



Council Minutes – Regular Meeting

August 4, 2026

Mayor Spalding called to order the New Albany City Council Meeting of August 4, 2026, at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were Deputy City Manager Adrienne Joly, Law Director Benjamin Albrecht, Director of Finance Bethany Staats, Deputy Director of Finance Morgan Joeright, Police Chief Greg Jones, Director of Development Jennifer Chrysler, Planning Manager Chris Christian, Director of Public Service Ryan Ohly, Deputy Director of Public Service Steven Mayer, Director of Strategic Initiatives Abbey Brooks, Human Resources Officer Lindsay Rasey, Planner I Chelsea Nichols, Communications & Marketing Specialist Alexandra Fox, and Clerk of Council Jennifer Mason.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Marlene Brisk	P
CM Michael Durik	P
CM Kasey Kist	P
CM John McClelland	P
CM Matt Shull	P
CM Andrea Wilttrout	P

ACTION ON MINUTES:

Mayor Spalding reported there was a substantive change request for the July 21, 2026, regular meeting minutes, and Clerk Mason had had requested a delay of their approval until the next council meeting. Mayor Spalding stated those minutes would be updated and reviewed at the next council meeting

ADDITIONS OR CORRECTIONS TO THE AGENDA:

At staff's request, Mayor Spalding moved to amend the agenda to move item 18, Other Business, before item 14 as there were persons present for FPD-32-2026 and to add an executive session pursuant to 121.22(G)(1) for discussion regarding appointment and employment of a public official. Council Member Wilttrout seconded and council voted with 7 yes votes to amend the agenda to move item 18 after item 13 and to add the executive session.

HEARING OF VISITORS:

NONE

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): No meeting.

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

ARCHITECTURAL REVIEW BOARD (ARB): No meeting.

BOARD OF ZONING APPEALS (BZA): Council Member Shull reported the PC approved a setback variance at 3676 Farley Court for a porch to encroach 5 feet in the rear yard.

SUSTAINABILITY ADVISORY BOARD (SAB): No meeting.

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INCLUSION DIVERSITY EQUITY AND ACCESSIBILITY IMPLEMENTATION PANEL (IDEA): No meeting.

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-27-2026

Mayor Spalding read by title AN ORDINANCE TO RENEW THE APPROVAL OF THE FINAL PLAT FOR 40 SINGLE-FAMILY LOTS ON 30.1 +/- ACRES AND ACCEPT RESERVES “F”, “G”, “H”, AND “I” FOR SECTION 30 OF THE “NEW ALBANY COUNTRY CLUB” SUBDIVISION GENERALLY LOCATED NORTH AND WEST OF LAMBTON PARK ROAD AND SOUTH OF BRANDON ROAD, AS REQUESTED BY THE NEW ALBANY COMPANY, LLC C/O AARON L. UNDERHILL, ESQ.

Planning Manager Chris Christian stated the New Albany Country Club Section 30 subdivision final plat, consisting of 40 single-family lots on 30.1 acres, had been approved by council on August 5, 2025. Under state law, if a plat was not recorded within 12 months of approval, it became null and void. The applicant requested renewal of the plat, with minor revisions to reserve areas and lot sizes.

Council Member Shull asked and Manager Christian confirmed that the applicant had been working through the engineering process to ensure a semi-circular feature on the plan would not impede access by fire or emergency vehicles.

Council Member Brisk asked and Tom Rubey, director of planning, The New Albany Company, responded that significant work was underway on the southeast corner of the site, including regrading, replacement of concrete curb with granite, installation of cobblestones and granite pavement, perimeter landscape and railing, and completion of wetland plantings around the central and northern ponds. The semi-circular feature was a pedestrian pond overlook. The city and the applicant had been working with staff, and the intent was to proceed with construction of a gatehouse at the southern entrance as soon as the plat was recorded. Lot releases were anticipated in the fall, contingent on the progress of the remaining work.

Council Member Brisk asked and Mr. Rubey answered that another renewal would not be expected, though he might return to council for clarification on the zoning text. Up to ten spec homes could be built in The Enclave. The designs of the homes had some unusual features for New Albany. A gatehouse spanning the road was anticipated as an early construction element.

Council Member Durik asked and Mr. Rubey confirmed that the water level in the pond adjacent to the golf course would naturally go back up following its deliberate lowering to eliminate cattails. Perimeter plantings had been completed, and some water lilies would eventually be transplanted into the new central pond.

Council Member Kist asked and Mr. Rubey confirmed the gatehouse would also serve as a spec home. A sanitary line had been run and a foundation permit application had already been submitted. Mr. Rubey was unable to discuss price points publicly yet but described upgraded building materials and details which would be demonstrated on the mockup.

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Mayor Spalding asked and Mr. Rubey stated the roofing materials in the new section would include both slate and artificial cedar shake, with limited asphalt. The artificial cedar shake product from the mockup would be made available community wide. Insurance companies had increasingly declined to cover natural cedar shake roofs due to maintenance and fire risk concerns. Council Member Shull asked and Mr. Rubey clarified this solution would be incorporated into the HOA materials applicable to existing neighborhoods such as Ashton Grove.

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

Mayor Spalding moved to adopt the ordinance. Council Member Shull seconded and council voted with 7 yes votes to approve Ordinance O-27-2026

INTRODUCTION AND FIRST READING OF ORDINANCES:

NONE

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-30-2026

Mayor Spalding read by title A RESOLUTION DECLARING INTENT TO APPROPRIATE REAL PROPERTY AND EASEMENTS FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, IMPROVING, OR CONSTRUCTING BEECH ROAD ROADWAY IMPROVEMENTS WHICH ARE AND SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE.

Public Service Director Ryan Ohly stated the Beech Road roadway improvement project was the final grant-funded roadway project in the Business Park from a package initiated in 2022. The project would reconstruct the remaining section of Beech Road between Jug Street and Smiths Mill Road South. The resolution declared only an intent to appropriate real property and easements for public improvement and did not authorize the city to acquire any property interest. If negotiations with property owners were unsuccessful, council would need to consider separate legislation before any appropriation could move forward. The resolution involved six property owners and eight parcels. Over the past five years, the city had approved intent to appropriate for roughly 200 parcels in the Business Park. Staff had returned to council only seven times to request actual appropriation authority and, in every case, the city had ultimately reached negotiated agreements and never filed in court for an appropriation.

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

Council Member Wiltout moved to adopt the resolution. Council Member Durik seconded and council voted with 7 yes votes to approve Resolution R-30-2026.

RESOLUTION R-31-2026

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED.

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Public Service Director Ryan Ohly stated the resolution authorized the city manager to submit an application to the Ohio Public Works Commission (OPWC) for funding of the Morse Road/Beech Road roundabout project. The design was fully funded in the current year and approximately \$7.5 million had been budgeted for construction the following year. The project would replace a four-way stop that currently experienced significant traffic queues during peak hours, ongoing issues with stop signs being destroyed or removed, and significant drainage problems. The proposed concept shifted the intersection slightly to the north, further within New Albany's city limits. The project had strong regional support from the City of Pataskala, the Licking County engineer, the Licking County Transportation Improvement District, and Jersey Township.

Mayor Spalding asked and Director Ohly answered that there would be a detention pond northwest of the roundabout that was intended to address a low point in the area and help mitigate water that currently accumulated at the intersection. The New Albany Company controlled a portion of that land, and conversations with the applicant's representative were ongoing as to the final location of the pond.

Council Member Kissed commented lightheartedly that the city was continuing to address its most challenging intersections and expressed optimism about favorable grant funding.

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

Council Member McClelland moved to adopt the resolution. Council Member Brisk seconded and council voted with 7 yes votes to approve Resolution R-31-2026.

RESOLUTION R-32-2026

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF PATASKALA RELATED TO THE MORSE ROAD, CLARK STATE ROAD, AND BEECH ROAD ROUNDABOUT PROJECT.

Public Service Director Ryan Ohly stated this resolution authorized the city manager to enter into a Memorandum of Understanding (MOU) with the City of Pataskala, establishing each community's roles and responsibilities for the roundabout project. Under the MOU, New Albany would serve as the lead agency, responsible for coordinating design, right-of-way acquisition, grant administration, and construction. New Albany would also assume long-term maintenance of the roundabout upon completion. Pataskala committed to contribute \$2 million toward the project, with payments tied to defined project milestones. The MOU established the framework for cooperation but did not authorize construction or award contracts.

Mayor Spalding acknowledged City Manager Stefanov and staff for working through the agreement.

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

Mayor Spalding moved to adopt the resolution. Council Member Wiltrout seconded and council voted with 7 yes votes to approve Resolution R-32-2026.

RESOLUTION R-33-2026

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Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO AMEND A LEASE AGREEMENT WITH THE NEW ALBANY JOINT PARK DISTRICT TO FACILITATE THE CONSTRUCTION AND OPERATION OF A RESTROOM FACILITY AT BEVEHYLER PARK.

Public Service Director Ryan Ohly stated this resolution authorized the city manager to amend the existing lease agreement with the New Albany Joint Park District to permit the city to construct, operate, and maintain a restroom facility at Bevelhymer Park, adjacent to the pickleball courts. When the Pickleball Complex was approved in 2023, the lease did not contemplate a restroom facility. The amendment would expand the agreement to cover the designated area while leaving all other lease terms unchanged. The facility was planned for construction this winter, with an expected opening before the next pickleball season.

Council Member Brisk asked and Director Ohly answered that the mention of pickleball in the lease wasn't exclusionary to other park goers. Law Director Benjamin Albrecht noted pickleball had simply been referenced because of the location. The restroom would serve all users of the park, including the adjacent basketball courts. Council Member Brisk stated that the specificity might be useful if hours or access needed to be restricted in the future. Mayor Spalding recalled the lock and timers at Taylor Farm Park. Deputy City Manager Adrienne Joly confirmed, once the timers activated and locked, people could still exit the facility.

Council Member Shull asked and Director Ohly stated the restroom building was originally planned for the east side of the sidewalk, though staff were contemplating moving it approximately 15 feet to the west to better access the water service line and to not trigger a City of Columbus-required heated outdoor meter box, which would add cost and bulk. The western location was preferable for long-term maintenance and overall aesthetics.

Council Member Shull asked and Director Ohly confirmed that the city was working the Joint Park District who maintained a robust irrigation system throughout the site.

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

Council Member Shull moved to adopt the resolution. Council Member Durik seconded and council voted with 7 yes votes to approve Resolution R-33-2026.

COUNCIL SUBCOMMITTEE REPORTS:

Council Member Shull stated that community grant applications were still being received and the subcommittee would set up a meeting with the goal of making recommendations in September.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: No meeting.
- B. Council Representative to Joint Park District (JPD): Council Member Shull reported work on the fieldhouse was progressing on schedule. Electrical hookup had been completed, and the next priority was air conditioning installation, which was necessary for temperature control during the curing process of the basketball court surface.
- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Kist reported Jennifer Fuller was elected board president and Mark Wilson was elected vice president. The board

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accepted supplemental contracts. The board approved an MOU related to the 3-way land swap for the new bus garage. Back to school dates were approaching and Council Member Kist encouraged families to check the district's website for important dates. As part of a new extracurricular activity code of conduct, in-person parent meetings were required. Families with students in fall sports were encouraged to prioritize attendance at the upcoming sessions. The updated code of conduct addressed parent behavior, with defined expectations and consequences.

