD OF ZONING APPEALS (BZA): No meeting

SUSTAINABILITY ADVISORY BOARD (SAB): President Pro Tem Kist reported the SAB received an update on the city's custom environmental sustainability certification program, noting that some standards had been tightened because some practices, such as LED lighting, were now universal. Updates were provided for the community backyard and invasive tree trading programs through SWACO. The board also noted that a fall waste collection event covering paper, e-waste, and household hazardous waste was scheduled for October 11 at 7815 Walton Parkway. Residents could also give away furniture through Joseph's Coat at the event. An update on Kitzmiller Park outreach was provided, noting 60 attendees at the open house with positive feedback. The board also reviewed the newly launched data center information page on the city's website, receiving strong feedback for its clarity and content.

INCLUSION DIVERSITY EQUITY AND ACCESSIBILITY IMPLEMENTATION PANEL (IDEA): Council Member Wiltrout reported that efforts to generate interest in an IDEA Panel entry for the Independence Day parade did not gain significant traction. The upcoming Juneteenth celebration on Friday was highlighted, with eight food trucks and pre-event music. The panel discussed the NA 101 civic education program and explored ways to make boards and commissions more accessible to residents, including a potential opt-in system for board and commission application materials to be sent to interested NA 101 participants.

CEMETERY RESTORATION ADVISORY BOARD (CRAB): No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:
NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-14-2026

President Pro Tem Kist read by title 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.

Planner I Kylie Blackburn stated the applicant was requesting a postponement of the second reading to the July 21, 2026, city council meeting, citing comments raised during the first reading and the need for additional time to address them. The proposal remained a 39-lot residential rezoning as of the current

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submission. Council acknowledged that no revised materials had been resubmitted and agreed that additional time was appropriate.

President Pro Tem Kist moved to postpone Ordinance O-14-2026 to the July 21, 2026, council meeting. Council Member Durik seconded and council voted with 5 yes votes to postpone Ordinance O-14-2026 to the July 21, 2026, council meeting.

ORDINANCE O-15-2026

President Pro Tem Kist read by title 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 CILLEE ROAD, AS REQUESTED BY NONA MASTER DEVELOPMENT LLC C/O AARON UNDERHILL ESQ.

Planner I Kylie Blackburn stated the plat was in the northern portion of The Hamlet at Sugar Run site. The plat included 14 residential lots, 4 reserves, and 4 publicly dedicated streets - Ashburn Boulevard, Tilia Alley, Hudson Loop, and Resch Boulevard, and was consistent with the approved Final Development Plan (FDP).

Justin Leyda, chief development strategist, Steiner & Associates, 4016 Townsfair Way, on behalf of the applicant, stated road construction was proceeding quickly, and a significant amount of engineering work was in process or undergoing final approvals. The overall project encompassed upwards of \$225 million to \$250 million dollars when including all residential, commercial, and supporting infrastructure components. State Route 605 was expected to open before August 18, with full-scope completion expected by year-end. The project's critical path was tied to receiving an EPA permit to install the public sanitary system. Mr. Leyda stated that commercial leasing interest had increased since road construction began, that the city-facing commercial development along Central College Road was attracting tenants focused on traffic counts and residential density, and that the Resh Commons core commercial area was being curated for the right mix of uses. Two letters of intent had been received from hotel operators regarding a potential boutique hotel. The developer was currently in the process of exchanging documents with one prospective partner, with a due diligence period anticipated that would allow for a presentation to city staff and council before any formal submission. The transition of the former Discover campus to the Athletic Campus had caused a slight pause and adjustment with strategy and tenant mix. Residential progress was slow and steady while commercial development tended to take off quickly.

Council Member Durik thanked Mr. Leyda for the update and suggested that the project's commercial lead come before council with an early preview of the commercial plan, including anticipated tenant mix, before the project advanced further through the Planning Commission process,

Mr. Leyda stated that the proposed plats were necessary to keep infrastructure construction moving, and that the commercial framework had been defined by the approved FDP, with the finer details of tenant mix still being refined.

Council Member Shull asked and Mr. Leyda answered a meeting with city staff regarding the boutique hotel would likely take place sometime in July would be conceptual in nature rather than a presentation of a final plan.

