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City Council - Capital Projects Workshop Minutes

September 15, 2026

Mayor Spalding called to order the New Albany City Council Capital Projects Workshop of September 15, 2026, at 5:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Deputy City Manager Adrienne Joly, Director of Finance Bethany Staats, Finance Department Deputy Director Morgan Joeright, Management Analyst Ethan Barnhardt, Financial Reporting & Projects Manager Jeremy Gray, Finance Manager Cindy Powell, Police Chief Greg Jones, Director of Development Jennifer Chrysler, Planning Manager Chris Christian, Planner I Sierra Saumenig, Planner I Chelsea Nichols, Planner I Kylie Blackburn, Planner I Javon Henderson, Planner I Lauren Sauter, Engineer II Joshua Albright, Economic Development Manager Sara Zeigler, Director of Public Service Ryan Ohly, Deputy Public Service Director Steven Mayer, City Engineer Justin Wilkinson, Engineer II Taylor Carnahan, Public Services Manager Angela Hobart, Director of Strategic Initiatives Abbey Brooks, Communications & Marketing Manager Adrienne Mayfield, Communications & Marketing Specialist Alexandra Fox, Multimedia Communications Specialist Sam Fahmi, 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	A/P – *arrived at 5:35 p.m.*
CM Matt Shull	P
CM Andrea Wiltrout	P

ADDITIONS OR CORRECTIONS TO THE AGENDA:
NONE

INTRODUCTION:
City Manager Stefanov stated that each year, staff endeavored to refine the Capital Project Workshop process to make it more meaningful. The planning staff would be leading facilitation. City Manager Stefanov commended the team for the extensive work they had done to prepare the materials. The success of the Business Park had made the scope of the evening's proposed program possible and without that revenue base, the scale of projects being presented would not be achievable. The program was the most ambitious capital budget proposal staff had ever brought forward.

COUNCIL STRATEGIC PRIORITIES & CAPITAL PRIORITIES:
Planning Manager Chris Christian reviewed the Order of Business slide. He pointed council to their 2027 Capital Workshop binders. He introduced the thematic foundation of the program: everything good in New Albany starts with great planning. All projects and programs presented that evening were grounded in the strategic priorities that council had established in 2025.

Director Staats reviewed the Capital Funding slide. She reminded council that the city's full capital program was organized around the priorities of health and safety, community assets, transportation, utilities, and maintenance. General capital projects, including parks and open space, pedestrian and bicycle connections,

roads and utilities, and facilities, were historically funded through the city's main capital funds, including the Capital Improvement Fund and Park Improvement Fund, which were primarily supported by income tax revenue and transfers from the General Fund. Business Park infrastructure projects, by contrast, were driven by investment in the Business Park and funded through economic development revenue sources and were typically not included in this workshop.

Director Staats reviewed the types of revenue that funded Business Park infrastructure, including the 30% to 50% economic development and infrastructure allocation of income tax received from the Business Park area, grants, certain commercial TIF revenues, and the New Albany East Community Authority (NAECA) charge, which had been used to repay Ohio Water Development Authority (OWDA) debt associated with infrastructure built in connection with the initial Facebook investment. She presented an overview of how each dollar of municipal income tax was allocated, noting that, for Business Park income tax subject to property tax abatements, a 31% share was distributed to the relevant school district after accounting for the economic development and infrastructure allocation, and applicable water and sewer agreements. The remaining 69%, on average, was retained by the city and allocated between the General Fund and various capital funds. The current distribution provided approximately 83.5% to the General Fund and the remainder to the Capital Improvement, Park Improvement, and Village Center Improvement funds. This allocation could be updated by ordinance when appropriate.

Director Staats stated the city had made significant progress in its financial projections in 2026. Projecting ahead was necessary to ensure the soundness of what was being presented at this meeting. She reported that the city had experienced strong growth in net profit revenue since 2020, and those trends had been factored into budget projections with a conservative approach. Her projections isolated a base of regular, identifiable net profit taxpayers and applied conservative growth rates, rather than relying on volatile individual income tax receipts. 2026 had been a particularly interesting year with respect to individual income tax, but projections for 2027 through 2031 were grounded in known, large filers and their historical contributions, with modest growth applied.

Director Staats discussed withholding revenue, noting that construction withholding had been the largest single source of growth in that category and had enabled the city to make significant one-time investments. She cautioned that this revenue source was intentionally used for transformational, one-time purposes and was not relied upon for ongoing operations.

Council Member Durik asked and Director Staats answered that construction withholding in the General Fund was around $15 million. Normal withholding, plus other reliable sources, could fund 80% - 100% of core city operations without construction withholding.

Director Staats reviewed the 2018-2026 YTD – Actual Income Taxes General Fund slide. The city was well on track to meet or exceed prior year receipts. This information was available on the city's transparency portal. She reviewed the Annual Programs Primarily Funded by Income Tax slide.

Public Service Director Ryan Ohly reviewed the Looking to 2027: annual programs slide. He recommended funding at $4 million for the street improvement program, with the purpose of maintaining streets at a Pavement Condition Index (PCI) of 80 or better. Any remaining funds at year-end would be returned to the General Fund.

Mayor Spalding observed the $4 million figure appeared to be a budgetary increase. Director Ohly confirmed it represented an increase of $250,000 from last year and that the program had been stepped up

twice previously. The increase was programmed to account for additional road work in the Business Park as warranties expired and newer roads transferred to city ownership. The program would likely level out for a period before additional increases would be needed, partly for when Business Park roads required mill-and-overlay work in about 10 years. City Manager Stefanov added historical context, noting the city had averaged approximately $1 million per year for actual resurfacing before increasing to roughly $3 million a few years ago, and incremental increases since then.

Council Member Wiltrout asked and Matt Kellogg, MKSK senior associate, confirmed that the city's standard remained a PCI of 80 or better.

Director Ohly reviewed additional annual programs, including traffic calming and implementation, sidewalk replacement, trail gaps/PTAB priorities trail extension, trail improvement/maintenance, and facility parking/drive maintenance. Traffic calming and implementation remained unchanged from the prior year. The sidewalk replacement program was unchanged and would continue to work through existing neighborhoods. It would close out upon completion unless council directed otherwise. Trail gaps and extensions showed a one-time increase for 2027. The additional funding was intended to address missing trail gaps along SR 605, particularly between Nottingham Trace and the athletic campus. Trail improvements and maintenance had the standard allocation for minor maintenance, seal coating, crack sealing, and minor repairs to existing leisure trail infrastructure. Facility parking and drive maintenance showed a one-time increase of $350,000 to address deferred maintenance at the Public Service Complex. The repaving had been intentionally postponed until construction in the area was complete, as utility crossings would leave the surface in poor condition in the near term.

City Manager Stefanov briefly introduced the proposed land acquisition program at the bottom of the slide that would be seeded with an initial $5.8 million contribution and supplemented by an annual allocation. This item would be discussed in greater detail later in the presentation.

Planner I Sierra Saumenig brought up the attached questions through which council could communicate support for an item by voting via the Mentimeter application.

Mentimeter: Should these existing six Annual Programs and amounts be funded in the 2027 capital budget? – 7 yes votes

Planner Nichols and Planner Saumenig talked about council's previously identified priority of land acquisition. They reviewed the Purpose and Desired Outcome slide, Staff Approach slide, Why and How Cities Acquire Land slide, and the Guiding Principles – Ohio Revised Code slide. The principals would guide both the substance of the acquisition decisions and the process used to evaluate them. The city should always be able to articulate why a property was being considered, what public purpose it served, how it aligned with city priorities, what funding source was appropriate, and what long-term responsibilities would be assumed. They described their research of the cities of Dublin and Hilliard. They presented staff's recommended approach to council and described a sample parcel review workflow and a decision matrix to be applied as shown in the slides.

Director Staats reviewed the proposed Municipal Land Acquisition Fund which could be seeded with an initial one-time transfer of $5.8 million drawn from the city's 2026 construction withholding revenue which had reached approximately $15 million year-to-date. She recommended an ongoing income tax allocation of 0.5%, similar to what was done for the Village Center Improvement Fund. The allocation, which was projected to be approximately $400,000 annually, would reduce the General Fund allocation from 83.5%

to 83%. The Municipal Land Acquisition fund would support acquisitions for parks, open spaces, greenways, municipal buildings, right-of-way, easements, and land preserved for future use. The proposed fund would not be the exclusive mechanism for land acquisition. Other funds, like the Windsor TIF, already had provisions for land acquisition for specific purposes such as metro parks and land donations.

Council Member Durik asked who or what initiated the action to begin evaluating a property. City Manager Stefanov responded the intent would be to have some initial communication between administration and council to gauge interest before undertaking the scoring process. The administration department could become aware of available or potentially available parcels, which could be shared with council. A standing list of parcels could be maintained and updated annually. Council Member Durik expressed appreciation for that approach, indicating his concern was that staff not expend significant effort on a process if there was no real council interest at the outset.

Council Member Shull asked what prompted the development of this framework. Development Director Jennifer Chrysler explained that council established land acquisition as one of its strategic priorities. Deputy Manager Joly had tasked the development department to address that, specifically to develop a decision framework or scoring mechanism for evaluating parcels. The framework would also be useful in situations where the city was approached by outside parties about a property; staff could score the property internally before presenting it to council, giving council a concrete tool for evaluating whether to proceed.

Council Member Shull asked about scenarios where a property might not score high enough on the matrix but might still be considered strategically important regardless of the score, such as for school district or community character reasons. Planner Saumenig stated staff affirmed that the matrix did not have to be applied in every case and was not meant to automatically exclude a property. It was a guide not a mandatory formula. Planner Nichols agreed that the intent was to aid decisionmakers, not to replace council or administrative discretion.

Council Member Shull asked whether the Community Improvement Corporation (CIC) might take a more active role in land acquisition. Director Chrysler indicated this was worth a broader conversation. While CICs could be useful for holding land and acting quickly, inserting the CIC into the process could add bureaucratic layers. This topic would be worth discussing as council considered the CIC's evolving role, including in Village Center development, but she emphasized that a CIC did not necessarily provide an advantage over direct city acquisition.

Council Member Wiltrout expressed support for the framework and was particularly interested in the scoring criteria related to land use pattern and growth management, which she tied to community concern for maintaining New Albany's character. The decision matrix factors would benefit from further council review and discussion. Director Chrysler agreed and indicated that materials could be made available and that the topic could be taken up during a council meeting or through the city manager's report between the workshop and final budget preparation.

Council Member Kist appreciated the strategy. If the city had a Land Acquisition Fund, he would like a benchmark strategy and a target area to guide the city's focus. He asked if the city would proactively reach out to landowners versus being approached. City Manager Stefanov agreed the idea was to be more strategic on acquisition.

Council Member Durik observed that the proposed $5.8 million seed amount was a reasonable starting point but cautioned that land in and around New Albany was expensive and many acquisition opportunities

would likely exceed the fund. Over time, the fund would need to grow. Establishing it was a meaningful statement of commitment. City Manager Stefanov stated the Windsor TIFs also allowed land acquisition.