D. Council Representative to Plain Township: No meeting.

Clerk's note, this item was moved earlier by council motion under Additions or Corrections to the Agenda

OTHER BUSINESS:

Consideration of Notice of Appeal of FDP-32-2026

Mayor Spalding didn't recall this appeal process ever being used. Law Director Albrecht concurred based his on conversations with staff. He presented the attached slides setting out the history of the Final Development Plan (FDP) application, the Planning Commission (PC)'s purview, the options for the applicant, and the options for council to handle the appeal with a staff recommendation.

Council members discussed the option of deciding the appeal based on what was presented to the PC without additional information. Director Albrecht stated there was new information that that council may want to consider, in which case a new hearing was recommended. Council and Law Director Albrecht talked about codifying the options presented for future application. Council discussed the message it would send to the board members and the public if council overturned a board decision with or without a new hearing. Council discussed the precedent this appeal would set and whether the process chosen would encourage or discourage future appellants. Council discussed what guardrails could be used if council remanded this matter back to the board. Law Director Albrecht suggested listing out the criteria and specific provisions the board could consider at this level, and that that communication include the law director's opinion. Council members discussed whether they had enough information to pick a process without holding a new hearing. Council members discussed Planning Commission conditions that had not yet been met at the time of the commission hearing and the stated reasons for denial. Council and Law Director Albrecht discussed how the code was silent as to the amount of time council had to consider the appeal and the projects' increasing costs as it took more time. Law Director Albrecht recommended scheduling the hearing within the next two council meetings.

Council Member Brisk believed that the PC had solid track record and council should give the board the chance to do it right. She didn't know who would create the guardrails and exactly what they should say.

Council Member Durik thought everyone was entitled to an appeal. He didn't have a problem sending it back to PC but wanted a hearing at which point council could decide or remand.

Council members asked and Law Director Albrecht answered that council could hold a new hearing and remand it, a hybrid of options 3 and 4.

Council Member Wilttrout stated, with the record and understanding the issues on appeal, she didn't favor the hybrid approach. If council determined there was a need for an appeal, then council should do the *de*

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novo hearing. If council had the whole record, she would pick option 2 or 1. For the sake of the applicant, the neighbors, and staff time, she preferred the *de novo* review, option 3.

Council Member Kist felt more comfortable hearing it *de novo* and taking action. Whether council decided it or sent it back to the PC to decide it, it was what it was. With the additional information about easement and fence and fire department, he preferred option 3.

Mayor Spalding stated the 2-2 PC vote was an unusual circumstance, and one would want a full panel to consider these matters. It was pretty clear from the record and video that the conditions weren't fully resolved and presented at the time of the PC hearing, which could have impacted their vote. He didn't believe the record reflected that the no votes had sufficient rationale to support the denial. He understood it was a complicated process. If council were to remand it, and the conditions were addressed with full evidence, the PC would have the opportunity to consider those. If they voted no, there would have to be clear instruction about what had to go on the record to support the denial.

Eric Zartman, Underhill and Hodge, attorney for the applicant, requested that council approve the appeal, option 2, because it was clear in the staff report that the FDP complied with the Preliminary Development Plan (PDP) and zoning. There were conditions which could be part of the city's approval process and zoning compliance held back until the conditions were met. It was clear that the no votes weren't appropriate per city code chapter 1159 and were carried forward by those commissioners from the PDP and the rezoning. The staff report showed the application met all the required factors. The applicant was interested in moving the project forward as fast as possible; they weren't expecting this delay. They would appreciate approval this night or a *de novo* hearing.

Council Member Durik preferred the *de novo* to learn more rather than jumping to approval.

Council Member Wiltrout moved to conduct a *de novo* review of FDP-32-2026. Council Member Shull seconded.

Council Member Wiltrout stated, thinking about the future, she believed this way was the fairest to residents, commission members, and council members. It allowed council to take another look, not just say PC got it wrong, and give the applicant the opportunity to present their information.

Council Member McClelland agreed with Council Member Wiltrout. Going forward, council also had the four options. If council wanted to send it back, it could. If council wanted to hear more, it could.

Council members voted with 5 yes votes and 2 no votes (Brisk, Spalding) on the motion. Motion passed.

After discussing whether holding the hearing at the next council meeting would allow sufficient notice to the public and confirming the applicant's availability, Council selected the September 1, 2026, council meeting to hold the new hearing.

REPORTS OF CITY OFFICIALS:

- A. Mayor Spalding: No report.
- B. Clerk of Council: Clerk Mason polled council about scheduling the Capital Projects and Budget workshops. Council selected Tuesday, September 15, in the evening, in lieu of a regular council

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meeting for the Capital Projects Workshop. If there were legislative items that couldn't be moved, the workshop could be preceded by a brief special council meeting. Council Member Durik stated he would not be available in September for medical reasons. Council selected Monday, November 16, for the budget workshop, and the time to be determined. The communications team was interested in scheduling a council group photo, but no date was selected.

- C. Finance Director: Director Staats referenced the June monthly finance report and provided a brief summary, indicating that revenues were tracking slightly above projections and that expenditures were tracking within budget. The city was preparing to enter budget season.
- D. City Manager: City Manager Stefanov introduced a 2-part presentation addressing public engagement results for Kitzmiller Park and a updated concept for the Athletic Campus.

Kitzmiller Wetland Park & New Albany Athletic Campus Update

Deputy City Manager Joly introduced Jeff Pongonis and Matt Kellogg from MKSK. She presented the attached slides. She reviewed the city's park development trajectory since 2020. 53% of city residents were within a 10-minute walk to a park. With the addition of the athletic campus and Kitzmiller Park, the figure was projected to rise to approximately 73% of residents. She discussed the city's 2021 Parks Framework Plan. In 2023, the city added active recreation with the pickleball courts, and Taylor Farm Park. In 2025, the city created the Triangle Plan with public input about parks. In 2027, Rose Run Phase 2 was expected to open and, in 2028, the Athletic Campus. She reviewed National Recreation and Park Association (NRPA) standards against New Albany's parks.

Deputy City Manager Joly described the schematic site plan for the Athletic Campus. While the overall program of the site remained consistent with what council had seen in February, some details had been refined, and new ideas had been developed for the area north of a proposed east-west drive on the site. She identified two primary user groups that had shaped the programming discussion: active adults, particularly the nearby 55+ communities, and middle school-aged youth. Staff intended to visit the Heit Center later that week to speak directly with senior residents about what they would want in a park setting.

Jeff Pongonis, MKSK, elaborated on the design philosophy, emphasizing that the goal was to create a park that happened to contain ball fields, rather than a ballfield complex. He reviewed the Campus Framework slide and details of the plan.

Deputy City Manager Joly reviewed the school district's phases 1 and 2. She requested council's feedback on whether it wished to time a city-phase park project to open concurrently with the school district's Phase 1.

Council Member Wiltrout asked and Deputy City Manager Joly responded that the northeast corner was to be determined. There was a shot-put area, but the rest of that corner was the city's. Mr. Pongonis reviewed potential amenities in the central area of the property including a climbing wall, bocce, splash pad, playground, and skate park. Mr. Pongonis reviewed conceptual photos.

Council Member Kist asked and Deputy City Manager Joly answered the school's training facility and restrooms would be accessible to the public.

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Council Member Kist expressed interest in including the one-mile loop trail as a significant draw for senior residents from nearby communities and referenced the potential for fitness stations with QR-code-accessible workout programming along the trail. He asked whether the skate park concept remained relevant given the widespread adoption of electric scooters and similar devices. Mayor Spalding suggested that parks in Dublin and Newark remained active but it would be beneficial to confirm demand before committing resources. Council Member Shull asked whether a skating ribbon had been considered. Deputy City Manager Joly acknowledged she liked the idea. Mr. Pongonis described it as a track. Council Member Shull suggested that if a skate park was determined to be lower in demand, other uses such as disc golf, ice skating, or outdoor lacrosse might better serve the middle school demographic and could be co-located with the features at Kitzmiller park. Deputy City Manager Joly stated staff had considered a ball hockey area. Council Member Wiltrout agreed a skate park may be old-fashioned, and that she saw more geo-caching and Pokémon users. Council Member Durik expressed support for bocce ball courts given the proximity of two 55+ communities and endorsed the inclusion of a trail loop accessible to seniors. Deputy City Manager Joly stated that staff could design to 30% and offer a menu of amenities and prices.

Mayor Spalding expressed a preference for timing the city's phase 1 to coincide with the opening of the school's ball fields, describing the east-west drive as a natural boundary between the two phases.

Council Member Brisk asked and Deputy City Manager Joly stated an ice rink concept for the Village Center amphitheater area was being developed for a future council meeting. She suggested the Athletic Campus could eventually serve as a more permanent home for such an amenity if the Village Center pilot proved successful and noted that a campus location could prove more cost effective in the long run.

Deputy City Manager Joly reviewed potential phasing of the city's portion. Option 1 would complete the perimeter loop trail and entry features; option 2 would add any of the amenities north of the east-west drive to that scope; and option 3 would develop the entire site at once.

Council Member Wiltrout wanted to know the current budget allocation for the project, noting the information would be helpful when choosing between phasing options. Deputy City Manager Joly responded this project happened outside of the usual cycles and had not yet advanced to a level where reliable cost estimates were available. The purpose of the discussion was to define a preferred scope so that MKSK could design to a level sufficient for a construction manager's estimate to be included in the 2027 budget.

Council Member Durik stated, regarding phasing, incorporating the city's middle strip with the ballfields would be important in the first phase. He referenced Taylor Farm Park where parking demand had been underestimated and urged that at least some of the Athletic Campus northern parking be incorporated into phase 1 or provided on a temporary basis.

Council Member McClelland asked what overall cost savings might be achieved by constructing the entire site at once rather than in phases. Deputy City Manager Joly acknowledged that grading the entire site at one time would yield some savings but that without design work at a sufficient level of detail, precise comparison was not yet possible. The school district had gone through a similar exercise. Council Member McClelland asked whether conversations with the school district had explored the possibility of combining or accelerating their two phases, particularly given that the

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ballfields had been expected to be built earlier. Deputy City Manager Joly indicated that she and City Manager Stefanov were meeting with the school district superintendent on Friday to get an update and would report back.

Mayor Spalding asked where food trucks would be accommodated, particularly when the future stadium began hosting football games. Mr. Pongonis confirmed that the design had intentionally incorporated a lane or driveway between parking areas to accommodate food trucks, vendors, tents, or team-related uses.

Council Member McClelland asked whether on-street parking along New Albany Road was still under consideration for event overflow. Deputy City Manager Joly responded that a series of streetscape and road improvement concepts had been developed for the entire area surrounding the campus and down to the school campus, and that New Albany Road's width could accommodate on-street parking. These would be presented in more detail at the Capital Projects Workshop. Mayor Spalding noted that a pedestrian bridge or tunnel crossing State Route 161 had not yet been discussed but was worth keeping in mind.