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President Pro Tem Kist asked and Planning Manager Chris Christian confirmed that hotel use was permitted under the current code and that a modified FDP application through the Planning Commission would be required before construction.

Council Member Shull understood it was unusual to present a project to council first, but he supported it because of council's considerable interest in The Hamlet, and he agreed it would be beneficial to the process.

President Pro Tem Kist and Mr. Leyda discussed the pending Athletic Campus project. Mr. Leyda stated approving The Hamlet plats helped keep the project moving.

President Pro Tem Kist opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Shull moved to adopt the ordinance. Council Member Wiltout seconded and council voted with 5 yes votes to approve Ordinance O-15-2026.

ORDINANCE O-16-2026

President Pro Tem Kist read by title 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.

Planner I Kylie Blackburn stated this plat included 28 residential lots, two publicly dedicated streets - Rush Boulevard and Cornes Lane, and four reserves, consistent with the approved Final Development Plan (FDP).

Council Member Shull asked and Mr. Leyda confirmed that a playground was planned along the southern edge of Reserve G, near a stream being restored. The area had been updated to include a bioswale for vegetated stormwater management, with an educational component explaining how it functioned, as well as public art planned throughout the park.

President Pro Tem Kist opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Wiltout moved to adopt the ordinance. Council Member Durik seconded and council voted with 5 yes votes to approve Ordinance O-16-2026.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-18-2026

President Pro Tem Kist read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 9.6 +/- ACRES FROM JERSEY TOWNSHIP, LICKING COUNTY TO THE CITY OF NEW ALBANY.

City Manager Joseph Stefanov stated this annexation followed the city's standard expedited Type 1 annexation process, with the terms and conditions of the traditional annexation approach incorporated into an annexation agreement with the township. The road maintenance agreement, originally approved in 2016,

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remained in effect. The Licking County Board of County Commissioners had approved the annexation petition on April 2, 2026, through Resolution 26-0315, with the statutory 60-day waiting period having lapsed. This property was one of the remaining unannexed parcels, and the gaps were steadily being filled.

President Pro Tem Kist set the ordinance for second reading at the July 7, 2026, council meeting.

ORDINANCE O-19-2026

President Pro Tem Kist read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 22.6+/- ACRES OF LAND GENERALLY LOCATED TO THE SOUTHEAST OF AND ADJACENT TO STATE ROUTE 161, FROM AGRICULTURAL (AG) AND LIMITED OFFICE CAMPUS DISTRICT (L-OCD) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS “BEECH INTERCHANGE SOUTHEAST EXPANSION ZONING DISTRICT” AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL, ESQ.

Planner I Kylie Blackburn stated 9.6 acres of the 22.6-acre total were the same parcels being annexed under Ordinance O-18-2026. The proposed zoning district was consistent with neighboring uses and zoning districts including LGE and other I-PUD districts. The Planning Commission (PC) had approved the request with several conditions. The proposed zoning text contained a permitted, conditional, and prohibited use list similar to other comparable districts. The proposed setbacks included: zero feet of pavement setback from State Route 161 with a 25-foot building setback per the PC’s condition, 25 feet for pavement and 50 feet for buildings along Worthington Road and the eastern boundary, and 25 feet for both along the western boundary. The text was appropriate given the envisioned employment and manufacturing uses for this area as outlined in the Engage New Albany Strategic Plan. Data centers were explicitly excluded as a permitted use.

Council Member Shull asked why the SR 161 setback was zero for pavement. Tom Rubey, Director of Planning, the New Albany Company, explained that the boundary line along that edge was already a significant distance from SR 161 itself, and that the PC had added the 25-foot building setback condition as an additional safeguard.

President Pro Tem Kist set the ordinance for second reading at the July 7, 2026, council meeting.

ORDINANCE O-20-2026

President Pro Tem Kist read by title AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 17 RESIDENTIAL LOTS, TWO RESERVES, AND TWO ROADS ON 4.626 +/- ACRES FOR HAMLET AT SUGAR RUN PHASE 3 GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NEW ALBANY CONDIT ROAD AND CENTRAL CILLEE ROAD, AS REQUESTED BY NONA MASTER DEVELOPMENT.