Council Member Brisk asked and Director Staats replied that the reasoning behind the 0.5% ongoing allocation was to establish the fund and get the cycle started without locking away excessive funds at the outset. Money transferred into a designated fund was difficult to transfer back, so it made sense to start modestly and evaluate annually whether additional transfers were warranted.

Mayor Spalding stated the General Fund allowed purchases with more liquidity. He cautioned not to put too much into the fund and risk hampering flexibility. Council Member Shull agreed, noting that while he was comfortable with the $5.8 million seed amount in principle, he wanted to see the broader capital picture before committing to that figure. He appreciated the well-designed process.

Council Member Brisk commended the level of detail and noted that council had previously acknowledged the need for a more systematic approach to land acquisition. Planner Nichols confirmed that the scoring process was not obligatory and was intended to provide guidance.

Mayor Spalding asked and Director Staats confirmed the $5.8 million was a one-time seed amount for 2027, not an annual figure, with only the 0.5% income tax allocation of approximately $400,000 continuing annually. Deputy City Manager Joly clarified staff was only soliciting feedback now to prepare the capital budget. Staff could follow up for more feedback later.

Mentimeter: Should the proposed municipal land acquisition fund in the amount of $5,800,000 be in the 2027 capital budget as a new annual program? – 6 yes votes, 1 no vote

Clerk's note: the meeting paused for a break at 6:24 p.m.

Clerk's note: the meeting was reconvened at 6:43 p.m.

DISCUSSION OF ONGOING AND FUTURE CAPITAL PROJECTS & PROGRAMS:
Clerk's note: Staff played a video showing the status of several large city projects including Ganton Parkway and the Village Center Historic Street Grid.

Director Staats described the New Albany East Community Authority (NAECA) charge which was created in 2014 and had grown as the Business Park expanded. Until recently, the revenue generated by this charge had served the singular purpose of repaying the OWDA loans that financed the infrastructure associated with Meta, Amazon, and Google developments. In 2026, for the first time, the city was drawing cash from the charge for other purposes, including a portion of the Market Street extension, phases of Ganton Parkway, and the future police training facility. The 2026 bonds issues for Rose Run 2 construction would be repaid through the charge. As the Business Park continued to develop, staff was analyzing what the charge could be expected to produce. Not all charge revenue was available for general use. Revenue tied to Meta, Amazon, and Google would remain committed to retiring OWDA loans. Revenue tied to Intel and the supplier park would remain reserved for infrastructure needs associated with those developments. What remained, mainly revenue from other data centers and developments such as AmGen, Pharmavite, and Axiom, as well as new projects, created meaningful capacity for investment in facilities, parks, and infrastructure across the broader community. Staff anticipated giving a comprehensive briefing in November as part of a broader financial sustainability framework. Bond council would

confirm the debt plan and conveyed confidence that the capacity was sufficient to support the programs being presented.

Manager Christian reviewed the Looking to 2027 and Beyond slide. All proposed programs were based on council's strategic priorities. He reviewed the proposed spending from 2027 to 2030 for Kitzmiller Wetland Park, the Athletic Campus, the Village Center, and the Cedar Brook Road Improvements.

Kitzmiller Wetland Park:

Planner Nichols introduced the Kitzmiller Wetland Park project, recalling council's August 4 meeting discussion about amenities for the park.

Matt Kellogg, MKSK, reviewed the Kitzmiller Park slides with council. He talked about the current conditions of the park. Contrary to initial expectations, an ecological assessment conducted by EMH&T revealed a highly degraded site due to the prevalence of invasive species, though many positive features also existed. He explained that the site's agrarian history from 1995 to 2002, followed by general disturbance, had contributed to its current state. Community feedback revealed a notably strong preference for passive programming and preservation of the site as a natural space. He referred to Taylor Farm Park as an example of passive placemaking. The rankings were based on feedback from the community and council and resulted in the proposed plan. He reviewed the amenities in the "front porch" and "back porch" sections, including water access, several pavilions, swings, tables and chairs, lotus pond, bird watching tower, boardwalk with swings, book loft, forest hammocks, wetland overlook, storage space for maintenance, and opportunities for art. Lotus ponds were native to Ohio and would create a unique landscape. He described leisure trail and sidewalk connections which would bring neighborhoods into the park. The cost estimate was developed in collaboration with Messer Construction and the all-in cost for park construction, design, inspection, and associated fees was approximately $30 million.

Planner Nichols reviewed the Kitzmiller Wetland Park Program Structure slide. The total proposed program cost was $30.88 million, encompassing a pedestrian access study in 2027, park and pedestrian access design in 2028, and park construction and pedestrian access construction in 2029. The pedestrian access construction cost would be determined pending the access study outcome. City Manager Stefanov added there could be design elements that could be tweaked to council's preferences.

Council Member Shull asked and Mr. Kellogg answered approximately 65 parking spaces were proposed for the 100-acre site. Council Member Shull noted that Kitzmiller Park appeared likely to attract more visitors than Taylor Farm due to the greater diversity of activities and asked whether additional parking could be accommodated. Mr. Kellogg confirmed that parking could be expanded and that the plan was designed not to overshoot initial capacity.

Council Member Durik echoed Council Member Shull's concern and referenced the city's ongoing challenges with insufficient parking at existing parks. He encouraged staff to plan for generous parking now, since the quality of the proposed program would likely draw many visitors. The experience with Taylor Farm and other parks demonstrated the cost of not getting ahead of parking demand.

Council Member Kist stated the Sustainability Advisory Board feedback on the Kitzmiller Park plan was very positive. He agreed the planned uses struck the right balance of active and passive. If the city had a land acquisition fund, this could be a target to add land. Mayor Spalding thought that the school had already tried to buy adjacent land and the owner wasn't amenable.

Council Member Wiltrout thought the bird-watching tower would be popular. She noted this was a lot of money and asked how the cost compared to Taylor Farm Park. Deputy City Manager Joly answered that Taylor Farm Park was $11.5 million in total. Taylor Farm was a bigger piece of land, but deed restrictions meant the city could only program a small portion. She agreed an acre-to-acre cost comparison would be interesting.

Council Member Wiltrout asked and Planner Nichols explained that there were currently no leisure trail or sidewalk connections to the site other than on the south side of Route 62. A pedestrian access study would examine how to provide walk and bike access for surrounding neighborhoods. The study findings would then inform what could be designed and constructed.

City Manager Stefanov offered council the option of approaching the project either incrementally or wholistically as a 5-year commitment. The projected revenue from the NAECA charge gave the city the financial capacity to commit to projects comprehensively, rather than piecemeal.

Council Member Wiltrout stated that committing to a 5-year horizon was difficult without knowing the full financial picture. City Manager Stefanov replied that more details would be forthcoming. If council wished to go faster than the 5-year cash-funded timeline, short-term bond anticipation notes could be used to facilitate cash flow.

Mayor Spalding asked and City Manager Stefanov answered that most of the land for Kitzmiller Park was already owned by the city, with four remaining parcels - two owned by the New Albany Company, which had committed to convey them to the city under a memorandum of agreement being finalized, and two owned by the school district which would be donated to the city through a land swap arrangement.

Mayor Spalding asked and Planner Nichols stated the disc golf course would have 9 holes, site constraints meant it wouldn't support 18 holes. Mr. Kellogg added it would not be a tournament-sized course. Council Member Shull asked and Mr. Kellogg discussed the different types of terrain on the planned course.

Council Member Durik asked about financing for the $30 million program cost, specifically how funds would be accrued and positioned over the timeline. Director Staats explained that the city had developed a financial model for projecting revenues from existing permits, construction activity, and historical receipts. While the full financing details, including the debt plan being confirmed with bond counsel, were not yet ready for disclosure, the projects could be fully funded utilizing existing cash over the 5-year period. Council Member Durik asked whether this meant no long-term debt would be necessary. Director Staats confirmed that the intent was to fund the program through existing cash.

City Manager Stefanov stated, depending on implementation speed, council could issue short-term debt to facilitate cash flow over a shorter period. If council approved everything, between income tax revenue, capital fund transfers, and the NAECA charge, all proposed projects could be fully funded with cash over the 5 years.

Council Member Wiltrout asked, if all projects were approved, did this mean council would not need future capital projects planning? City Manager Stefanov answered that no, these proposed projects did not take all capital projects funding.

Council Member McClelland noted that the school district's bus garage at the Johnstown Road parking area location had fuel storage. City Manager Stefanov confirmed that, per the school superintendent's commitment, the school district would deliver the site clean of any environmental issues.

Planner Nichols stated the pedestrian access study was also recommended by public feedback. Council Member Wiltrout agreed it would be beneficial.

Athletic Campus:

Mr. Kellogg stated the Athletic Campus plan had not changed since the last council meeting. He reviewed the attached slides, including Schematic Site Plan with listed amenities. MKSK and city staff did some research on area skateparks, including Newark, Dublin, and Bexley, and found that Dublin's skate park had experienced a 21% increase in usage since 2019 and a 31% increase since 2023. The recommendation was one skate park for a city of New Albany's size.

Council Member Shull asked about the playground concept and expressed concern about the size. Mr. Kellogg said the playground was similar in size to the one at Taylor Farm Park, although more spread out. They were continuing to work on the design.

Council Member Shull asked about other uses for a skate park. Deputy City Manager Joly answered that other cities' skate parks were also used by BMX bicycles. The other cities cautioned New Albany to be intentional about the design to either cater to a specific group of users or to add separate facilities for other users. Pump tracks were intended more for BMX bicycles. The city's cost estimate was for a skate park.

Deputy City Manager Joly presented 3 phasing options for the Athletic Campus ranging from minimal to all-in. Option 1 was described as a minimal approach focused on the perimeter trail loop, entry features, natural passive experience areas, and associated site grading. The estimated cost was approximately $18 million. The primary advantage of Option 1 was speed; it represented the fastest path to opening something for the community. The disadvantage was that only passive recreation would be delivered initially, with active amenity construction deferred with no firm timeline. Option 2 was the staff-recommended option, building Option 1 and adding active amenities aimed at teens and older adults, such as the skate park, climbing wall, adult swings, and other features for those demographic groups. The pavilions, plaza space, and splash pad would be deferred to a later phase to avoid the risk of conflict with the school district's as-yet-undesigned football stadium and track. Deputy City Manager Joly stated this would be a great area for the sibling of a team sports player. Option 2's estimated cost was approximately $30 million. Option 2 represented a balance between passive and active uses while managing coordination risk with the school district's phasing. Option 3 was an all-in approach, completing the full program at once. Option 3's estimated cost was approximately $50 million. The advantage was eliminating multiple mobilizations, design phases, and soft costs. The risk was that if the school district's phase 2 design differed from current assumptions, previously constructed city improvements could require modification and temporary closure. Deputy City Manager Joly stated that with associated road, trail, and pedestrian infrastructure projects, the total program cost ranged from approximately $18 million for Option 1 up to $67.9 million for Option 3.