Deputy City Manager Joly suggested that MKSK could be directed to advance all elements of the site to a 30% design level, which would produce a menu of cost estimates from which council could make informed selections. This might not yield a firm number for the 2027 budget, but the information would guide either a budget inclusion or a subsequent appropriation amendment. Several council members concurred with this suggestion.

Deputy City Manager Joly asked and council members stated agreement with project acceleration to match school's ballfield schedule. Council Member Shull stated he was good with plugging in a number in the 2027 budget and adjusting later. Deputy City Manager Joly responded she wasn't sure if staff could get the work done to have a number ready but would work towards that.

Planner I Chelsea Nichols presented the attached Kitzmiller Park slides. She reviewed the objectives and public engagement summary slides.

Matt Kellogg, MKSK, reviewed the findings of the public engagement process, which included a visual preference survey, a Design Your Park exercise, and a written exercise asking participants to describe their ideal day in a park. The results showed a strong and consistent preference for passive, natural, and restorative experiences. Active programming elements that had been part of the park's framework plan concept from 2021 received less support from the community than anticipated. Mr. Kellogg discussed the site's existing conditions, noting that approximately half of the 30-acre parcel was subject to deed restrictions established as part of the A&F mitigation wetland construction. He presented historical and aerial imagery showing the site was cleared land prior to the wetland mitigation and much of the plant community was dominated by invasive species. The city had initiated an active invasive removal program on the site. Mr. Kellogg presented passive place-making concepts, including hammock groves, porch swings, and elevated boardwalks. He described the vision as a park inviting immersion in nature, more contemplative in character than Taylor Farm Park.

Planner Nichols distributed the attached worksheet for council feedback. Staff would take council and the community's feedback to present at the Capital Projects Workshop with numbers.

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Council Member Shull appreciated the proposed plan and wanted Kitzmiller Park to be in some ways different from Taylor Farm Park, though he still wanted the playgrounds and the boardwalks, which he believed would still fit. He still favored frisbee golf as a use they didn't require land design and could be fit into the landscape. He enjoyed family interactive spaces.

Council Member Brisk expressed surprised at the direction of the proposal, stating she had expected Kitzmiller to be a more active park with features such as a splash pad and playground equipment, She asked whether the public feedback was surprising to staff as well.

Council Member Wiltout expressed that, while the concept was not what she had originally been expecting, she found the passive elements compelling. She liked the places of repose and places to connect. Taylor Farm was more about being active in nature. This was more being in nature. She'd heard from residents that there was a need for tree removal and rehab of this area.

City Manager Stefanov acknowledged that the public input had come in differently than anticipated and noted that many of the active elements originally contemplated for Kitzmiller could now be accommodated at the Athletic Campus site, which had not been around when the Parks Framework Plan was developed. Deputy City Manager Joly agreed, noting the synergy between the two projects: an active Athletic Campus at the and a more restorative, nature-based park at Kitzmiller, and credited the role of public feedback in shaping the direction. Planning Manager Chris Christian offered an engagement summary that could be shared with council.

Council Member Kist described the concept as complementary to Taylor Farm, where visitors typically go to walk and move, while Kitzmiller would offer a more contemplative and place-based experience. He expressed support for the direction.

Public Service Street Improvement Program Update

Public Service Director Ryan Ohly provided a brief city pavement condition update. Bids for the 2026 Street Improvement Program had been received from four contractors, all within approximately one percent of each other, indicating a competitive market. Staff intended to award the contract to Shelly and Sands, noting they had served as the city's contractor two seasons prior and were recognized for quality work and responsiveness to the public. He confirmed the November completion date remained on track and that the contractor was prepared to mobilize within weeks.

E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Kist stated New Albany continued to be a hub for Pelotonia. The 43054 zip code was the most frequently entered in the event's registration system, with both starts and finishes at multiple New Albany locations. Approximately 8,100 riders participated. He thanked the police department for ensuring road safety throughout the event.

EXECUTIVE SESSION:

Mayor Spalding moved to go into executive session pursuant to New Albany Charter Section 4.03

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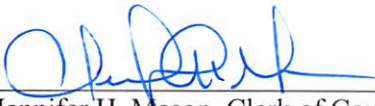
(E) for economic development purposes, pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding the investigation of charges or complaints against a public official unless the public official requests a public hearing, and pursuant to Ohio Revised Code 121.22(G)(4) for preparing for or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment, and pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment or employment of a public official. Council Member McClelland seconded and council voted with 7 yes votes to go into executive session at 8:57 p.m.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Kist seconded and council voted with 7 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 10:17 p.m.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the August 4, 2026, regular council meeting at 10:17 p.m.

ATTEST:

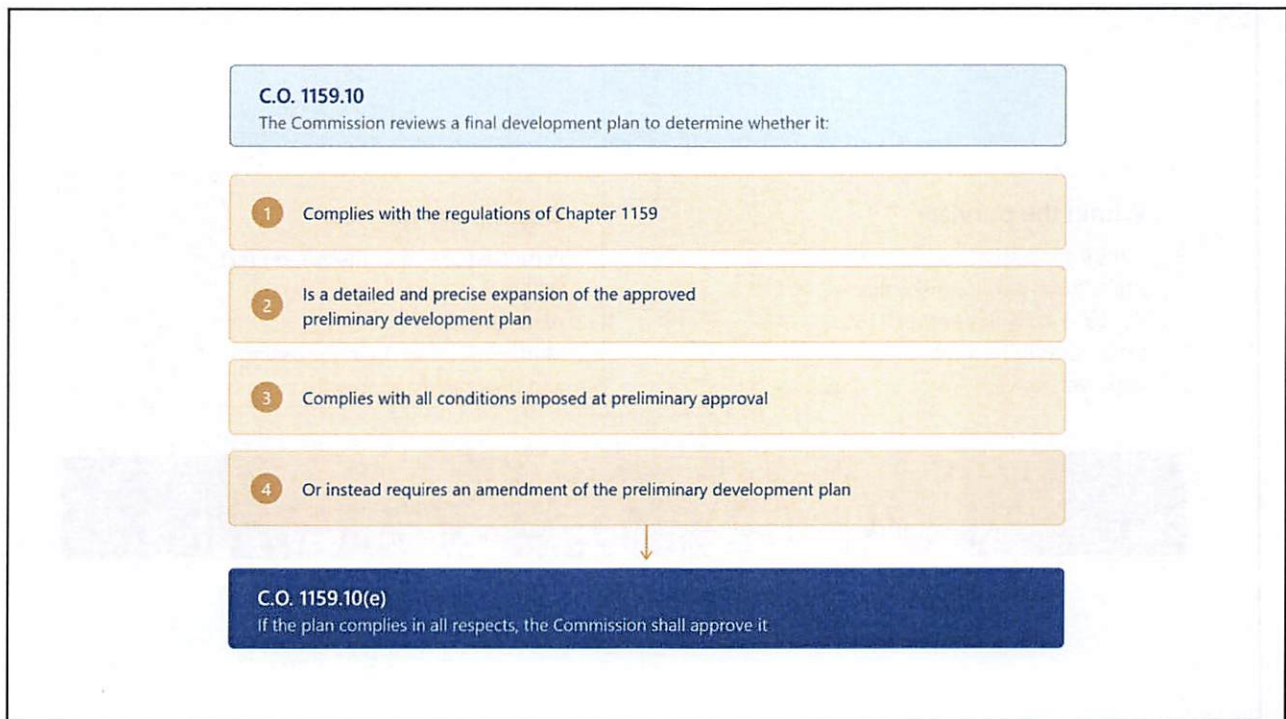

Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor

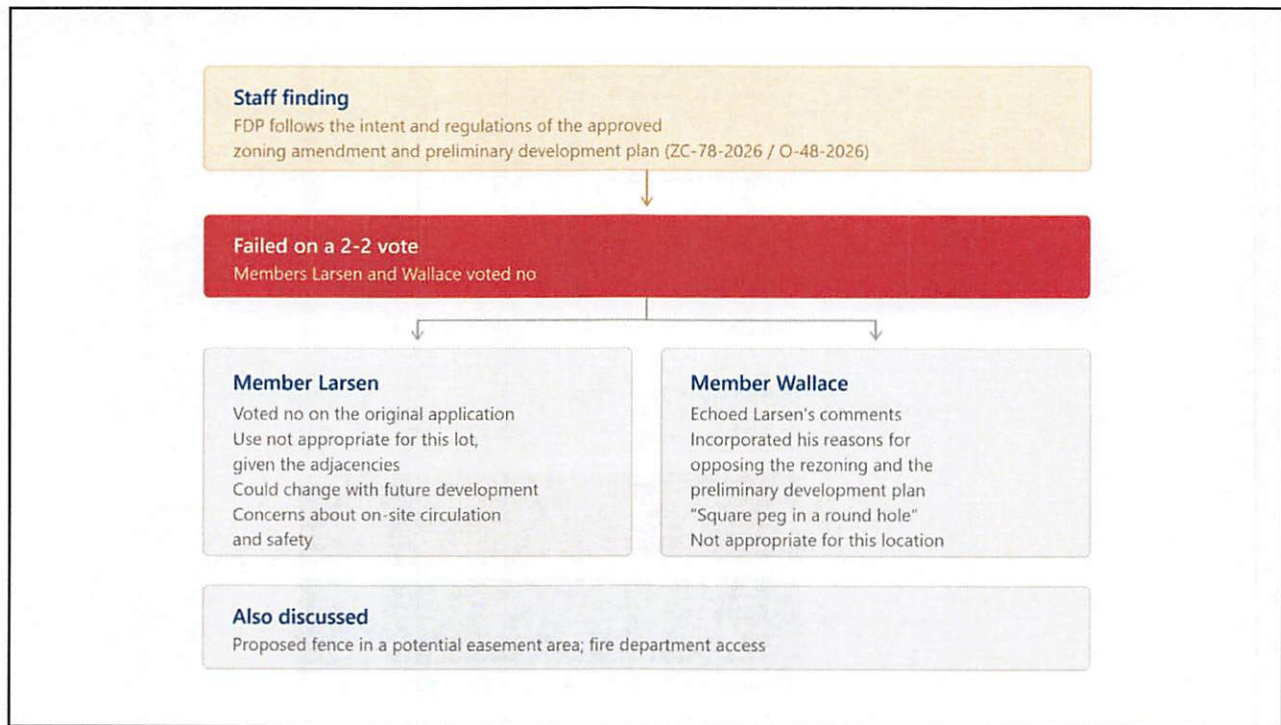

Date



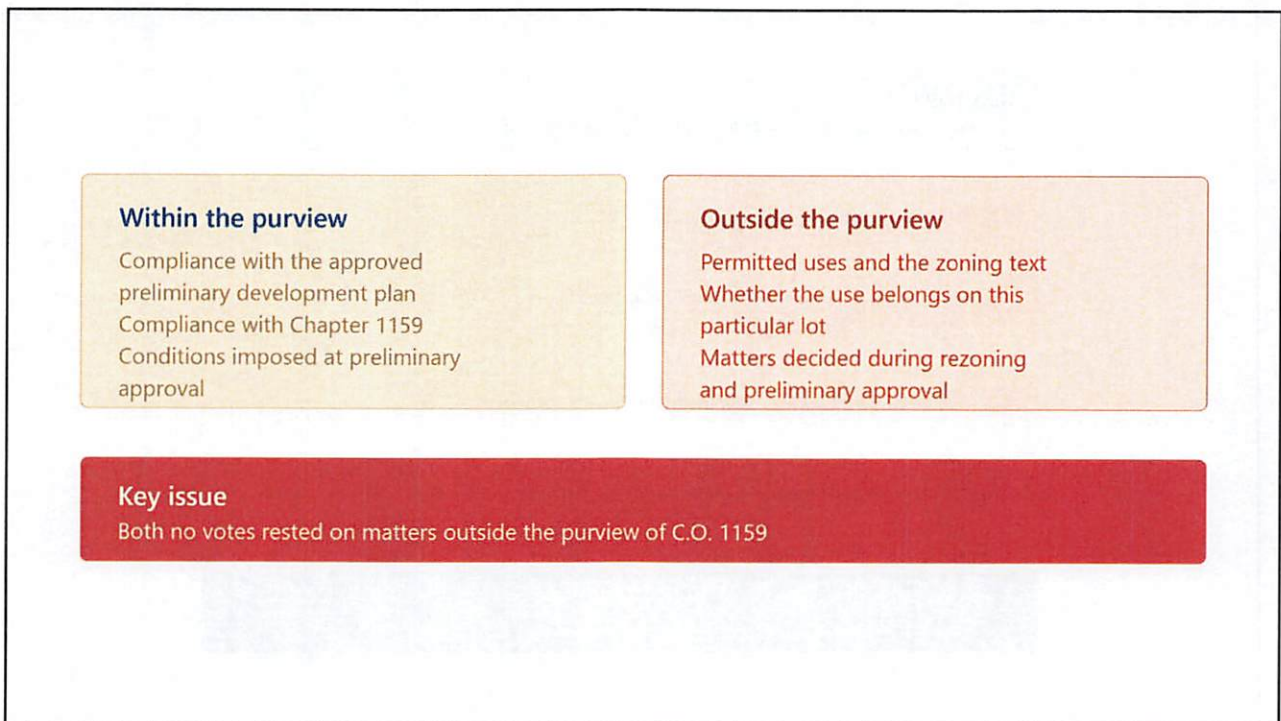
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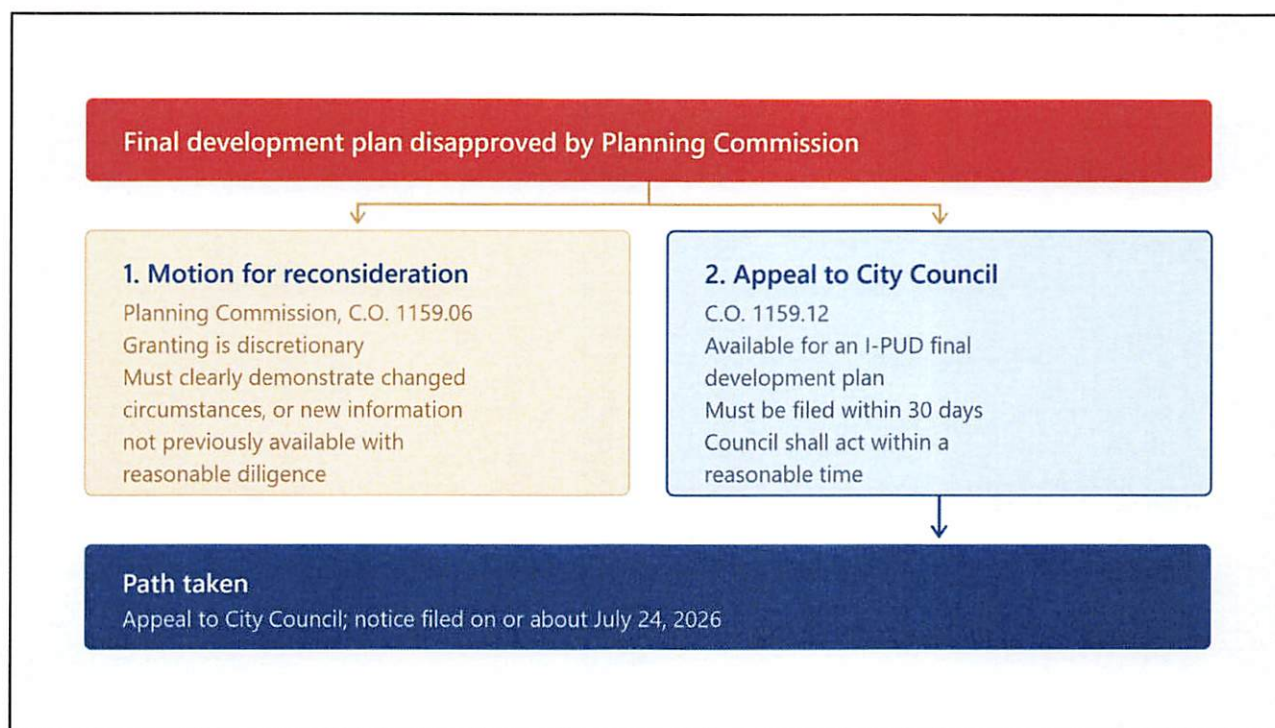
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PARK PROJECT UPDATES

MKSK

August 04 - 2026

AGENDA

- COMMUNITY PARKS
- ATHLETICS CAMPUS
- KITZMILLER PARK
 - PUBLIC ENGAGEMENT
 - EXISTING CONDITIONS
 - PARK PROGRAMMING

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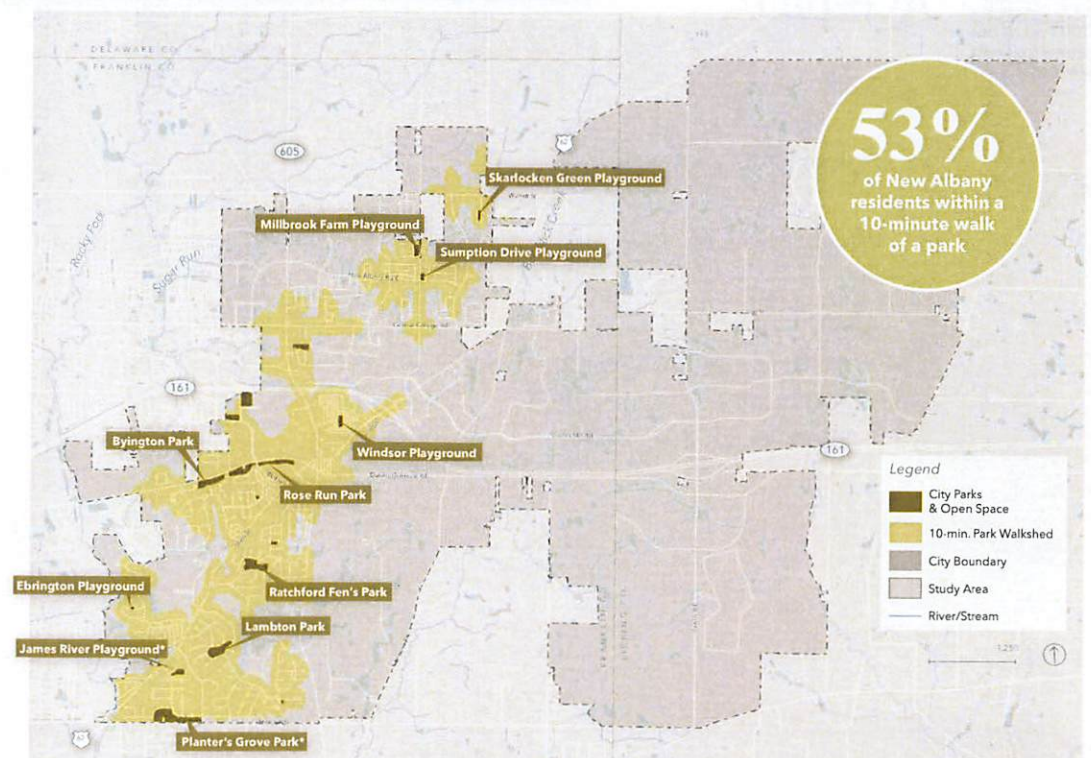
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COMMUNITY PARKS

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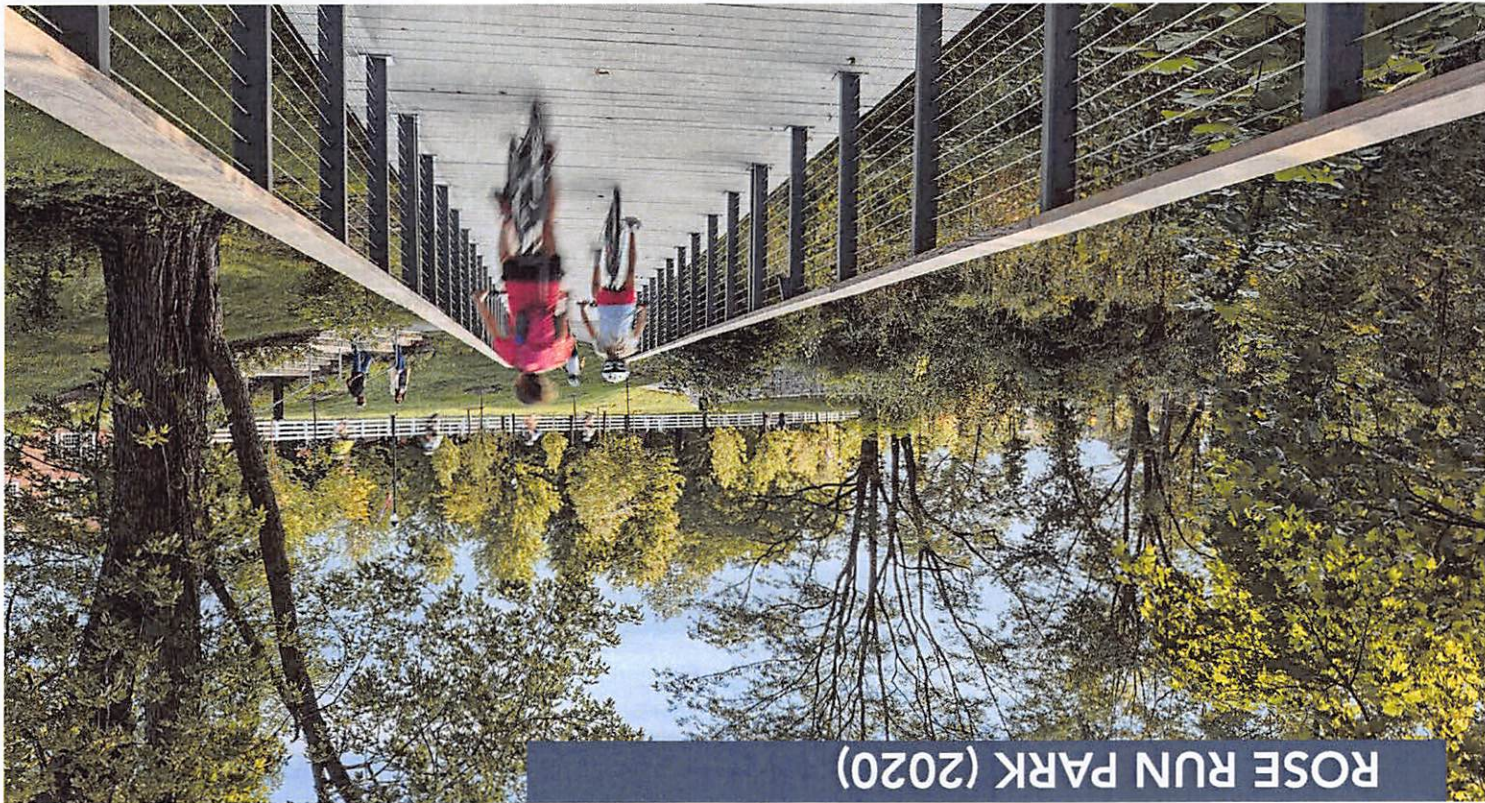
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PARK ACCESS - 2020