Planner I Kylie Blackburn stated the proposed lots included 17 single-family lots, 2 reserves - Reserve I to be owned and maintained by the HOA, and Reserve J to be owned and maintained by the city - and 2 roads: Acer Lane with a 30-foot right-of-way and Blue Stem Trace with a 50-foot right-of-way. The plat contained two fewer residential lots than shown on the approved Final Development Plan, but it otherwise remained consistent with the approved plan and met all code requirements.

Council Member Shull pointed out that the I reserve was small.

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Council Member Shull asked and Mr. Leyda confirmed the planned homes would be single-family detached homes with two lots removed to allow for slightly more room on each lot. The homes were expected to be 3,000 square feet or larger, and individual lots would be purchased by builders or individuals who would then custom design and build their homes, with developer review prior to any submission.

President Pro Tem Kist set the ordinance for second reading at the July 21, 2026, council meeting.

ORDINANCE O-21-2026

President Pro Tem Kist read by title AN ORDINANCE TO AMEND CHAPTER 1165.07 OF THE PLANNING AND ZONING CODE OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AND A TECHNICAL AMENDMENT TO CHAPTERS 745.04, 1105.02, 1129.03, 1131.03, 1135.04, 1137.04, 1141.02, AND 1169.11 OF NEW ALBANY CODIFIED ORDINANCES TO CORRECT REFERENCES TO CHAPTER 1165.07 AS REQUESTED BY THE CITY OF NEW ALBANY.

Planning Manager Chris Christian stated this code changed proposed amendments related to the “Home Occupation” regulations in the city to remove undue burdens on homeowners and align them with modern best practices. The review had been prompted in part by several inquiries received over the prior 12 months. The two substantive changes were a revision Chapter 1165.07(A) removing a square footage maximum for home occupations in accessory structures, while maintaining the existing 15% limitation for use within a primary residence, and the removal of an outdated and restrictive enumerated list of permitted home occupations. The technical amendments to the additional code chapters were a cleanup of cross-references that simply pointed back to Chapter 1165.07, as necessitated by this substantive change.

President Pro Tem Kist asked and Manager Christian answered the city had gotten a few questions from residents and this had been on the list to be updated.

President Pro Tem Kist set the ordinance for second reading at the July 7, 2026, council meeting.

ORDINANCE O-22-2026

President Pro Tem Kist read by title AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NEW ALBANY, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND TO AUTHORIZE TRANSFERS AND ADVANCES FROM THE GENERAL FUND.

Finance Director Bethany Staats stated this ordinance was the city's routine mid-year budget review and appropriation adjustment. The General Fund appropriation would increase by approximately \$5.63 million or about 9.4 % over the original budget, with approximately 70% of that increase attributable to one-time advances and transfers rather than ongoing operational costs. Major one-time items included a \$3,630,000 advance to the Oak Grove 2 TIF fund for the Beech-Jug sanitary sewer project, expected to be repaid from future TIF reimbursements; a \$300,000 advance to the newly created Cooperative Economic Development Fund for implementation of the Cooperative Economic Development Agreement (CEDA) with Jersey Township, anticipated to be repaid as Joint Economic Development Districts (JEDDs) matured; and a \$7,000 transfer to replenish the K-9 Fund following emergency veterinary care for K-9 Amigo. Other operational adjustments included development-related consulting services offset by permits and pass-through revenues, higher maintenance, utility, and facility costs, additional software licensing and cybersecurity support, increased merchant processing and RITA collection fees tied to higher revenues, and increased community event costs partially offset by sponsorships and merchandise sales. Within the Special Revenue Funds, the ordinance established the initial appropriation for the newly created Cooperative Economic Development Fund and replenished the K-9 Patrol Fund. New funding was also included for

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Blacklick TIF improvements, Oak Grove II reimbursements, and Healthy New Albany operations. Capital Projects Fund adjustments addressed real estate acquisitions, Village Hall roof replacement, 7815 Walton Parkway improvements, Ganton Parkway Phase 4, Bevelhimer and Walnut roads engineering, SR 605 work, Babbitt Road bridge, Joint Parks District reimbursements, and Morse Road resurfacing. Capital equipment included replacement tasers and police communications equipment. The Economic Development Fund saw its largest increase, at approximately \$19 million, for Beech Road North improvements and related infrastructure funded through private development contributions, along with a Mink-Innovation Way traffic signal. A detailed listing of all adjustments with associated dollar amounts was included in the legislative report, along with a fund-by-fund summary. She indicated that minor additional adjustments before the second reading were possible but were not anticipated to be significant.