Council Member Brisk asked and Deputy City Manager Joly responded Option 2 would be designed in 2027, constructed in late 2027 or early 2028, and would have at least an 18-month construction cycle. It could take 2 to 2.5 years to complete.

Council Member Shull asked whether the $50 million for Option 3 was the design and construction cost within the total $67.9 million. Deputy Director Joly confirmed that was correct, with the $17.9 million balance representing road, trail, and pedestrian connectivity projects. Council Member Wiltrout asked and Deputy City Manager Joly answered that Option 3 was the biggest possible cost.

Council Member Brisk asked and Deputy City Manager Joly replied that the $67.9 million was the most expensive option, lower cost options would lower that amount. The question, for now, was what council wanted to design. Option 2 would be a quicker design phase because it was less to design. If council wanted to design Option 3, the city could do that. Both would still take at least 18 months to build.

Council Member Durik expressed shock at the Option 3 total figure and asked how much the school district was investing in the site. He acknowledged the distinction between park amenities and school facilities but questioned whether spending double the cost of the Kitzmiller Park project was appropriate given that the Athletic Campus was substantially driven by the school district's needs.

Council Member Wiltrout stated that the proposed uses were community assets that would have been warranted regardless. She observed that the road reconstruction component was a significant cost driver.

City Manager Stefanov explained that a substantial portion of the total cost was attributable to the reconstruction of SR 605 from a rural road section to a suburban road typology with curb, gutter, and trails on both sides - similar to work recently completed near The Hamlet. This was a transformative infrastructure investment, in addition to the improvements along Central College Road.

Council Member Wiltrout asked and City Manager Stefanov answered that the road reconstruction would make Central College more pedestrian-friendly, connect leisure trail sections on both sides from Walnut Street down to the Village Center, and include a significant pedestrian crossing at the Central College intersection.

Deputy City Manager Joly acknowledged the sticker shock and noted the complexity of presenting these integrated projects, showing council park amenities which were also inseparable from necessary infrastructure investment that would serve the broader community. She noted the importance of making a sustained commitment, as the multi-year nature of these projects meant that changing course year-by-year could be disruptive and costly. City Manager Stefanov offered an alternative - if council did not wish to pursue the full road reconstruction of SR 605, a leisure trail could be added along the existing road section while the interior of the Athletic Campus received more investment focus.

Mayor Spalding stated Option 1 was committed to for the baseball facility. The rest was nice to have, but he needed to know what the school could afford and what phasing they were doing. It didn't make sense to build things that didn't impact the football and other athletic facilities until the school was ready to phase in that construction. The road was not in horrible condition. Streetscapes were important and expensive. The city needed to look at its commitment to the project for today and work with schools on moving forward. He didn't anticipate this level of cost for the project. Rose Run Park was expensive because it was an infrastructure project that birthed a park. He requested to phase the Athletic Campus with a cost structure and with a phase 4 for road work.

Council Member Shull raised a question about the $300,000, as presented by Director Ohly, for additional trail allocation between Nottingham Trace and the Athletic Campus. Was that separate from or duplicative of items included in the larger Athletic Campus road package? City Manager Stefanov answered that was separate. Director Ohly and Manager Christian clarified that the $300,000 was a discrete, near-term investment to establish a basic trail connection between a subdivision and the school campus as soon as possible, while the broader road improvement project was larger in scope, currently projected for 2029 to 2030, and involved full road reconstruction.

Council Member McClelland asked if the intention was to do Option 1 alongside the school district because the city wanted to or because it needed to. Deputy City Manager Joly replied it was at council's discretion, though there would be some cost savings if both organizations were on the site. Council had stated in August that they wanted the work done at the same time. Council Member McClelland understood there was an obligation between the city and the school. The school needed their fields installed by October or November of 2027 to be ready for the spring of 2028, and this proposal was an 18+ month build. Would the city want to let the school go first and then do its construction?

Council Member Kist asked and Deputy City Manager Joly confirmed the parking lots for the baseball fields on the east and west sides were part of the school's phase 1. Council Member McClelland asked and Deputy City Manager Joly answered she was unsure about the school's plans for phase 2 parking.

Council Member Wiltrout asked if the Athletic Campus was sectioned off between the city and the school, and Deputy City Manager Joly responded that the concepts were designed together. If the school wanted to advance their phase 2, they would have include parking where necessary. If the city added amenities that needed additional parking, the city would have consider the timing and possibly build it. Staff discussed phasing; it could be that one phase rolled smoothly into the next phase, and the community wouldn't know because the construction was simply ongoing. Ruscilli Construction would help determine the timing of the various construction pieces. Council Member Shull asked and Planner Saumenig answered there were 211 spaces planned for the school's phase 1.

Council Member McClelland wondered if school district would be ready to do their phase 2 by 2030. Deputy City Manager Joly was unsure. City Manager Stefanov stated the phase 2 area could be made more attractive with grading and seeding until it was ready.

Council Member Durik stated building out the city's segments would probably not provide enough parking for all the city amenities. The 2 lots north of the ballfields would be equally important. Even though there were 200 spaces, parking could still be challenging during ball games. Deputy City Manager Joly agreed the timing would likely trigger one or more of the additional parking lots to be built.

Council Member Wiltrout asked if Option 1 included pedestrian access in the road improvements. Deputy City Manager Joly responded that was being built with the school's phase 1. The $18 million for Option 1 was for a 1-mile perimeter trail loop, grading, boardwalks on southwest portion of the site, and the entry features to the 3 corners of the park. Council Member Wiltrout liked Option 2, which had more amenities.

Deputy City Manager Joly noted the price was the reality of building a New Albany-quality park. The evidence was the built product. The goal was to time Option 1 to the school district's phase 1.

Mentimeter: Please select an option for the Athletic Campus. Option 1 – 3 votes, Option 2 – 4 votes, Option 3 – no votes.

Council Member McClelland stated his vote came with caveats. Manager Christian stated these votes were just a way of capturing council feedback. There would be more opportunity to discuss these items. Council affirmed they wanted more discussion. Director Staats stated this feedback told her how much money to start with in the budget.

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City Council - Capital Projects Workshop Minutes

September 15, 2026

Village Center:
Manager Christian reviewed the Village Center slides with an estimated cost of $18.8 million for 7 projects.

Council Member Durik asked and Manager Christian said The New Albany Company owned most of the land for the proposed Rose Run 3 and 4 Parks. Some areas were already under city control or owned by the city. Rose Run development would end at Ganton Parkway. City Manager Stefanov stated the project stopped roughly at SR 161.

Cedar Brook Road Improvements:
Planner Nichols presented the Cedar Brook Road Improvement slides. Staff had undertaken two rounds of engagement - an online survey, which received 61 completed responses out of approximately 71 total households, and a public Open House, at which 56 preference worksheets were completed. The online survey found 84% of respondents were open to improvements, with only 16% wishing to leave streets as they are. Among those open to improvements, the most desired improvements were street lighting, sidewalks, and drainage improvements. At the Open House, five street improvement concepts were presented: no-build resurface, uncurbed improvements with leisure trail, uncurbed improvements with sidewalk, curbed improvements with sidewalk, and curbed improvements with trail. The Open House feedback was evenly split: 27 worksheets indicated support for some improvements, 27 indicated resurface only, and 2 indicated no preference. Of the 27 indicating support for improvements, 23 wanted a pedestrian connection, and 16 of those preferred curbed options. Separately, 11 of the 27 resurface-only respondents noted interest in drainage fixes or intersection lighting. Ceder Brook Drive was the one street with clear consensus supporting the build option. Planner Nichols reviewed the existing trail path and a proposed pedestrian/bike connection. She reviewed the proposed Cedar Brook subdivision road improvements and timing.

Council Member Shull stated that the flooding during the most recent major rainfall event had rendered Cedar Brook's primary road and only point of egress completely impassable, trapping vehicles. There had also been vehicle accidents that blocked access. He attributed the support from Cedar Brook residents for an emergency gate or other emergency vehicle access to this experience. He asked whether the traffic study could be expanded to examine the feasibility of an emergency access connection to The Enclave subdivision, noting that residents had expressed openness to this concept. Children in the neighborhood regularly used that path to walk to school, and the turnaround situation in the area was difficult for service vehicles, including snowplows. Planner Nichols agreed that the emergency access concept could readily be folded into the study scope which could also include drainage and pedestrian access.

Mayor Spalding noted that emergency bollards were a practical solution. He asked and Planner Nichols confirmed that the survey did not include sewer and water, there were around 70 homes in the subdivision, and the zoning was R-1 at a density of 1 unit per acre.

Council Member Shull stated the kids used Ceder Brook Drive and the connector around the pond to walk to school. The subdivision asked for improvement in that area. There was no turnaround on that road and drainage ditch on both sides, and so it might be beneficial to look at that section from that perspective. City Manager Stefanov agreed it was hard for work trucks, like snowplows, to turn around there.

Manager Christian stated this was the most community outreach staff had done in a single year. He introduced the 2 council questions which weren't final decisions, but feedback.

Mentimeter: Do you want to include Kitzmiller Park at $30.88M + TBD and the associated timeline? - 7 yes votes, 0 no votes.

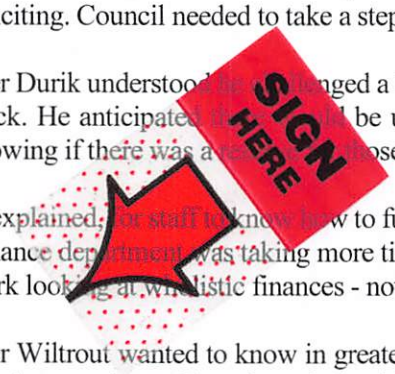
Mentimeter: Do you want to include the Athletic Campus at $67.95M and the associated timeline?- 3 yes votes, 4 no votes.

Several council members indicated their no votes were because they favored Option 2 for the Athletic Campus. City Manager Stefanov asked, if the city separated out road improvements and just showed Option 2 as the park, would the votes change? Council Member Durik agreed with separating the road project from the park project and showing the separate costs. Council Member Shull concurred. $70 million was a lot and warranted a closer look. He liked Option 2 best; but the question contained the higher amount.

Manager Christian said would staff would revise numbers for Option 2, maybe with less than full road construction. City Manager Stefanov stated staff could break the infrastructure into separate options. Staff could come back and provide 2 to 3 options for the roads and trails. This year, for the first time, the city was able to take a big swing and do several projects at the same time, but it didn't have to.

Council Member Brisk stated she would feel more comfortable when she could see the why and how of all the available funding. This was tremendous work by staff, these were transformational projects, which council wanted. She asked that staff show council why money was not an issue and break down the costs more. The projects were exciting. Council needed to take a step back and come to a decision.

Council Member Durik understood [illegible] nged a lot on dollars and decisions. Seeing everything in detail gave him sticker shock. He anticipated [illegible] be unexpected things that popped up, and he would feel more comfortable knowing if there was a [illegible] ose situations.



Director Staats explained, for staff to know how to fund projects, they needed the feedback from council on those projects. The finance department was taking more time to present the operating budget because there would be a bigger framework looking at wholistic finances - not just the NAECA charge, not just the income tax.