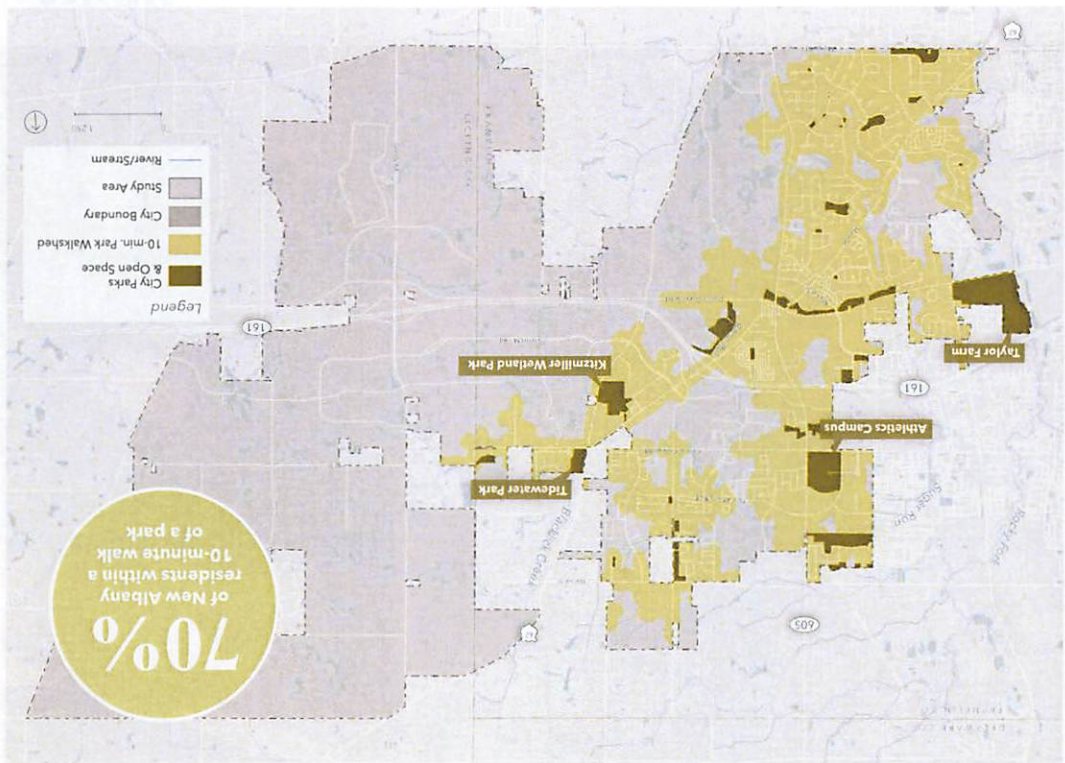


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ROSE RUN PARK (2020)



PARK ACCESS - 2030

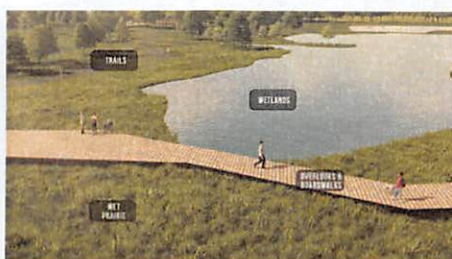
PARKS FRAMEWORK PLAN (2021)



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PARKS FRAMEWORK PLAN (2021)



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BEVELHYMER PARK (2023)



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TAYLOR FARM PARK (2023)



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ATHLETICS CAMPUS (2028)



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COMMUNITY PARK PROGRAM

LEVELS OF SERVICE

POPULATION: **11,800**

FACILITY	RESIDENTS PER FACILITY	FACILITIES (RECOMMENDED)	FACILITIES (BUILT/PLANNED)
BASKETBALL COURTS	4,928	2	2
PLAYGROUNDS	1,866	6	17
DOG PARKS	10,311	1	1
RACQUET COURTS	4,375	2	7
PICKLEBALL COURTS	2,667	4	16
SKATE PARKS	11,028	1	1

2026 NRPA AGENCY PERFORMANCE REVIEW

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ATHLETICS CAMPUS



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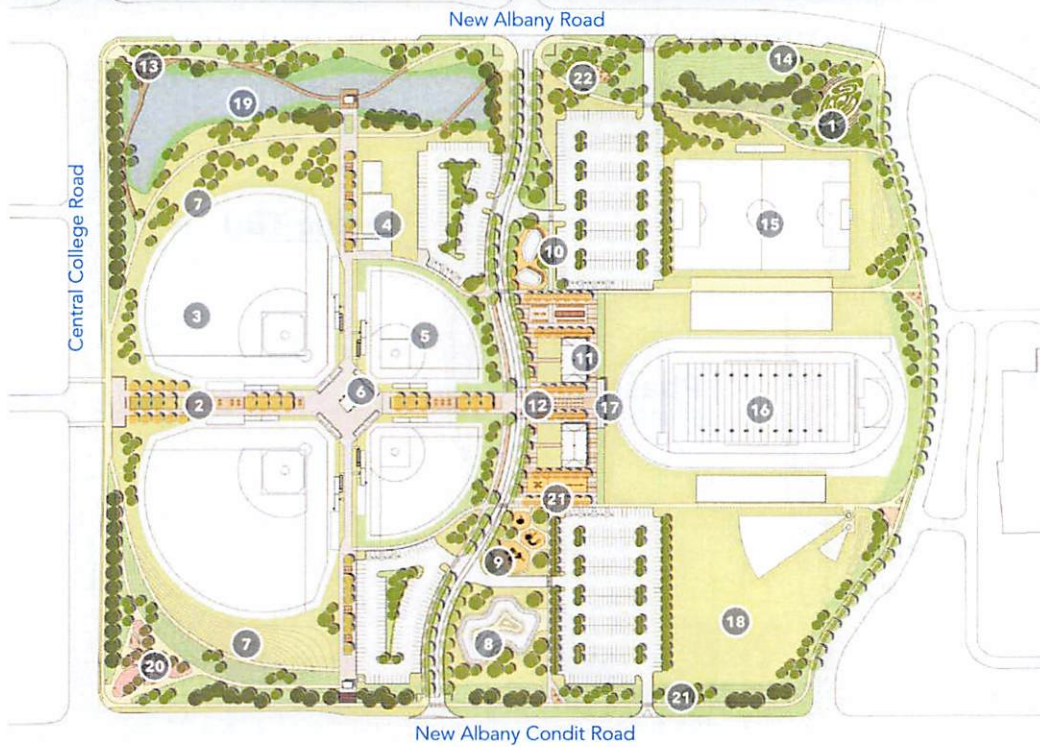
TODAY'S MEETING OBJECTIVES

1. DETERMINE THE POTENTIAL TIMING OF ANY CITY-BUILT COMMUNITY AMENITIES.
2. GAIN CONSENSUS ON COMMUNITY AMENITIES OFFERED ON THE ATHLETIC CAMPUS, PARTICULARLY THE ONES NORTH OF THE EAST/WEST DRIVE.
3. DEFINE WHAT A POTENTIAL PHASE 1 CITY PROJECT WOULD INCLUDE.

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SCHEMATIC SITE PLAN



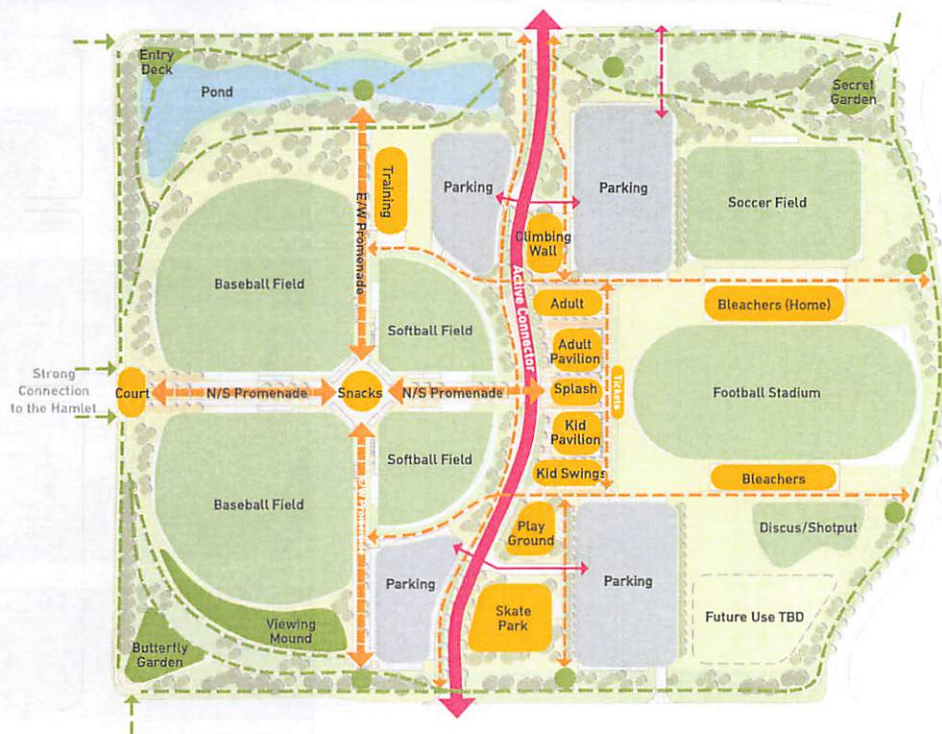
Map Key

1. Secret Garden
2. Pedestrian Promenade
3. Baseball Fields
4. Batting Facility
5. Softball Fields
6. Concessions
7. Viewing Mound
8. Skate Park
9. Playground
10. Climbing Wall
11. Pavilions
12. Central Plaza
13. Entry Boardwalk Deck
14. Perimeter Loop Path
15. Multipurpose Field
16. Stadium
17. Ticket Office
18. Future Recreation Opportunity TBD
19. Wetland Pond
20. Butterfly Garden
21. Kid Swings