President Pro Tem Kist set the ordinance for second reading at the July 7, 2026, council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-18-2026

President Pro Tem Kist read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A GMP AMENDMENT WITH MESSER CONSTRUCTION AND OTHER RELATED AGREEMENTS FOR THE PURPOSE OF CONSTRUCTING THE SECOND PHASE OF ROSE RUN PARK/VETERANS MEMORIAL IN THE VILLAGE CENTER.

Deputy City Manager Adrienne Joly stated that the development of the Village Center had been identified as the top priority by council during its 2025 priorities session, and Rose Run Park was a central component of that vision. Phase 2 was implementing a long-planned, community-input-driven vision that would honor the city's veterans while significantly expanding amenities for residents. The completed project would include a Veterans Memorial, a public parking lot, bridges over Rose Run Creek, a plaza, a pavilion with public restrooms, an enhanced stream corridor, public walking paths, roadway improvements, and undergrounding of utility lines in the area, all on over 8.5 acres. The city had engaged Messer Construction through a Construction Manager at Risk (CMR) delivery process, which required Messer to submit a Guaranteed Maximum Price (GMP) amendment at the conclusion of the design process. The proposed GMP was \$36.7 million. With soft costs such as inspections, material testing, and utility work, the total project was expected to remain within the previously approved \$41 million budget. Enabling authorized work under a Limited Notice to Proceed, approved by council at the end of the prior year, was incorporated into the GMP and was not in addition to that figure.

President Pro Tem Kist asked and Deputy City Manager Joly confirmed that the temporary parking lot was located on NACO property. The city had agreed to return that property to its prior condition. The new parking lot being constructed as part of Rose Run Phase 2 was sized to serve both park visitors and city needs, including the New Albany Police Department.

Council Member Durik asked and Deputy City Manager Joly answered that groundbreaking could start as soon as the GMP was signed.

President Pro Tem Kist opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Wilttrout moved to adopt the resolution. Council Member Durik seconded and council voted with 5 yes votes to approve Resolution R-18-2026.

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RESOLUTION R-19-2026

President Pro Tem Kist read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A GMP AMENDMENT WITH MESSER CONSTRUCTION AND OTHER RELATED AGREEMENTS FOR THE PURPOSE OF RENOVATING AND EXPANDING THE POLICE DEPARTMENT.

Police Chief Greg Jones reported that the Guaranteed Maximum Price (GMP) amendment submitted by Messer Construction came in at \$8,703,889, which was within budget and consistent with the previously approved bond ordinance of \$9 million. The projected completion date was October 2027. The current Police Department building, constructed in 2006, had served the community well at 20,488 square feet. The renovation and expansion would increase the building to 25,750 square feet. Additions included expanded workspaces, larger meeting areas, and larger locker rooms. The project scope involved two additions on the northeast and northwest corners of the existing building, with the core of the building remaining largely intact, and the renovations addressed both the additions and interior redesign of surrounding spaces. Chief Jones stated his gratitude to council and staff for their support throughout the capital project process.

President Pro Tem Kist expressed appreciation for the police force and the city's commitment to providing the necessary tools and facilities. He was looking forward to project completion and the Police Department moving into the new building.

President Pro Tem Kist opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

President Pro Tem Kist moved to adopt the resolution. Council Member Shull seconded and council voted with 5 yes votes to approve Resolution R-19-2026.

RESOLUTION R-20-2026

President Pro Tem Kist read by title A RESOLUTION TO REQUEST PERMISSION FROM THE AUDITOR OF STATE TO ESTABLISH THE COOPERATIVE ECONOMIC DEVELOPMENT FUND.