Council Member Wiltrout wanted to know in greater detail what council was signing up for and what resources were needed for those projects. She acknowledged that community engagement underpinned all of this and that was a credit to staff.

Council Member McClelland stated it would be nice, especially with Athletic Campus project, to better know the school's timeline. Deputy City Manager Joly concurred.

Mentimeter: Do you want to include Village Center at $18.?M and the associated timeline? - 7 yes votes.

Mentimeter: Do you want to include the Cedar Brook Road Improvements at $300K + TBD and the associated timeline? - 7 yes votes.

Staff asked if there any other options council wanted to discuss at the November budget hearing. Possibilities included sewer and water expansion and the traffic study from Hamilton to Fodor roads along SR 161.

Council Member Durik stated his concern was about growing transportation and congestion challenges as Ganton Parkway development built out, Nationwide Children's Hospital opened, and additional residential and commercial construction continued in the eastern portions of the city. He cited Hamilton Road and the SR 161/US 62/Ganton Parkway intersections as areas already showing strain. City Manager Stefanov responded that a comprehensive traffic modeling study could be funded from the operating budget in coordination with MORPC, which maintained traffic modeling resources that the city could overlay with local data. Director Ohly agreed. City Engineer Justin Wilkinson reported a conversation with E.P. Ferris staff that day about developing a traffic modeling program with the capability to be budgeted for 2027.

Council Member Brisk observed that proposed major construction activity was concentrated in 2029. Manager Christian acknowledged this was something staff was actively thinking about and committed to ensuring that construction timing impacts were minimized along key roadways to the extent possible.

ESTABLISH DATE AND TIME FOR 2028 CAPITAL PROJECTS WORKSHOP:
Council members asked and staff responded that the annual Budget Program would be on Monday, November 16 from 8:30 a.m. to 12:30 p.m.

Council and staff discussed setting a recurring date for the Capital Projects Workshop; they agreed on the second Friday in September from around noon to 4 p.m. The next Capital Project Workshop would be September 10, 2027.

OTHER BUSINESS:
NONE

ADJOURNMENT:
With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the September 15, 2026, Capital Projects Workshop at 8:40 p.m.

ATTEST:

Jennifer H. Mason, Clerk of Council | Sloan T. Spalding, Mayor | 20 OCT 26 Date

NEW ALBANY

2027 CAPITAL WORKSHOP

September 15, 2026



Order of BUSINESS

AGENDA

- Welcome
- Review Priorities
- Finance
- Annual Programs
- Break
- Existing Projects Update
- New Programs & Projects
- Council Exercise
- Adjourn



COUNCIL'S STRATEGIC PRIORITIES

Est. 2025

Village Center

Support the completion of the Village Center

Land Acquisition

Implement a proactive land acquisition strategy

Park Facilities

Create a city-specific Parks and Rec Facilities & Operation Plan

Leadership Transition

Ensure a smooth, transparent and strategic leadership change

Facilities Plan

Develop a comprehensive plan for municipal buildings and infrastructure

NEW ALBANY





CAPITAL PRIORITIES

VILLAGE CENTER

RECREATIONAL AMENTIES

MAINTAINENCE

SUSTAINABILITY





NEW ALBANY

CAPITAL FUNDING

Health & Safety – Community Assets – Transportation & Utilities - Maintenance

City Capital Funds
(i.e. Capital Imp, Park Imp, Leisure Trail Imp, Village Center Imp)

Economic Development Sources
(i.e. NAECA (IT & NCA 9.75), Grants, Oak Grove II Infrastructure, Commercial TIFs)

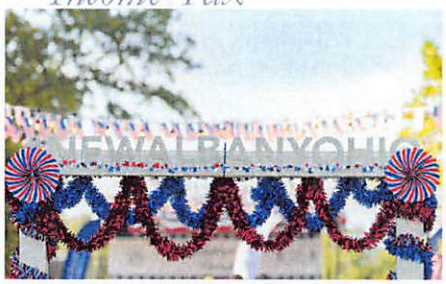
- Parks & Open Space
- Ped & Bike Connection
- Roads & Utilities
- Facilities
- Business Park Infrastructure

DISTRIBUTION OF REVENUE



DISTRIBUTION OF REVENUE

Income Tax



83.5%

GENERAL FUND

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

12%

CAPITAL IMPROVEMENT FUND

Funds provide for general capital improvement projects within New Albany.

3%

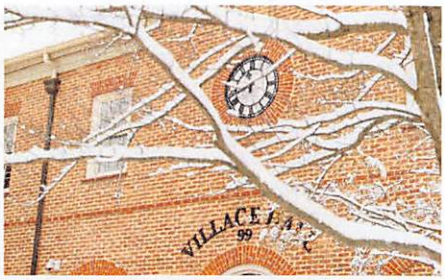
PARK IMPROVEMENT FUND

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

1.5%

VILLAGE CENTER IMPROVEMENT FUND

Funds provide for general capital improvement projects within New Albany Village Center.



NEW ALBANY

Fiscal outlook: income tax

Net profit

01 Strong growth since 2020, which has allowed for increased revenue into the General Fund.

02 2027–2031 budgeted for conservative growth.

Individual

01 Volatile year to year, no consistent underlying trend.

02 2027–2031 budgets large filers at their normal level, with modest and consistent growth

Withholding

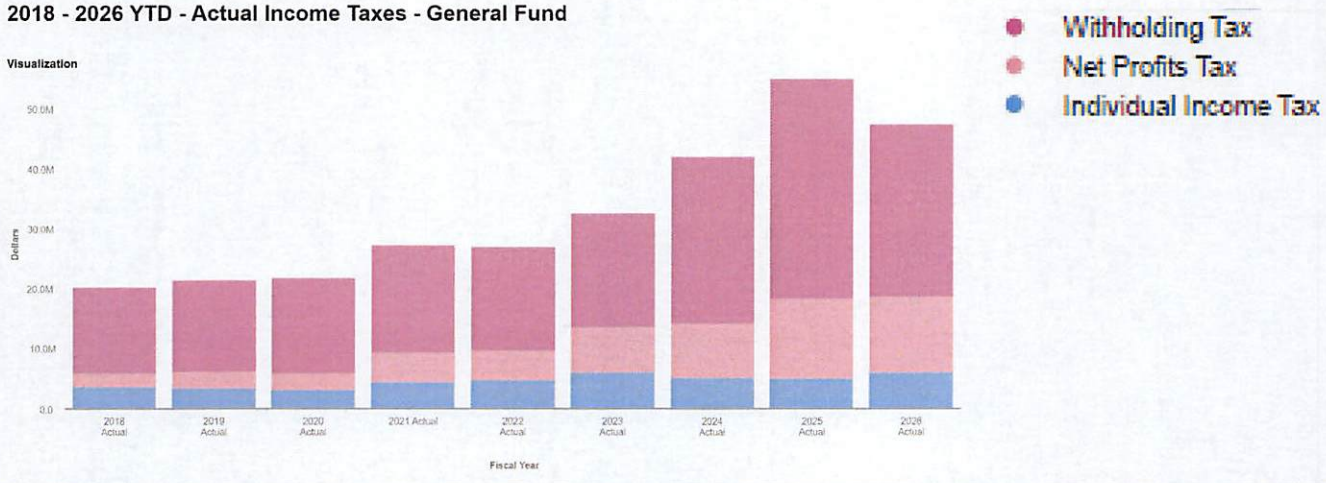
01 2026: construction withholding keeps growing and is now a substantial share of General Fund withholding.

02 2027: a moderate increase, to be refined during Operating Budget preparation.

03 2027 to 2031: regular and construction projected separately.

2018 - 2026 YTD - Actual Income Taxes - General Fund

Visualization



	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Actual
Withholding Tax	$ 14,326,931	$ 15,280,373	$ 15,949,969	$ 18,015,689	$ 17,399,621	$ 19,111,206	$ 27,929,213	$ 36,563,286	$ 28,717,896
Net Profits Tax	2,322,568	2,802,471	2,907,263	4,892,744	4,944,863	7,609,021	8,987,914	13,166,891	12,685,940
Individual Income Tax	3,678,054	3,443,993	3,108,484	4,482,032	4,811,872	6,054,015	5,238,144	5,163,414	6,029,297
Total	$ 20,327,553	$ 21,526,836	$ 21,965,716	$ 27,390,466	$ 27,156,356	$ 32,774,242	$ 42,155,271	$ 54,893,590	$ 47,433,133

Data filtered by Income Taxes, Funds and exported on September 3, 2025. Created with OpenGov

OpenGov

Annual programs primarily funded by income tax revenue

EXISTING CITYWIDE PROGRAMS

01
Annual Street Paving/Maintenance

02
Traffic Calming Implementation Design & Construction

03
Sidewalk Replacement Program

04
Trail Gaps/PTAB Priorities Trail Extension

05
Trail Improvements/Maintenance

06
Facility Parking/Drive Maintenance

Looking to 2027: annual programs

EXISTING CITYWIDE PROGRAMS

01 Annual Street Paving/Maintenance $4,000,000	02 Traffic Calming Implementation Design & Construction $500,000	03 Sidewalk Replacement Program $200,000
04 Trail Gaps/PTAB Priorities Trail Extension +$300,000 FROM 2026 $600,000	05 Trail Improvements/Maintenance $300,000	06 Facility Parking/Drive Maintenance +$350,000 FROM 2026 $550,000

PROPOSED FOR 2027

Land Acquisition Program

PROPOSED NEW ANNUAL PROGRAM

$5,800,000

INITIAL SEED FUNDING

COUNCIL EXERCISE- ANNUAL PROGRAMS

- Council Exercise

COUNCIL'S STRATEGIC PRIORITIES

Est. 2025

Village Center
Support the completion of the Village Center

Land Acquisition
Implement a proactive land acquisition strategy

Park Facilities
Create a city-specific Parks and Rec Facilities & Operation Plan

Leadership Transition
Ensure a smooth, transparent and strategic leadership change

Facilities Plan
Develop a comprehensive plan for municipal buildings and infrastructure

PURPOSE AND DESIRED OUTCOME

- Developing a formal land acquisition process is one of City Council's strategic priorities.
- Establishing a consistent framework for evaluating potential land acquisitions would create a repeatable process from parcel identification through Council action and post-acquisition management.

Land Acquisition
Implement a proactive land acquisition strategy

STAFF'S APPROACH



WHY AND HOW CITIES ACQUIRE LAND

Why:

- Infrastructure and utility improvements
- Parks, trails, recreation, and open space
- Public facilities and civic uses
- Environmental protection and stormwater management
- Economic development and redevelopment
- Growth management, community character, and long-term flexibility

Potential Funding Sources:

- General Fund or Capital Improvement Program funds
- General obligation bonds or notes
- Tax increment financing revenues, where eligible
- Parks, trails, conservation, open space, and recreation grants
- Transportation, right-of-way, and infrastructure funding
- Utility or enterprise funds for utility-related acquisitions
- Developer contributions, dedications, agreements, and partnerships

GUIDING PRINCIPALS - OHIO REVISED CODE

Intentional
Tie acquisitions to identified City Council goals.