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CAMPUS FRAMEWORK



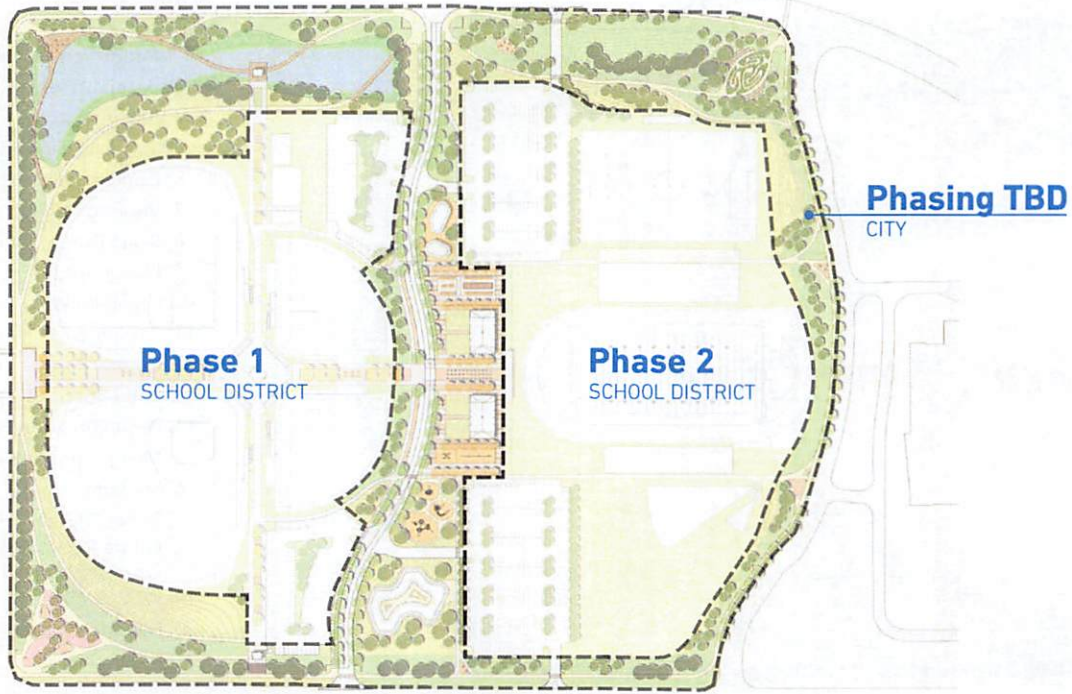
The essential elements of the plan are as follows:

1. **The One-mile Loop Trail** that serves as the organizing landscape element of the campus.
2. **The Public Plaza** at the stadium entrance anchored by two pavilions—one designed for adults and one focused on children and families.
3. **The Promenades** extend connections to adjacent parcels and enhance the ball game experience through shaded gathering areas, seating opportunities, and flexible open lawn spaces for community use.
4. **The Connector Street** designed as a tree-lined, pedestrian-friendly corridor that links the plaza to other active campus destinations, including playgrounds, skate parks, and bouldering walls.

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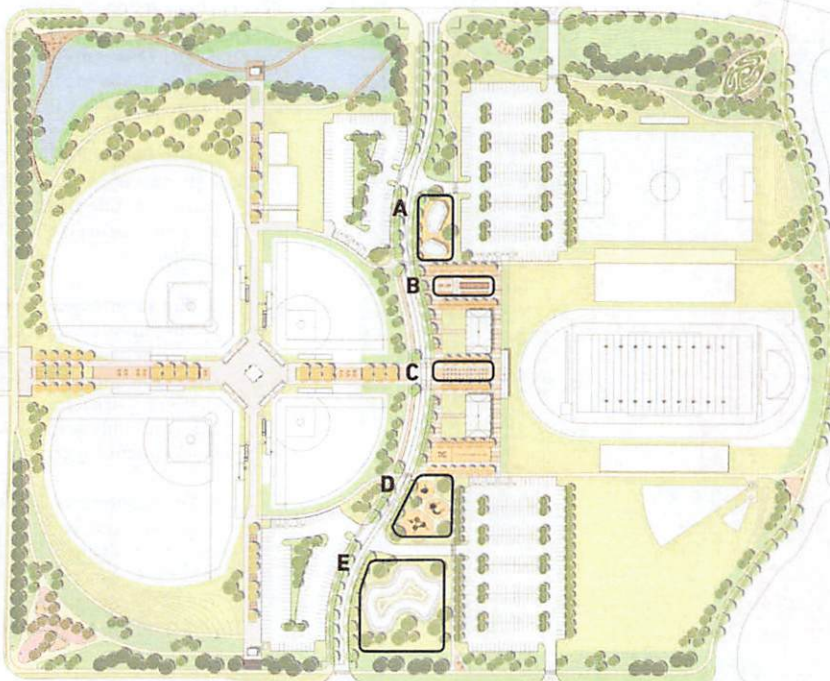
PHASING



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SITE FEATURES



A. Bouldering Wall 10,000 sf



B. Bocce Court 5,000 sf



C. Splash Pad 5,000 sf



D. Playground 15,000 sf



E. Skatepark 30,000 sf

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ENTRY COURT AND VIEWING MOUND



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WETLAND POND



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PLAZA



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SECRET GARDEN



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DISCUSSION



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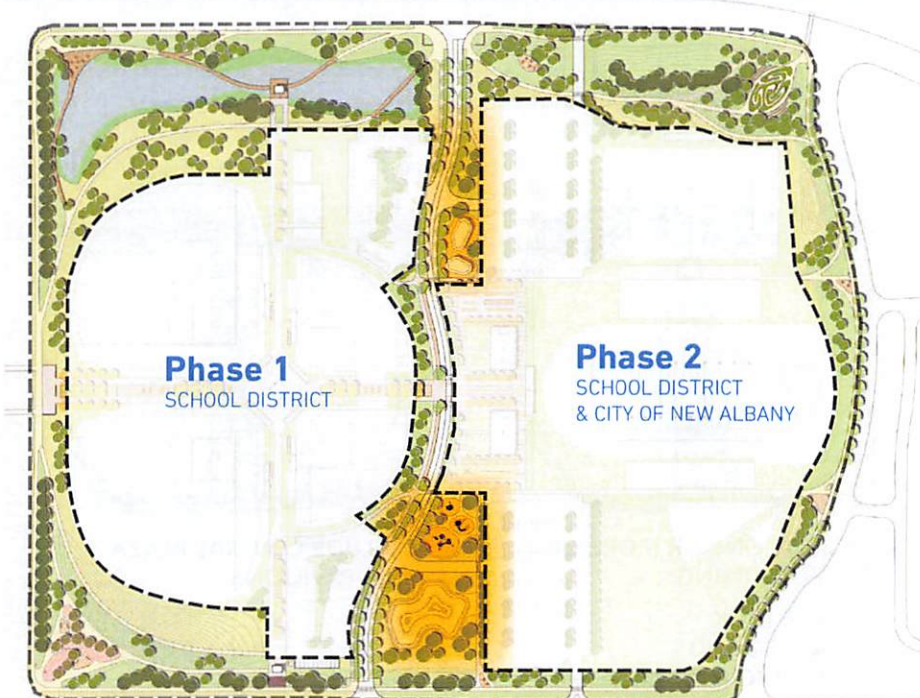
OPTION 1



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OPTION 2



INCLUDE ONE OR MORE
OF THE FOLLOWING:

- SKATE PARK
- PLAYGROUND
- CLIMBING FEATURE

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OPTION 3



INCLUDE CENTRAL
PLAZA AND PAVILIONS

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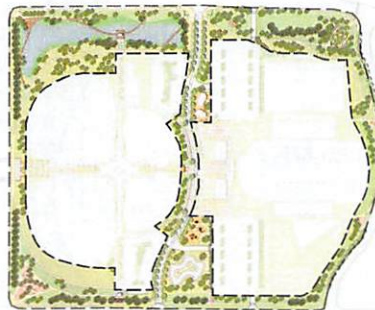
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PHASING OPTIONS

Option 1



Option 2



Option 3



INCLUDE ONE OR MORE OF
THE FOLLOWING:

- SKATE PARK
- PLAYGROUND
- CLIMBING FEATURE

INCLUDE CENTRAL PLAZA
AND PAVILIONS

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KITZMILLER PARK



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TODAY'S MEETING OBJECTIVES

1. UPDATE CITY COUNCIL ON COMMUNITY OUTREACH AND FEEDBACK.
2. GATHER FEEDBACK ON PROGRAMMING OPTIONS AND CONSIDERATIONS.

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PUBLIC ENGAGEMENT

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PUBLIC ENGAGEMENT SUMMARY

- » Community Open House
 - » May 11, 2026
 - » Participants
 - » 63 people
- » Online Engagement
 - » May 13, 2026 - June 7, 2026
 - » Participants
 - » 159 people



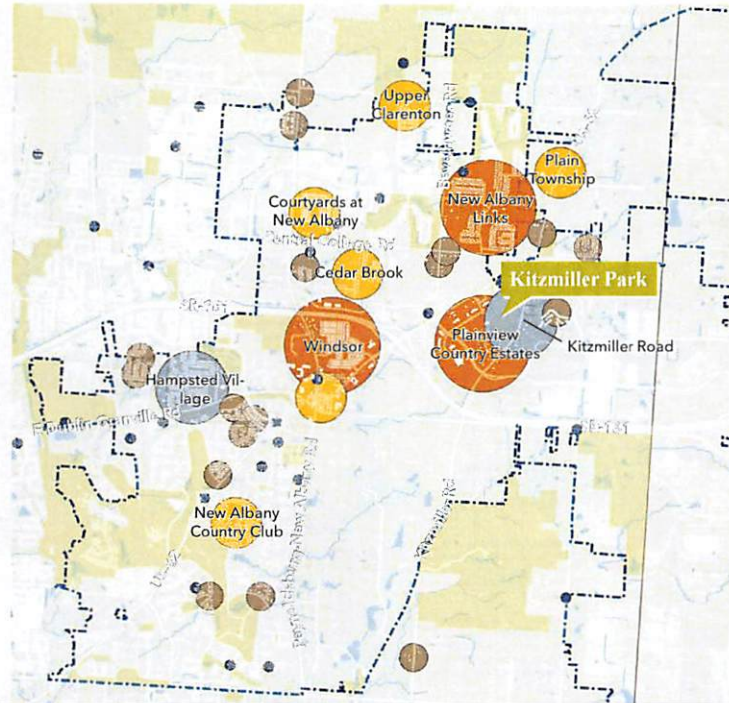
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WHERE PARTICIPANTS LIVE

Top 10 Locations	Count
New Albany Links	21
Windsor	18
Plainview Country Estates	13
Kitzmiller Road	10
Hampsted Village	8
Upper Clarenton	6
The Courtyards at New Albany	6
New Albany Country Club	5
Plain Township	5
Cedar Brook	4

Where do you live? (n=180)



Legend



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VISUAL PREFERENCES

Visual preferences are a quick way for the planning and design team to gauge high level principles and aspirations that together inform the overall design approach for the park. When combined with other feedback received, there is a clear desire for Kitzmiller Park's design to be primarily passive and nature-focused, with more enclosed, focused pockets of amenities that serve a wide range of age groups and park users.