Finance Director Bethany Staats presented this resolution as an accounting and financial transparency measure, emphasizing that it did not approve any new project or expand the city's obligations under the Cooperative Economic Development Agreement (CEDA) established by council. The resolution requested permission from the Ohio Auditor of State to establish a new Special Revenue Fund, as required under Ohio Revised Code Section 5705.12, to separately account for revenues and expenditures associated with CEDA implementation activities that might otherwise flow through the General Fund. Director Staats described the types of costs that would be tracked in the fund, including planning and master planning activities, professional consulting services, zoning and development support, economic development initiatives, and other CEDA-authorized expenditures. The fund would also record reimbursements received from Jersey Township and the Joint Economic Development Districts (JEDDs), providing a clear audit trail for expenditures and repayments. The city served as income tax administrator for the 3 newly established JEDDs, but the JEDD income taxes themselves would be accounted for in a separate Custodial Fund; the new Special Revenue Fund would account only for the city's own CEDA-related financial activity. Director Staats confirmed that no new taxes or fees were created, and no additional spending authority was granted by the resolution, and that a companion appropriation ordinance would establish the necessary budget authority following auditor of state approval.

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President Pro Tem Kist opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Wiltrout moved to adopt the resolution. President Pro Tem Kist seconded and council voted with 5 yes votes to approve Resolution R-20-2026.

COUNCIL SUBCOMMITTEE REPORTS:

Council Member Shull, on behalf of the Community Grant Subcommittee, stated the city had recently agreed to assume greater financial responsibility for the maintenance of the McCoy Center in exchange for the New Albany Community Foundation's (NACF) expanded role in funding community arts programs through its Arts and Culture grants program. To provide clarity for organizations wishing to apply for grant funds, the foundation had submitted an eligibility statement for council's consideration. Council Member Shull read the eligibility statement as submitted.

Arts & Culture Grantmaking - Includes but is not limited to, performing arts, visual arts, literary arts, music, dance, theater, film, museums, historical preservation, and programs that promote artistic excellence, creative engagement, cultural experiences and access to the arts. Organizations must be registered 501c3 organizations with a direct impact in The Greater New Albany Community which includes the City of New Albany, the New Albany Plain Local School District, Plain Township and the New Albany Business Park.

Council Member Shull, in order to provide clarity to those 501(c)3 organizations that wished to seek grant funds from the NACF for programs pertaining to arts and culture, moved to adopt the NACF's eligibility statement as read. Council Member Brisk seconded and council voted with 5 yes votes to adopt the eligibility statement.

Council Member Shull provided examples of programs that had been funded by the city through cultural arts grants in prior years and would now be directed to the foundation for their consideration going forward, including the New Albany Dance Festival, the New Albany Orchestra Symphony Series, the New Albany Symphony Chorus, the New Albany Symphony Sensory Friendly series, and the New Albany Symphony Independence Day Concert.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Stefanov reported MORPC had announced plans to establish a Freight Advisory Council to develop a strategic freight plan. The MORPC member fee schedule for 2027 was adopted. Mayor Spalding attended the meeting in his capacity as chair of the Regional Policy Roundtable and stated that a proposed property tax initiative would not appear on the fall ballot. MORPC's legislative advocate reported on the statehouse concerns related to data centers and the work of the Energy Committee. The LinkUS program was projected to generate \$260 million and had announced 75 construction projects across 20 jurisdictions for the 2027-2031 period. MORPC adopted a resolution approving the Regional Mobility Plan for 2026-2030. The annual bike-to-work program concluded with the City of Bexley named winner.
- B. Council Representative to Joint Park District (JPD): Council Member Shull reported the first movie night of the season had been held at Upper Arlington and was well attended, with the next event anticipated in approximately two weeks. The New Albany pickleball tournament was scheduled for July 18 and 19, and Match Point had volunteered 38 courts as a rain venue. He requested that the parks department consider including information about the tournament in upcoming newsletters or communications to assist with sign-up inquiries. Council Member Shull thanked Public Service Director Ryan Ohly for his

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team's prompt response on short notice in filling road damage along Bevelhymer Road prior to a major lacrosse tournament held there.