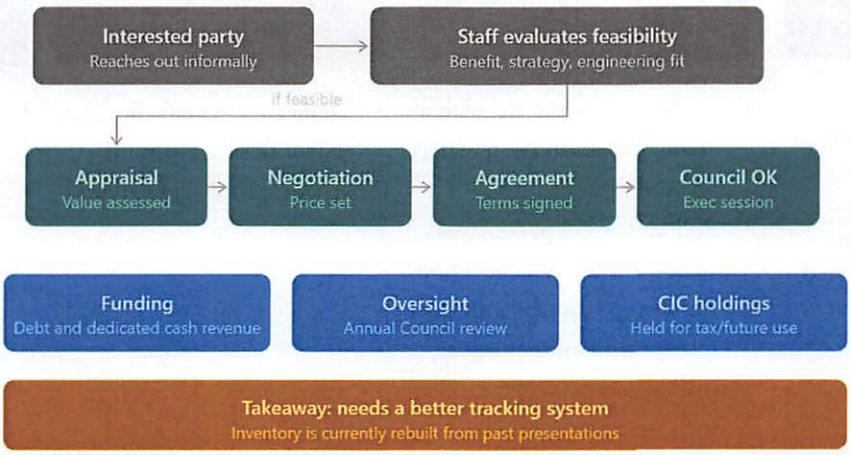
Transparent
Use a consistent internal review process while protecting negotiation strategy.

Legally Supportable
Confirm authority, public purpose, and procedural requirements.

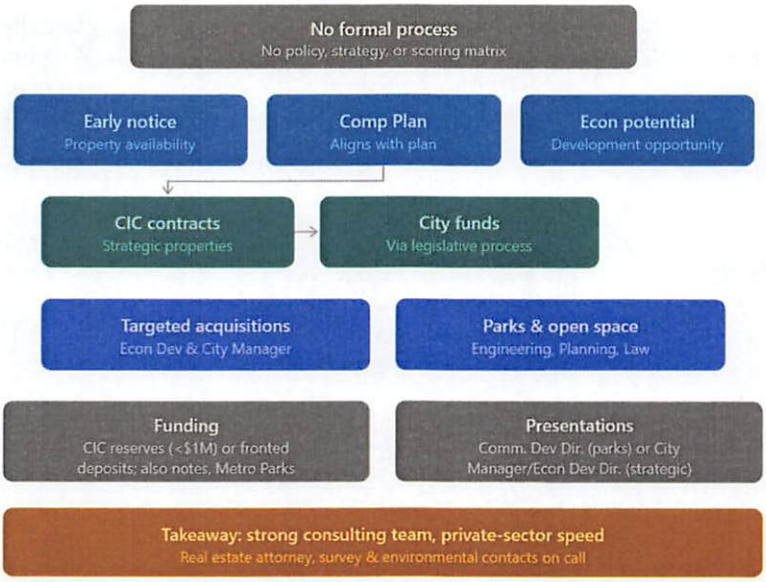
Fiscally Responsible
Evaluate acquisition cost, funding source, and long-term maintenance.

Plan-Aligned
Connect to The Engage New Albany Strategic Plan, other adopted plans, CIP priorities, infrastructure, and community character.

PEER COMMUNITY RESEARCH - DUBLIN



PEER COMMUNITY RESEARCH - HILLIARD



RECOMMENDED APPROACH

Adopt Voluntary Acquisition as Best Practice

- Use voluntary acquisition as the preferred method
- Reserve appropriation/eminent domain for clearly defined public improvements or legally necessary public uses.

Establish a Standardized Acquisition Process, Including a Decision Matrix

- Evaluate acquisitions with a standardized decision matrix (if applicable)
- Require interdepartmental review for major acquisitions
- Present to Council with clear recommendation: purpose, plan alignment, cost, funding, risks, next steps

Establish an Allocated Land Acquisition Fund in the CIP

- Dedicate a specific line item within the CIP to fund strategic land acquisitions

Provide an Annual Presentation to City Council

- Maintain an internal watch list of strategic parcels
- Review acquisition priorities as part of capital improvement and long-range planning

NEW ALBANY
COMMUNITY CONNECTS US

Table 2: Sample Parcel Review Workflow

Step	Action	Lead/Participants	Output
1	Identify parcel; city identified land or seller approaches	Administration, Public Service, Planning, Engineering, Economic Development	Parcel candidate
2	Preliminary screen & apply decision matrix	Relevant Staff	Initial recommendation, Priority score
3	Review internally	Senior staff	Direction to proceed or stop
4	Define negotiation strategy	Administration, Finance, legal counsel	Negotiation parameters
5	Conduct due diligence	Relevant staff, consultants, legal counsel	Appraisal, title, survey, environmental review
6	Council review in executive session	City Council	Pre-authorization
7	Identify funding	Finance and lead department	Funding plan
8	Prepare recommendation	Lead department	Staff memo
9	Senior staff review	Administration	Final recommendation
10	Council action	City Council	Authorization
11	Close transaction	Finance, legal counsel, title company	Deed/easement recorded
12	Manage property	Assigned department	Maintenance and implementation plan

Note: Step 1, Identify parcel, includes identifying the relevant staff and lead department

NEW ALBANY
COMMUNITY CONNECTS US

Table 3: Land Acquisition Priority Scoring Criteria

Criterion	Policy Connection	Scoring Guidance	Yes (2)	Maybe (1)	No (0)	Score
Alignment with Council priorities	Council priorities	Does the parcel clearly align with current Council priorities?	☐	☐	☐	___
Long-range plan consistency	Engage New Albany Strategic Plan / area plans	Does the parcel implement or support recommendations in adopted plans?	☐	☐	☐	___
Strategic land use value	Future land use, growth management, community character	Does the parcel support the desired land use pattern, growth management, or community character?	☐	☐	☐	___
Infrastructure value	CIP, transportation, utilities, stormwater	Does the parcel support or address a need for public infrastructure?	☐	☐	☐	___
Parks/open space/recreation value	Parks, trails, open space, environmental goals	Does the parcel provide public access, connectivity, preservation, or recreation value?	☐	☐	☐	___
Economic development value	Business Park, employment, tax base, redevelopment	Does the parcel provide job creation, site readiness, tax-base, or redevelopment potential?	☐	☐	☐	___
Environmental/conservation value	Sustainability, watershed, floodplain, natural resources	Does the parcel provide environmental, conservation, sustainability, watershed, or hazard-mitigation value?	☐	☐	☐	___
Public facility/operations value	Municipal operations, safety, service delivery	Does the parcel address an operational, public facility, safety, or service-delivery need?	☐	☐	☐	___
Opportunity/timing/urgency	Urgent need, market availability	Does the parcel address an urgent need or provide a timely acquisition opportunity?	☐	☐	☐	___
Cost/funding feasibility	Fiscal stewardship, available funds, grant eligibility	Is the acquisition financially feasible based on available funds, affordability, or potential grants?	☐	☐	☐	___
Site feasibility/constraints	Legal, title, environmental, access, infrastructure	Can the parcel reasonably be acquired and developed/used without significant legal, environmental, access, or infrastructure constraints?	☐	☐	☐	___
Long-term maintenance impact	Fiscal sustainability and operations	Would the parcel have a manageable long-term maintenance and operational burden?	☐	☐	☐	___

Scoring Definitions

Yes (2 points): The parcel clearly meets or strongly supports the criterion.

Maybe (1 point): The parcel partially meets the criterion, or additional information is needed to determine whether it does.

No (0 points): The parcel does not meet or meaningfully support the criterion.

NEW ALBANY
COMMUNITY CONNECTS US

Table 4: Priority Level Based on Total Score

Total Score	Priority Level	Recommended Action
16–24	**High Priority**	Advance to due diligence, funding strategy, and Council consideration.
0–15	**Low Priority**	Monitor, revisit if circumstances change, or do not pursue at this time.

Note: These tables are intended to guide internal review and discussion. They do not replace legal review, financial analysis, Administration direction, or City Council authorization where required.

Maximum score: 24 points

Example: Former Discover Site/Athletic Campus

Score: 21

NEW ALBANY
COMMUNITY CONNECTS US

Table 4: Priority Level Based on Total Score

Total Score	Priority Level	Recommended Action
16–24	**High Priority**	Advance to due diligence, funding strategy, and Council consideration.
0–15	**Low Priority**	Monitor, revisit if circumstances change, or do not pursue at this time.

Note: These tables are intended to guide internal review and discussion. They do not replace legal review, financial analysis, Administration direction, or City Council authorization where required.

Maximum score: 24 points

- **Council Priorities:** Supports Parks & Open Space by creating an opportunity for a future park.
- **Plan Consistency:** Aligns with Engage New Albany, Parks Framework, Leisure Trail, and Bike New Albany plans.
- **Land Use Value:** Preserves strategic land for public open space, complementing future development.
- **Infrastructure Value:** Potential to improve trail, bike, and transportation connectivity; supports stormwater benefits.
- **Parks/Recreation Value:** Directly expands future park and recreation opportunities.
- **Economic Value:** Reuses a vacant site and supports property values, tax base, and business attraction.
- **Environmental Value:** Score based on sensitive resources or mitigation needs.
- **Public Operations:** Supports parks and recreation service delivery.
- **Opportunity:** Fulfills a need, provides opportunity,
- **Funding:** Potential use of remaining available funds.
- **Site Feasibility:** No known constraints.
- **Maintenance:** Score based on level of long-term upkeep required.