Active vs. Passive (n=182)



Community Gathering vs. Personal Retreat (n=174)



Manicured vs. Natural (n=177)



Destination vs. Everyday (n=172)



Family-Centered vs. All Ages (n=176)



Nature as the Backdrop vs. Nature as the Focal Point (n=175)



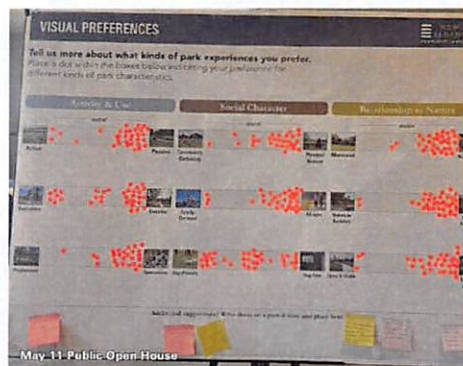
Programmed vs. Spontaneous (n=174)



Dog-Friendly vs. Dog Free (n=146)



Open & Visible vs. Enclosed & Immersive (n=177)



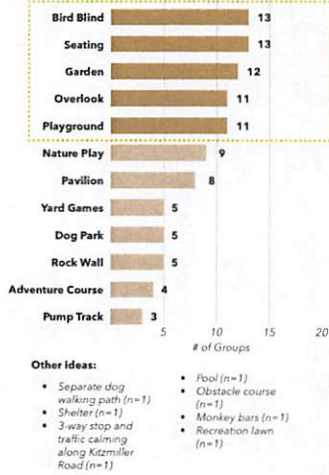
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'DESIGN YOUR PARK' ACTIVITY

The 'Design Your Park' activity provided residents a chance to participate in the design process, which involves careful consideration of site constraints and how they relate to the feasibility of certain programming or amenities. Residents were able to place and organize a wide range of game pieces that represented typical footprints for certain park amenities, such as playgrounds, nature play areas, adventure courses, and gardens. Game pieces were created to scale to help illustrate the trade-offs between balancing active and passive amenities on a site with significant environmental constraints. A total of 20 groups participated in the activity throughout the course of the open house.

Public Open House - Top Game Pieces Placed by Groups



Over half of the groups placed at least one of these pieces on their map.

General Points of Agreement and Discussion

Points of Agreement

Location for parking:
Most groups placed parking along the northeast side of the park.

Passive recreation areas surrounding wetlands.
General agreement around overlooks, bird blinds, pavilions, and seating within and surrounding wetland areas.

Walking trail loop(s).
Most groups hand-drew different variations of trail loops that meander throughout the park.

Location/idea of a garden.
Most groups prefer a garden within proximity to the pine forest toward the southern end of the park.

Keep most of the activity along Kitzmiller Road.
There is clear direction for where active programming is appropriate vs. passive areas.

Points of Discussion

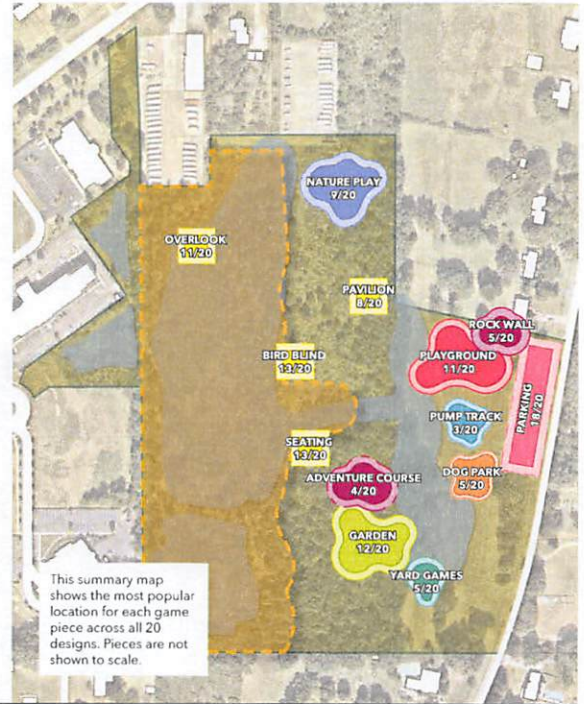
Dog park/areas.
Residents want clear rules for pets, but varied opinions on designated pet areas.

Size of playground.
Groups split between 25,000 sf and 8,000sf playground pieces. However, survey responses indicate a general preference for playground equipment that serve a variety of age groups.

Programming vs. Naturalized.
Boards ranged from 12+ amenities to 1-3, with several emphasizing heavy preservation and naturalized areas.

One-off ideas to acknowledge.
Pools/splash-pads, Frisbee golf, recreation lawn, and traffic calming along Kitzmiller Road are notable one-off ideas/recommendations offered by residents.

Public Open House - Design Your Park Activity Summary Map



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SOCIAL PINPOINT INTERACTIVE MAP

The online interactive map generated additional feedback to supplement the Design Your Park activity from the public open house. The social map received a total of 47 contributions between May to June of 2026.

Interactive Map Markers Ranked

Marker	Count
Pavilion	8
Bird Blind	5
Nature Play	4
Adventure Course	4
Playground	3
Dog Park	2
Seating Area	2
Overlook	2
Native Garden	2
Rock Wall	2
Recreation Lawn	1
Yard Games	1
Pump Track	1
Parking	1
Other	9

Other Markers:

- Extend the bike path on Kitzmiller North to Central College Rd
- Would prefer no entrance straight into Plainview. Would prefer sidewalk along Kitzmiller into park entrance.
- Walking trail
- Sidewalk connecting the park to the existing sidewalk on Smith's Mill.
- Paved/gravel loop path around park for enjoying the nature, exercise, biking etc.
- Easy access to the park from Plainview Country Estates
- All season swimming amenities.
- Kayaking Port
- Dirt Biking Course

Top Upvoted Markers

The interactive map allowed residents to upvote markers placed by other participants, indicating their support for other ideas. Refer to the map on the right to see where the top markers were placed.

1. Bird Blind (4 Upvotes)

"I have walked the park site and I think it could offer good opportunities for viewing birds. The wetlands provide great habitat for birds and other wildlife."

2. Other (4 Upvotes)

"Sidewalk connecting the park to the existing sidewalk on (Smith's Mill). Many people and kids in bikes that live on (Kitzmiller Road) and in the Plainview community walk on (Kitzmiller Road) to access the sidewalk on (Smith's Mill) now. A sidewalk would give a safer option for accessing (Smith's Mill) but also the new park"

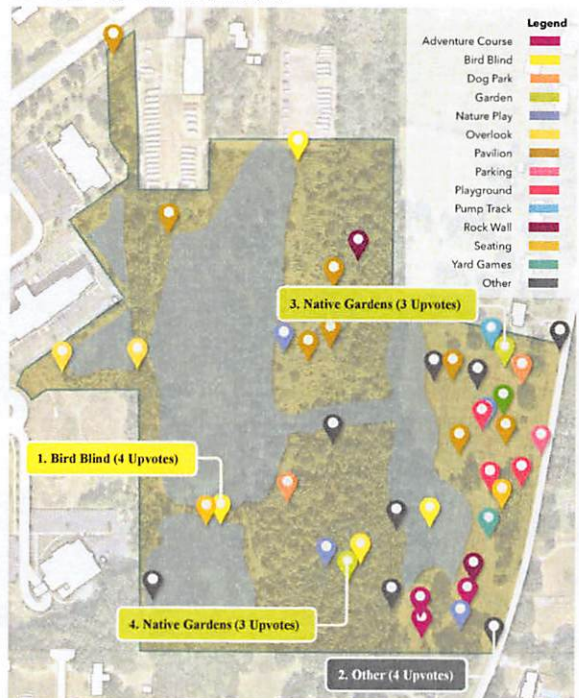
3. Native Gardens (3 Upvotes)

"We need more native gardens."

4. Native Gardens (3 Upvotes)

"The site contains many invasive species which should be removed where possible. I would love to see native plants and trees replacing the removed invasives. This is a great way to support wildlife and improve the biodiversity of the park."

Social Pinpoint - Design Your Park Activity Summary Map



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KEY CONSIDERATIONS

1. COMMUNITY FEEDBACK STRONGLY FAVORS PASSIVE PROGRAMMING AND NATURAL SPACES.
2. POTENTIAL PARK USERS WANT TO EXPERIENCE NATURE THROUGH SPONTANEOUS AND INTIMATE MOMENTS.
3. LEISURE TRAIL AND SIDEWALK CONNECTIONS ARE IMPORTANT FOR NEIGHBORHOOD CONNECTIONS.