- C. Council Representative to New Albany-Plain Local Schools (NAPLS): President Pro Tem Kist reported on and recognized 3 superintendents at the board meeting: outgoing Superintendent Dr. Sawyers, incoming Superintendent Dr. Fine, and outgoing Assistant Superintendent Dr. Nowak, who would now be superintendent for Bexley Schools. SR 605 was expected to open on August 18, and the first day of school would be August 19 and August 20. President Pro Tem Kist congratulated the Boys' Varsity Baseball team on winning the Division II State Baseball Championship, noting the team had played the entire season without a home field due to construction. He also recognized the girls track team for their performance at the state meet, finishing fourth overall.
- D. Council Representative to Plain Township: Council Member Durik reported the Plain Township fire station groundbreaking was well attended. Completion was estimated for late 2027 and the project was expected to remain within budget. Council Member Shull commented on the City of Columbus fire station at Central College and Harlem roads and City Manager Stefanov reported that it had just opened.

REPORTS OF CITY OFFICIALS:

- A. Mayor Spalding: No report.
- B. Clerk of Council: Clerk Mason asked staff and council about Apollo Coffee LLC's request for 2 liquor permits. Chief Jones stated there were no law enforcement reasons to deny the request and no complaints from other jurisdictions. Law Director Albrecht stated the city could request a hearing, but it might not lead to answers to council's questions. Council Member Wiltrout asked and Planning Manager Christian answered that there was no difference in parking requirements for a business location that served alcohol. Council members decided not to request a hearing on Apollo Coffee's permit request. Clerk Mason coordinated the July 4 parade golf cart decoration with council. She reviewed parade start times and the quiet zone area. Clerk Mason requested to perform with The Amazing Giants on July 4 and council agreed. Clerk Mason asked and council indicated they would like to have a table at the New Albany Symphony Independence Day concert.
- C. Finance Director: Finance Director Bethany Staats reviewed the May financial report, noting continued strong income tax performance driven by withholding activity and construction in the Business Park, with expenses at approximately 31% of the budget. Director Staats distributed the printed 2026 budget books, which were previously available online. The city had released an official notice of sale for \$50 million in bonds, with competitive bidding to be priced on June 24. New Albany had achieved triple-A credit ratings from all three major credit rating agencies, making it one of only 3 municipalities in Ohio, and only 31 in the United States to hold that distinction.
- D. City Manager: City Manager Stefanov reported that he and Deputy City Manager Joly had met with school district administration regarding planning for the former Discover site. A presentation to council was planned for July 7, with a subsequent presentation to the NAPLS Board of Education on July 9. A draft lease agreement was nearing completion for the project, and he hoped to distribute copies to council that week, along with planned legislation on July 7.
- E. City Attorney: No report.

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POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

President Pro Tem Kist described a fun Safety Town graduation day.

Council Member Shull reported that the first summer concert was awesome and the band was excellent.

Council Member Durik recognized Director of Strategic Initiatives Josh Poland, who was leaving New Albany that week, for his significant contributions to the city's media and public communications work, including national awards received and effective handling of sensitive public situations. He wished Director Poland well in his relocation to Colorado and thanked him for building a strong team. Council concurred and discussed their favorite city short-form video highlights.

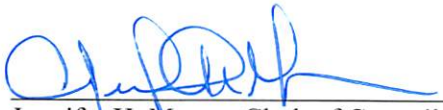
OTHER BUSINESS:

NONE

ADJOURNMENT:

With no further comments and all scheduled matters attended to, President Pro Tem Kist moved and Council Member Shull seconded to adjourn the June 16, 2026, regular council meeting at 8:34 p.m.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor


Date



Ohio Secretary of State
Frank LaRose
Does hereby recognize

NEW ALBANY FOUNDERS DAY

On behalf of the State of Ohio, I am pleased to extend a warm welcome to all those celebrating the 50th anniversary of New Albany Founders Day.

New Albany Founders Day traces its origins to 1976, when the New Albany Historical Society organized a community celebration in honor of the nation's bicentennial. What began as a small-town gathering supported by a dedicated group of volunteers has grown into a cherished local tradition. Fifty years later, as our country approaches its semi-quincentennial, those same volunteer efforts continue to uphold the spirit of community that defined the very first celebration, and Founders Day has become an enduring reflection of New Albany's history, pride, and civic engagement.

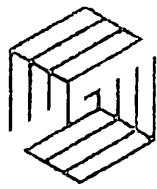
I commend all who have helped with the anniversary celebration. Their commitment to success has earned them the respect and appreciation of the community.