RECOMMENDED APPROACH

Adopt Voluntary Acquisition as Best Practice

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- Evaluate acquisitions with a standardized decision matrix (if applicable)
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Establish an Allocated Land Acquisition Fund in the CIP

- Dedicate a specific line item within the CIP to fund strategic land acquisitions

Provide an Annual Presentation to City Council

- Maintain an internal watch list of strategic parcels
- Review acquisition priorities as part of capital improvement and long-range planning

LOOKING TO 2027

MUNICIPAL LAND ACQUISITION FUND

- Purpose - Provide ongoing, predictable funding for land acquisition in support of municipal services and council strategic priorities.
- Income Tax - 0.5% Allocation
  - Approximately $400,000 annually
- $5.8M initial seed money
  - 2026 Construction Income Tax - **> $15M YTD**
- Acquisition of real property for municipal purposes
  - Parks, open space, greenways
  - Municipal buildings
    - *Public safety facilities*
    - *Service facilities*
  - Land for public rights-of-way, easements, etc.
  - Land acquired to preserve for future municipal use



COUNCIL EXERCISE- LAND ACQUSITION FUND

- Council Exercise

BREAK



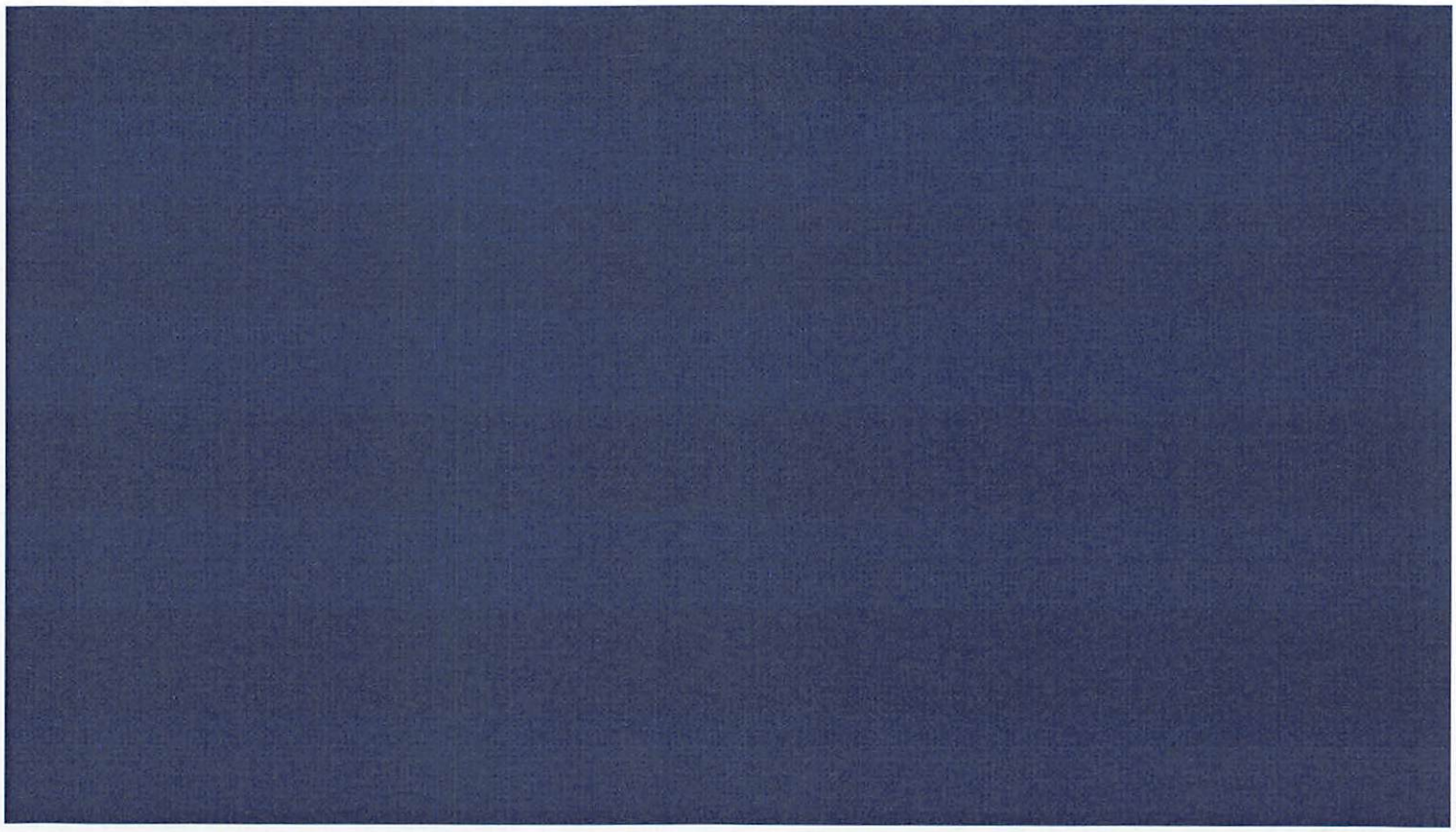
New Albany East Community Authority Charge

The **New Albany East Community Authority Charge** is a 9.75 mill charge levied on property within a new community district to finance the development and maintenance of community facilities. The charge is typically based on the assessed valuation of the property. The charge is used to cover costs associated with infrastructure improvements, such as streets, parks, and public buildings.

CHARGE

9.75

MILL



SECTION 01 · WORKSHOP OVERVIEW

Proposed spending by year

PROGRAM	2027	2028	2029	2030
Kitzmiller Wetland Park	$80,000	$800,000	$30M + TBD	—
Athletic Campus	$58.05M	$200,000	$3.4M	$6.3M
Village Center	$8.2M	$450,000	$5.95M	$4.1M
Cedar Brook Road Improvements	$300,000	TBD	—	—
Total by Year	**$66.63M**	**$1.45M + TBD**	**$39.35M + TBD**	**$10.4M**

Kitzmiller pedestrian access construction and Cedar Brook design and construction costs are to be determined at a later date as additional studies are necessary before determining final costs.

Kitzmiller Wetland Park

BACKGROUND

Kitzmiller Wetland Park is the third destination park in the city's long-term plans, on land acquired more than a decade ago between Kitzmiller Road and US-62. Public engagement for the concept design included a community open house, an online survey, and a focus group with Senior Connections. Feedback strongly favors passive programming and natural spaces, spontaneous and intimate ways to experience nature, and leisure trail and sidewalk connections to nearby neighborhoods.

PROGRAM TOTAL

$30.88M + TBD

Proposed items; $500,000 concept plan complete

COUNCIL PRIORITY

Park Facilities

ENABLING PROJECTS

6

1 complete, 5 proposed

PROPOSED PROGRAM

The proposed program would fund design and construction of Kitzmiller Wetland Park between 2028 and 2029, and the pedestrian access work (study, design, and construction) across 2027 through 2029.

WHERE WE ARE TODAY

The concept plan is complete. The remaining work is grouped in the table and moves as one program rather than five separate requests.

ENABLING PROJECTS

ENABLING PROJECT	PHASE	COST	STATUS	YEAR
Concept Plan	Planning	$500,000	Complete	2026
Pedestrian Access Study	Study	$80,000	Proposed	2027
Design	Design	$500,000	Proposed	2028
Pedestrian Access Design	Design	$300,000	Proposed	2028
Construction	Construction	$30,000,000	Proposed	2029
Pedestrian Access Construction	Construction	TBD*	Proposed	2029
Total proposed items		**$30,880,000 + TBD**		

*Pedestrian access construction costs are pending completion of the access study. Total excludes the completed $500,000 concept plan.





KITZMILLER WETLAND PARK PROGRAM STRUCTURE

Park Facilities
Council strategic priority

Kitzmiller Wetland Park
$30.88M + TBD
proposed · $500k complete

- Concept Plan · $500k — Complete
- Pedestrian Access Study · $80k — 2027
- Park Design · $500k — 2028
- Pedestrian Access - Design · $300k — 2028
- Park Construction · $30M — 2029
- Pedestrian Access - Construction · TBD — 2029

Complete · Proposed

Athletic Campus

BACKGROUND

This program will support the community and the school district for years to come. The City has purchased the former Discover Financial Services site at 6500 New Albany Road E. and has leased a portion of the site that will be developed by the New Albany-Plain Local School District (NAPLS) while preserving some of the land as public open space and parkland. The strategic acquisition of this 49.4-acre property marks a collaborative effort to protect the future of the school campus while expanding athletic opportunities for students and more recreational amenities for the entire community.

PROGRAM TOTAL

$67.95M

COUNCIL PRIORITY

Park Facilities

ENABLING PROJECTS

10

3 complete, 7 proposed

PHASING OPTIONS

The concept plan is complete. Tonight staff will present three cumulative phasing options for the Athletic Campus Park, each adding amenities to the one before it, with costs for each option. Option 2 is the staff recommendation.

DIRECTION REQUESTED

Staff is asking Council to select one option at this workshop. Clear direction on which option to advance allows staff to finalize scope, cost, and schedule for the 2027 capital budget.

ENABLING PROJECTS

ENABLING PROJECT	PHASE	COST	STATUS	YEAR
S.R. 605 Corridor Concept Plan	Planning	$38,500	Complete	2026
Miller to Hamlet Streetscape Concept Plan	Planning	$43,500	Complete	2026
Concept Plan	Planning	$65,000	Complete	2026
Design & Construction	Design/Const	$50,000,000	Proposed	2027
161 Bridge Study	Study	$50,000	Proposed	2027
SR 605 Summersweet to Central College	Construction	$8,000,000	Proposed	2027
Miller to Hamlet North Segment	Design	$200,000	Proposed	2028
Miller to Hamlet North Segment	Construction	$2,200,000	Proposed	2029
SR 605 Summersweet to Walnut	Design	$1,200,000	Proposed	2029
SR 605 Summersweet to Walnut	Construction	$6,300,000	Proposed	2030
Total proposed items		**$67,950,000**		

ATHLETIC CAMPUS



COUNCIL EXERCISE- ATHLETIC CAMPUS

- Council Exercise

NEW ALBANY

ATHLETIC CAMPUS PROGRAM STRUCTURE

Park Facilities
Council strategic priority

Athletic Campus
$67.95M
proposed · $147k complete

S.R. 605 Corridor Concept Plan · $38,500	Complete
Athletic Campus Concept Plan · $65k	Complete
Miller to Hamlet Streetscape Concept Plan · $43,500	Complete
161 Bridge Study · $50k	2027
Design & Construction · $50M HIGH-LEVEL ESTIMATE	2027
Summersweet to Central College - Constr. · $8M	2027
Miller to Hamlet North Segment - Design · $200k	2028
Summersweet to Walnut - Design · $1.2M	2029
Miller to Hamlet North Segment - Constr. · $2.2M	2029
Summersweet to Walnut - Construction · $6.3M	2030

Complete · Proposed · High-level estimate

Village Center

BACKGROUND

Private development within the Village Center continues to increase, with additional projects approved and started in 2026 and more expected in the future. For that growth to continue, public infrastructure needs to stay ahead of it.

PROGRAM TOTAL

$18.7M

COUNCIL PRIORITY

Village Center

ENABLING PROJECTS

7

7 proposed

PROPOSED PROGRAM

The proposed program groups seven enabling projects around four goals: increase street connectivity, provide additional on-street parking, improve existing roads to keep traffic flowing, and continue studying park amenities along the Rose Run corridor. Each project supports existing and future private development while maintaining the character of the district.

WHERE WE ARE TODAY

The seven proposed projects are grouped here as one program rather than seven separate requests.

ENABLING PROJECTS

ENABLING PROJECT	PHASE	COST	STATUS	YEAR
Rose Run III & IV Concept Plan	Planning	$200,000	Proposed	2027
SR-605 Miller to Hamlet South Segment	Design/Const	$5,000,000	Proposed	2027
Swickard Woods Boulevard	Construction	$3,000,000	Proposed	2027
Miller Ave Extension to Edge Hill East	Design	$450,000	Proposed	2028
Second Street (Founders to Miller Avenue)	Design	$250,000	Proposed	2029
Miller Ave Extension to Edge Hill East	Construction	$5,700,000	Proposed	2029
Second Street (Founders to Miller Avenue)	Construction	$4,100,000	Proposed	2030
Total proposed items		**$18,700,000**		

Program map and key



Locations of the five enabling projects within the Village Center district. Numbered markers correspond to the key.