EXISTING CONDITIONS



EXISTING CONDITIONS AND ENCUMBRANCES

LEGEND

30.8 ACRES TOTAL

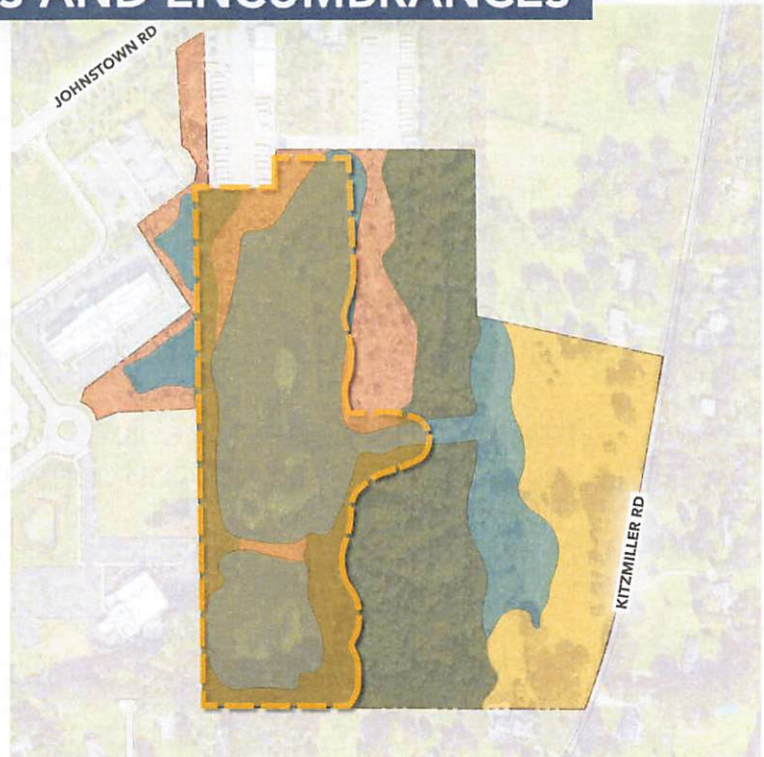
35.7% WETLAND

28.2% WOODS

21.4% MEADOW

14.6% SUCCESSIONAL INVASIVES

DEED RESTRICTION



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HISTORICAL SATELLITE



1995



2002

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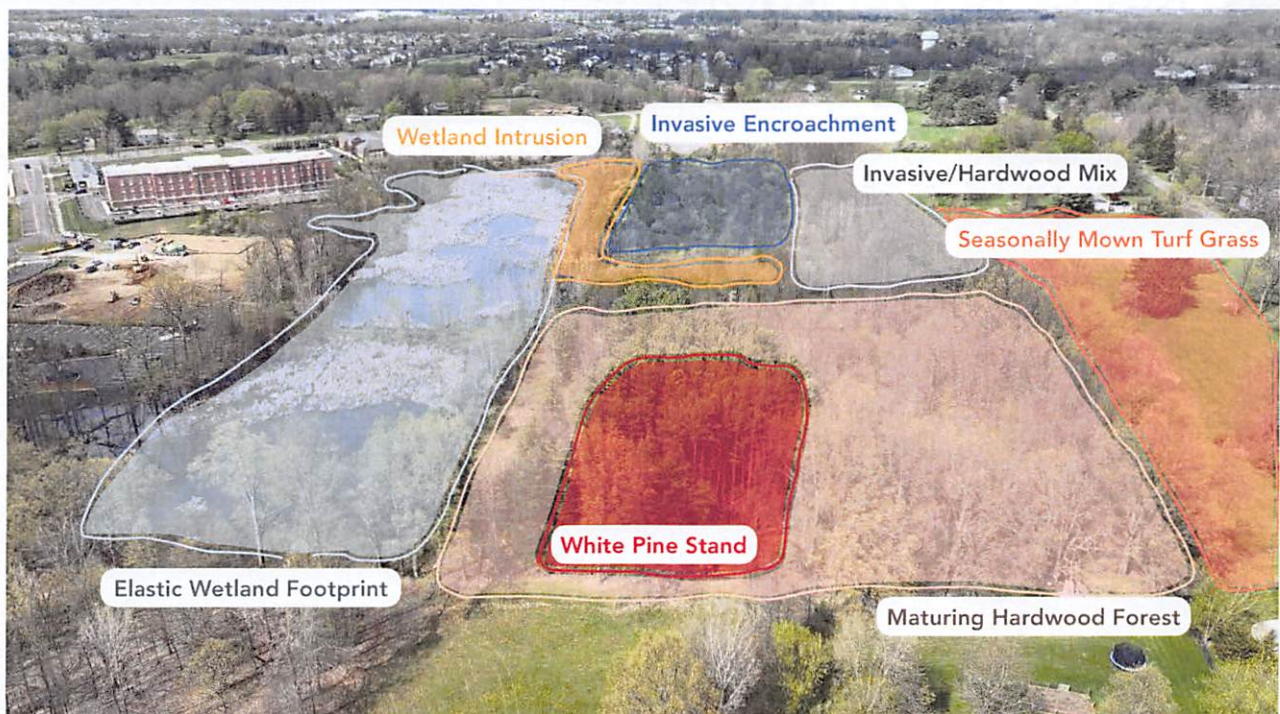
EXISTING CONDITIONS



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EXISTING CONDITIONS



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ECOLOGICAL ASSESSMENT

Rank	Condition	Description
A	Excellent	Existed for decades, no non-native species, no human intervention
B	Good	Adverse human intervention, minimal non-native species, lower diversity
C	Fair	Significant human intervention, non-native species are common, noticeably lower diversity
D	Poor	Dramatically altered by human intervention, one or more vegetation layer is dominated by non-native species, very low diversity

**WILD
CONDITION
(NOT IN OHIO)**



**HIGHLY
URBAN AND
DEGRADED**

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KEY CONSIDERATIONS

1. THE EXISTING PLANT COMMUNITIES ARE DOMINATED BY NON-NATIVE SPECIES AND HAVE A VERY LOW DIVERSITY.
2. COMPREHENSIVE INVASIVES REMOVAL AND MANAGEMENT IS IMPORTANT IN ESTABLISHING A STABLE AND ECOLOGICALLY DIVERSE PARK.

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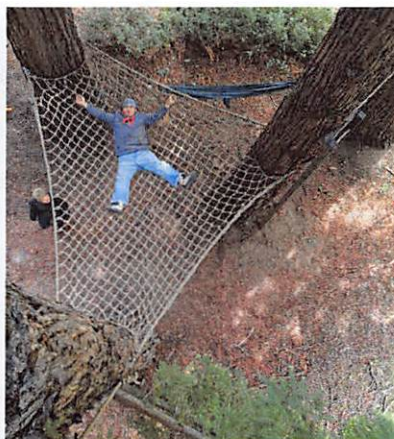
PARK PROGRAMMING

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PASSIVE PLACEMAKING

HAMMOCK GROVE



READING ROOM/LIBRARY KIOSK



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PASSIVE PLACEMAKING

PORCH SWINGS



COMMUNAL TABLES



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PASSIVE PLACEMAKING

WETLAND BOARDWALKS



INTERACTIVE WATER AREAS



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PASSIVE PLACEMAKING

PLATFORMS



BALANCE LOGS



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PASSIVE PLACEMAKING

MUSICAL ELEMENTS



INTERACTIVE ELEMENTS

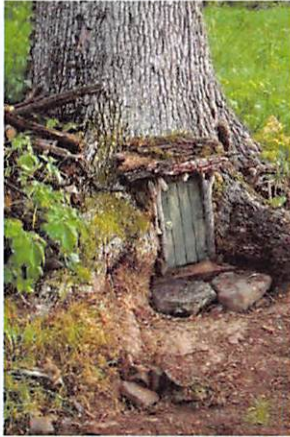


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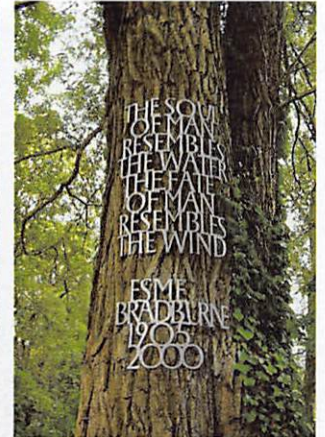
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PASSIVE PLACEMAKING

FAIRY DOORS



POETRY WALK



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PASSIVE PLACEMAKING

ANIMAL SCULPTURE



VERTICAL ELEMENTS



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PASSIVE PLACEMAKING

PLACES OF REST



ENVIRONMENTAL EDUCATION



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DISCUSSION

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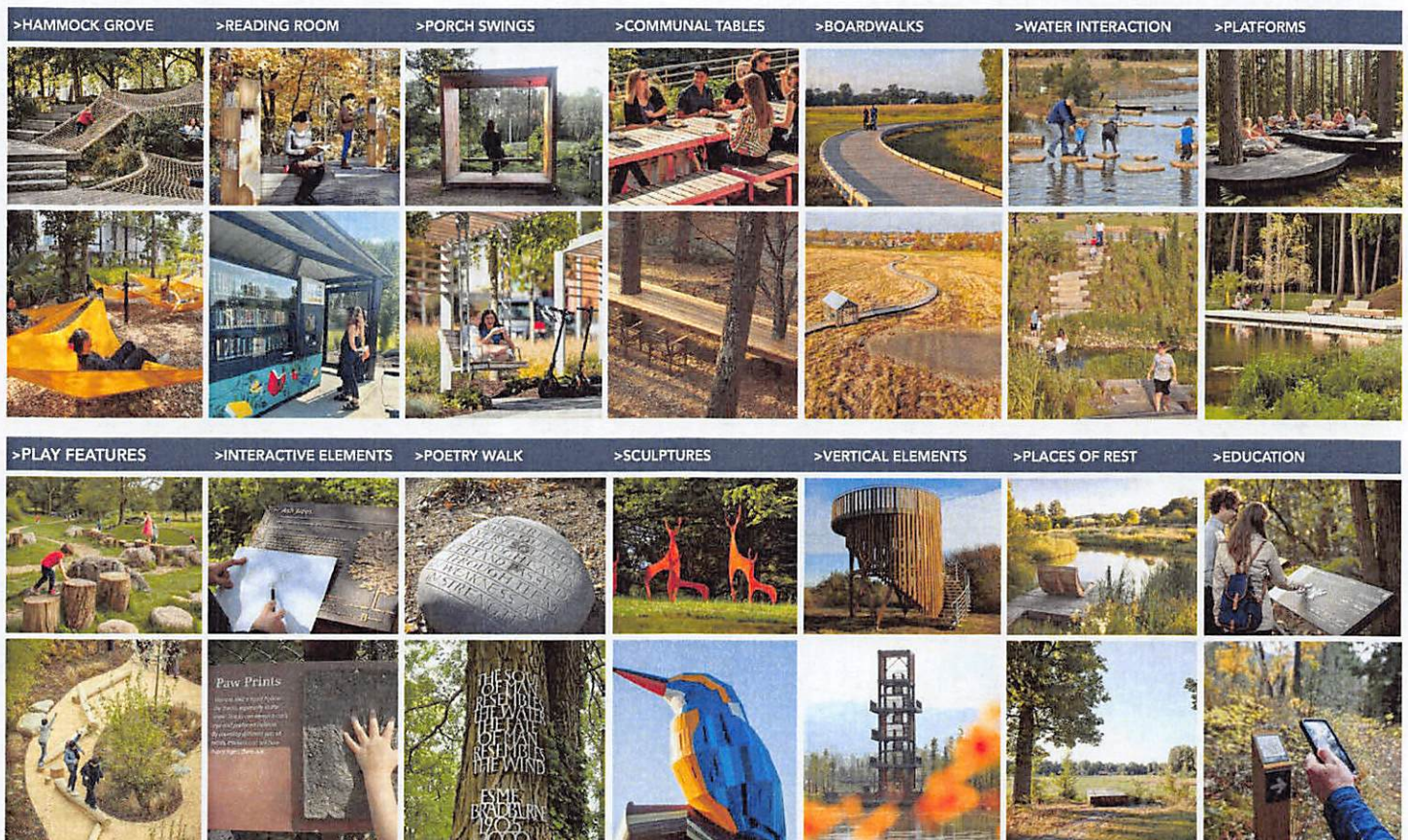


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>HAMMOCK GROVE



>READING ROOM



>PORCH SWINGS



>COMMUNAL TABLES



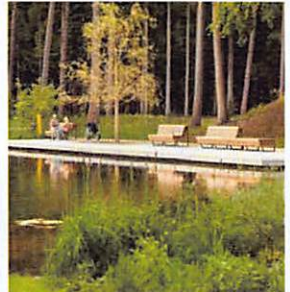
>BOARDWALKS



>WATER INTERACTION



>PLATFORMS



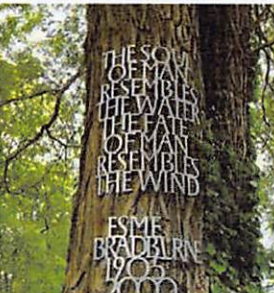
>PLAY FEATURES



>INTERACTIVE ELEMENTS



>POETRY WALK



>SCULPTURES



>VERTICAL ELEMENTS



>PLACES OF REST



>EDUCATION