As Ohio's 51st Secretary of State, it is with great pride that I recognize New Albany Founders Day. Best wishes for a memorable celebration!



IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the State of Ohio to be affixed. Done at the City of Columbus this sixteenth day of May in the year of our Lord two thousand twenty-six, and of the Independence of the United States of America the two hundred forty-ninth and of the statehood of Ohio the two hundred twenty-third.

Frank LaRose
51st Ohio Secretary of State



GREGORY J.
VINCENT_{LAW}

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COMMUNITY REQUEST FOR INVESTIGATION AND PUBLIC ACCOUNTABILITY

Gregory J. Vincent, Attorney at Law

Representing a coalition of more than 400 New Albany parents, students, alumni,
volunteers, educators, and community members

Why We Are Here

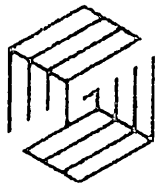
More than 400 New Albany parents, students, alumni, volunteers, educators, and community members are requesting an independent review of the circumstances surrounding the dismantling of the New Albany Middle School Theatre Program and the departure of longtime Theatre Director Melissa Gould. The purpose of this request is not to assign blame or predetermine outcomes. Rather, it is to ensure transparency, restore public confidence, and provide answers regarding decisions that affected students, families, volunteers, and the broader community.

Community Concerns

Community members have raised concerns regarding the perception of conflicts of interest, the perception of undue influence, and whether certain individuals may have enjoyed greater access to decision makers than ordinary parents and community members.

Particular concerns have been raised regarding the advocacy efforts of Council Member Andrea Wiltrout, including public statements, communications concerning the theatre program, and reported petition activities. Community members have questioned whether those efforts influenced decisions affecting the theatre program and Melissa Gould and whether all stakeholders were afforded equal access to decision makers.

Community members have also referenced a petition effort reportedly initiated in support of changes within the theatre program and have questioned what role that petition, related communications, and advocacy efforts may have played in the ultimate outcome.



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Questions have also been raised regarding communications among elected officials, school officials, and interested parties, as well as whether those communications influenced decisions affecting students and the theatre program. Whether these concerns are ultimately substantiated or not, they have created a perception problem that warrants independent review and public transparency.

The Impact on Students and Families

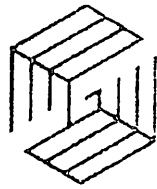
Families consistently describe a program that fostered confidence, accountability, leadership, inclusion, discipline, teamwork, and personal growth. Students found a place where they belonged. Parents dedicated thousands of volunteer hours because they believed in the culture and opportunities the program created for children.

Community members have also expressed concern that the circumstances surrounding this matter may discourage future volunteerism, charitable giving, and community participation. Families and local businesses have invested substantial time, resources, and philanthropic support in New Albany schools and student activities. Many now question whether those contributions and voices were given meaningful consideration during the decision-making process.

Request for Independent Review

The coalition respectfully requests that New Albany City Council commission an independent review and publicly report its findings before the next regularly scheduled Council meeting.

- The role of Council Member Andrea Wiltrout and other interested parties in matters relating to the theatre program;
- Communications among elected officials, school administrators, Board of Education members, and relevant stakeholders;
- The accuracy of information relied upon by decision makers;
- The role of petitions, complaints, advocacy efforts, and related communications;
- Whether any individual or group received disproportionate access to decision makers;



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- Whether all affected stakeholders were provided a meaningful opportunity to be heard before decisions were made;
- Whether the process was conducted in a manner that maintained public confidence in its fairness, transparency, and integrity.

Report to the Community

The coalition requests that the resulting report identify the scope of the review, the records examined, the individuals interviewed, the findings reached, and any recommendations for corrective action.

Our Expectation

Transparency is not merely a procedural obligation. It is essential to maintaining public trust. More than 400 members of the New Albany community have requested answers regarding decisions that affected students, families, volunteers, donors, and educational programming.

The coalition respectfully requests a thorough independent review and a public report before the Council's next regularly scheduled meeting so that residents may understand what occurred, who participated in the process, what information was considered, and whether the process reflected the standards of fairness, transparency, and accountability expected of public institutions.

Respectfully submitted,

Gregory J. Vincent
Attorney at Law