KEY

1. Rose Run III & IV Concept Plan
2. SR-605 Miller to Hamlet South Segment
3. Swickard Woods Boulevard (school district campus, off map)
4. Miller Ave Extension to Edge Hill East
5. Second Street (Founders to Miller Avenue)

VILLAGE CENTER PROGRAM STRUCTURE

Village Center
Council strategic priority

Village Center
$18.7M
proposed

Rose Run III & IV Concept Design · $200k	2027
Swickard Woods Blvd - Construction · $3M	2027
Miller to Hamlet South Segment - D&C · $5M	2027
Miller Ave. to Edge Hill East - Design · $450k	2028
2nd St. Founders to Miller - Design · $250k	2029
Miller Ave. to Edge Hill East - Constr. · $5.7M	2029
2nd St. Founders to Miller - Constr. · $4.1M	2030

Complete Proposed

SECTION 05 · CEDAR BROOK ROAD IMPROVEMENTS

Cedar Brook Road Improvements

CAPITAL WORKSHOP
SEPTEMBER 15, 2026

BACKGROUND

The City of New Albany spent 2026 exploring resident interest in potential streetscape or roadway improvements within Cedar Brook subdivision. Exploration included two rounds of public engagement with residents: an online survey, then a public open house. The survey data and open house feedback have shaped staff recommendations for potential future projects related to Cedar Brook improvements.

PROGRAM TOTAL
$300k+
Design and construction pending the study

COUNCIL PRIORITY
Maintenance

ENABLING PROJECTS
3
1 complete, 2 proposed

PROPOSED PROGRAM

The proposed program would fund a Stormwater/Drainage & Pedestrian Connectivity Study in 2027, and the design and construction of potential improvements derived from the study in 2028.

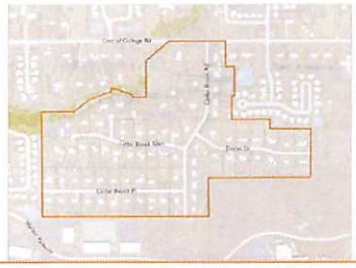
WHERE WE ARE TODAY

The concept plan is complete. The remaining work is grouped in the table and moves as one program.

ENABLING PROJECTS

ENABLING PROJECT	PHASE	COST	STATUS	YEAR
Cedar Brook Subdivision Concept Plan / Public Engagement	Planning	$38,500	Complete	2026
Stormwater/Drainage & Pedestrian Connectivity Study	Study	$300,000	Proposed	2027
Subdivision Streetscape Improvements	Design & Construction	TBD*	Proposed	2028
Total proposed items		**$300,000+**		

*Design and construction costs are pending completion of the stormwater/drainage & pedestrian connectivity study.



How we engaged residents

The city reached out to Cedar Brook residents twice. The first round asked whether residents wanted improvements at all and which ones. The second round put five specific street concepts in front of them and asked which they preferred.

ROUND 1 · SPRING ONLINE SURVEY

61 responses

An online survey gauged interest in future roadway improvements and asked residents to name the improvements they most wanted to see.



ROUND 2 · PUBLIC OPEN HOUSE, AUGUST 31

56 worksheets

About 45 households attended an open house held on the survey results. Residents reviewed five concepts and marked a preference on a worksheet.





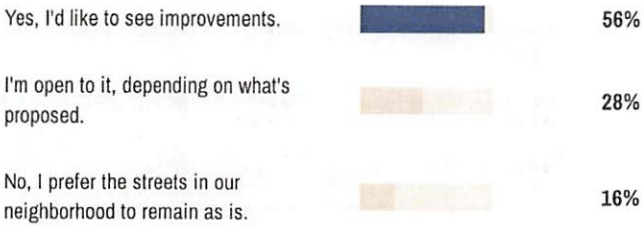


Open house held with Public Service. Project lead: Chelsea Nichols. Consultant: MKSK.

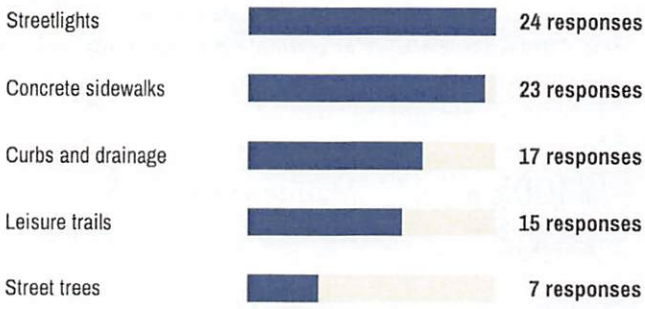
Round 1: what the survey found

Sixty-one residents answered the spring survey. A majority were open to improvements, and streetlights, sidewalks, and drainage were the improvements named most often.

INTEREST IN IMPROVEMENTS (RESPONDENTS = 61)



TOP REQUESTS (RESPONDENTS = 39)



Eighty-four percent of respondents said yes or were open to it. Only 16 percent wanted the streets left as they are.

Concepts shown at the open house

PROPOSED STREET CONCEPTS

Please use the back of your worksheet to provide feedback on the proposed concepts below.

	Typical Street Section	Concept Name	Pros	Cons	Other Considerations
A		**No-Build, Resurfaced Pavement Only**	• No disturbance or visual impact to existing front yards	• Does not address pedestrian safety concerns noted by residents • Does not integrate Cedar Brook streets into New Albany's neighborhood street character • No established pedestrian or bike connection	• No potential impact to County property assessments brought on by street improvements
B		**Un-curbed Improvements with Leisure Trails**	• Consistent leisure trail connection tied into Central College Road • Safety and lighting improvements • 2' Shoulder allows for future curbing	• Will impact existing front yards within the right-of-way • Temporary disruptions due to construction • Residents will be required to maintain/repair their portion of the leisure trail	• Lower infrastructure cost for the city due to uncurbed improvements • Streetscape elements like sidewalks and leisure trails are one of many potential variables accounted for in future county property assessments
C		**Un-curbed Improvements with Sidewalks**	• Sidewalks take up less space, more room to handle stormwater • Safety and lighting improvements • 2' Shoulder allows for future curbing	• Will impact existing front yards within the right-of-way • Temporary disruptions due to construction • Residents will be required to maintain/repair their portion of the sidewalk	• Lower infrastructure cost for the city due to uncurbed improvements • Streetscape elements like sidewalks and leisure trails are one of many potential variables accounted for in future county property assessments
D		**Curbed Improvements with Sidewalks**	• Curbed streets allow for less R/W needed for paved surfaces and stormwater management, which has less visible impact to front yards • Consistent tree planting, may also help calm down vehicular behavior • Pedestrian safety and lighting improvements	• Will impact existing front yards within the right-of-way • Temporary disruptions due to construction • Residents will be required to maintain/repair their portion of the sidewalk	• Higher infrastructure cost for the city due to curbed improvements and new stormwater utilities • Streetscape elements like sidewalks and leisure trails are one of many potential variables accounted for in future county property assessments
E		**Curbed Improvements with Leisure Trails**	• Curbed streets allow for less R/W needed for paved surfaces and stormwater management, which has less visible impact to front yards • Consistent tree planting, may also help calm down vehicular behavior • Pedestrian safety and lighting improvements	• Will impact existing front yards within the right-of-way • Temporary disruptions due to construction • Residents will be required to maintain/repair their portion of the leisure trail	• Higher infrastructure cost for the city due to curbed improvements and new stormwater utilities • Streetscape elements like sidewalks and leisure trails are one of many potential variables accounted for in future county property assessments

FIVE CONCEPTS, A THROUGH E

- **A** No-build, resurfaced pavement only
- **B** Un-curbed, with leisure trails
- **C** Un-curbed, with sidewalks
- **D** Curbed, with sidewalks
- **E** Curbed, with leisure trails

Each concept was shown with a typical street section, pros, cons, and other considerations, including cost to the city, impact to front yards, and resident maintenance of sidewalks or trails.

Street concepts by MKSK.

Round 2: what the open house found

SOME IMPROVEMENT
27 sheets · 48%

RESURFACE ONLY
27 sheets · 48%

NO PREFERENCE
2 sheets · 4%

Preferences landed evenly. Residents did not reject improvements; the neighborhood was divided on how far to go. All 23 residents who picked a concept wanted a pedestrian facility, and 17 of the 23 wanted it curbed. Separately, 11 of the 27 resurface-only sheets also asked for drainage fixes or intersection lights.

CONCEPT PICKED

Curbed, with sidewalks	10
Curbed, with trails	7
Hybrid, written in	4
Uncurbed, with trails	3
Uncurbed, with sidewalks	3

PREFERENCE BY HOME ADDRESS

Cedar Brook Drive	8 of 8
Cedar Brook Glen	5 of 10
Doran Drive	6 of 14
Cedar Brook Place	4 of 14

Support for improvements drops with distance from Cedar Brook Drive, the main collector street.

WHAT CHANGED AFTER SEEING CONCEPTS

- No-build support grew
- Crosswalk requested at Central College Road
- Interest in trail or sidewalk on one side of Cedar Brook Drive
- Cost and assessment concerns grew
- Concerns about snow removal and repair liability on property owners for pedestrian infrastructure
- Desire to bury power lines
- Preference for a neighborhood entry sign

WHAT WE HEARD IN BOTH ROUNDS

- No new road connections
- Drainage improvements are widely preferred
- Streetlights preferred at intersections only
- Curbed streets strongly preferred over uncurbed streets
- Sidewalks slightly preferred over trails
- No new street trees

The case for funding now

01 **Repaving was uncontested.** Streetlights were the top Round 1 request, 24 of 39 responses, and both rounds point to lights at intersections only. No sidewalks, trails, or new street trees on the side streets.

02 **Stormwater was the only ask shared by both halves**, including 11 of the 27 resurface-only sheets. A drainage study would determine where curbs are needed to carry the drainage improvements. Every resident who wanted improvements wanted a pedestrian facility somewhere; the disagreement was over form, not need. Studying drainage and pedestrian connectivity together keeps curb placement and walkway adjustment on one schedule.

03 **Cedar Brook Drive is one street with clear consensus.** All eight Cedar Brook Drive residents that participated chose a build option. It is the primary road connecting every other street to Central College Road, the only way in or out, and it carries the neighborhood bus stop. Pedestrian facilities there advance the same goal as the top-prioritized project from the TAPASAG special committee's 2023 charrette and a short-term priority in the US-62 Interchange Focus Area Plan: better pedestrian connectivity between Central College Road and Walton Parkway.

WHERE RESIDENTS LANDED

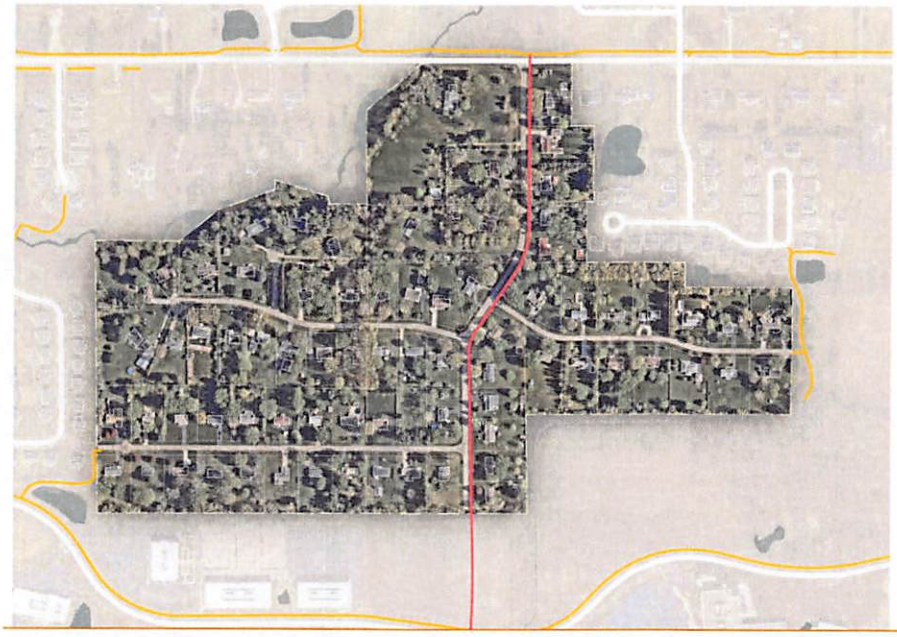
Residents were split down the middle on how far to take the improvements. Everyone agreed on the basics: fix the drainage, no new road connections, and lights at intersections only. About half wanted more than repaving, but that half never landed on one clear roadway concept. What they did share is that every concept picked included a sidewalk or a trail.

PROPOSED BY YEAR

$300,000
2027 · Stormwater/drainage & pedestrian connectivity study

TBD
2028 · Design and construction

Subdivision context map



Cedar Brook Drive is the only way in or out of the subdivision and connects every other street to Central College Road. A pedestrian connection along it would tie into the existing leisure trail network north of Central College Road and toward Walton Parkway.

Existing leisure trail network

Proposed pedestrian/bike connection

Context map by MKSK

CEDARBROOK ROAD IMPROVEMENTS PROGRAM STRUCTURE

Maintenance
Council capital priority

Cedarbrook Road Improvements
$300k + TBD
proposed · $38.5k complete

Cedarbrook Subdivision Concept Plan · $38,500	Complete
Stormwater/Drainage & Pedestrian Connectivity Study · $300k	2027
Subdivision Streetscape Imp. - D&C · TBD	2028

Complete · Proposed

LOOKING TO 2027 AND BEYOND

PROGRAM STRUCTURE

Park Facilities
Council strategic priority

Kitzmiller Wetland Park
$30.88M + TBD
proposed · $500k complete

Concept Plan · $500k	
Pedestrian Access Study · $80k	2027
Park Design · $500k	2028
Pedestrian Access - Design · $300k	2028
Park Construction · $30M	2029
Pedestrian Access - Construction · TBD	2029

Athletic Campus
$67.95M
proposed · $147k complete

S.R. 605 Corridor Concept Plan · $38,500	
Miller to Hamlet Streetscape Concept Plan · $43,500	
Athletic Campus Concept Plan · $65k	
Design & Construction · $50M (HIGH LEVEL ESTIMATE)	2027
161 Bridge Study · $50k	2027
Summersweet to Central College - Constr. · $8M	2027
Miller to Hamlet North Segment - Design · $200k	2028
Miller to Hamlet North Segment - Constr. · $2.2M	2029
Summersweet to Walnut - Design · $1.2M	2029
Summersweet to Walnut - Construction · $6.3M	2030

Village Center
Council strategic priority

Village Center
$18.7M
proposed

Rose Run III & IV Concept Design · $200k	2027
Miller to Hamlet South Segment - D&C · $5M	2027
Swickard Woods Blvd - Construction · $3M	2027
Miller Ave. to Edge Hill East - Design · $450k	2028
2nd St. Founders to Miller - Design · $250k	2029
Miller Ave. to Edge Hill East - Constr. · $5.7M	2029
2nd St. Founders to Miller - Constr. · $4.1M	2030

Maintenance
Council capital priority

Cedarbrook Road Improvements
$300k + TBD
proposed · $38.5k complete

Cedarbrook Subdivision Concept Plan · $38,500	
Stormwater/Drainage & Pedestrian Connectivity Study · $300k	2027
Subdivision Streetscape Imp. - D&C · TBD	2028

Complete · Proposed · High-level estimate

COUNCIL EXERCISE- PROPOSED PROGRAMS

- Council Exercise

COUNCIL EXERCISE- OTHER TOPICS FOR NOVEMBER

- Council Exercise

NEW ALBANY

COMMUNITY CONNECTS US

NewAlbanyOhio.org

KITZMILLER PARK DESIGN UPDATE

MKSK

September 15 - 2026

EXISTING CONDITIONS



EXISTING CONDITIONS



KEY CONSIDERATIONS

1. ECOLOGICAL HEALTH REQUIRES REMEDIATION DUE TO INVASIVE PLANT DOMINANCE

HISTORICAL SATELLITE



1995



2002

MKSK

September - 2026

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

MKSK

September - 2026

KEY CONSIDERATIONS

1. ECOLOGICAL HEALTH REQUIRES REMEDIATION DUE TO INVASIVE PLANT DOMINANCE

2. COMMUNITY FEEDBACK STRONGLY FAVORS PASSIVE PROGRAMMING AND NATURAL SPACES.

PASSIVE PLACEMAKING





SENIOR CONNECTIONS AND CITY COUNCIL - FEEDBACK

Kitzmiller Park passive placemaking — Senior Connections preference tally

Ten sheets returned. Everyone circled or boxed what they liked; nobody ranked or rejected anything. Sorted by total support.

● Circled as a personal favorite ● Circled ○ Covered by a "like it all" note · No mark

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	Yes
Porch swings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	10
Education	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	10
Hammock grove	✓		✓	✓	✓	✓	✓	✓		✓	8
Water interaction	✓	✓	✓		✓	✓	✓	✓		✓	8
Sculptures	✓	✓	✓		✓	✓	✓	✓		✓	8
Places of rest	✓	✓	✓	✓	✓	✓	✓	✓			8
Reading room	✓		✓		✓	✓	✓	✓			6
Interactive elements		✓	✓	✓	✓	✓		✓			6
Boardwalks		✓				✓		✓		✓	5
Platforms		✓			✓	✓		✓		✓	5
Play features					✓	✓		✓	✓	✓	5
Poetry walk	✓	✓			✓	✓		✓			5
Communal tables	✓					✓		✓	✓		4
Vertical elements					✓	✓		✓			3

Sheets: all ten circled or boxed their favorites; none ranked and none rejected anything. #6 wrote "All!" and circled porch swings, poetry walk, and vertical elements as standouts. #8 wrote "I like it all!" and drew a loop around the entire board. #1 signed off with "Thanks."
Reading a cell: a blank means no mark, which is no opinion recorded, not a no.

Kitzmiller Park passive placemaking — council preference tally

Eight sheets returned from the August 4, 2026 council work session. Sorted by total support.

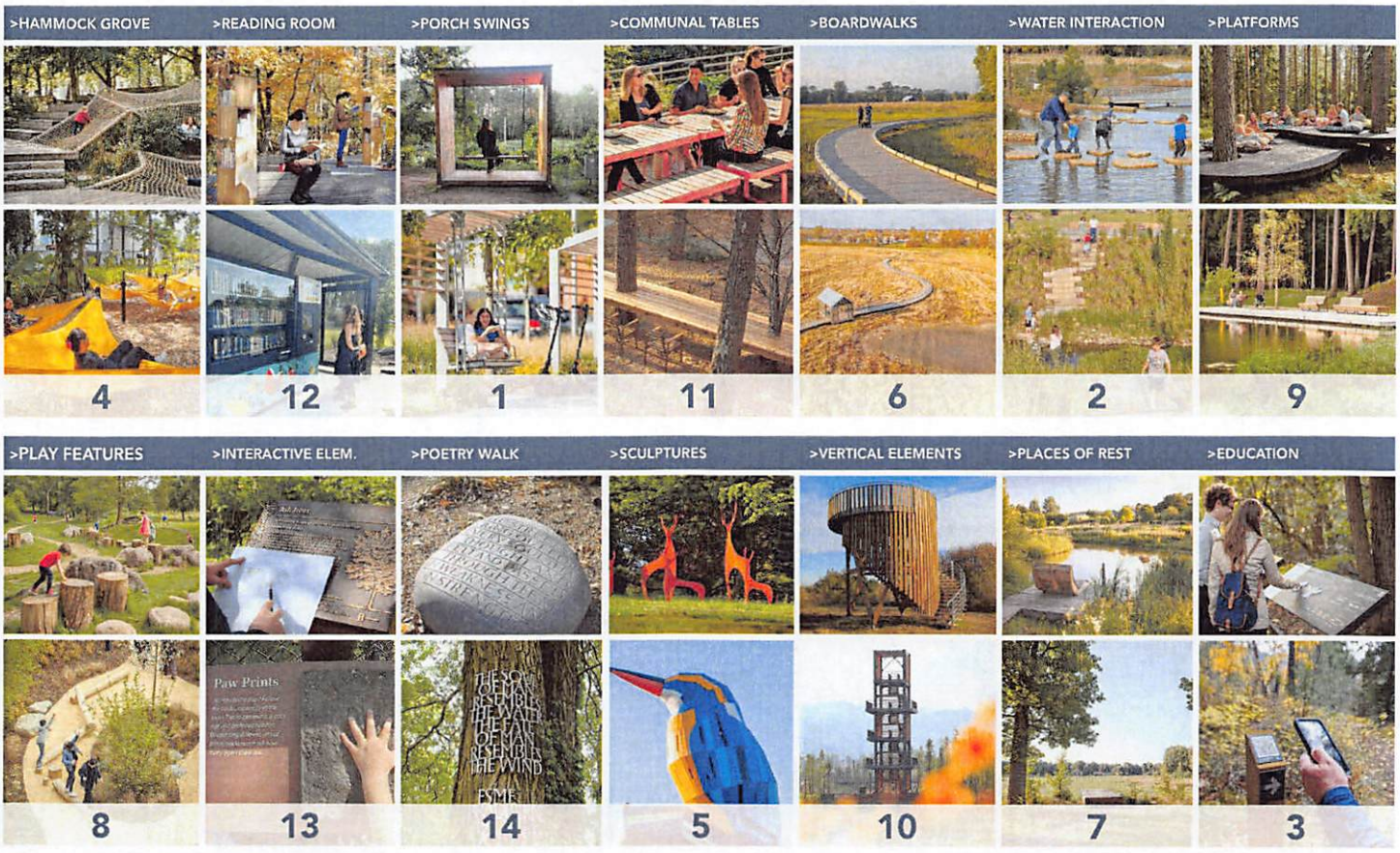
● In their personal top 5 ● Supported ● Unsure ● Rejected · No mark

	Sloan	Matt	Member #3	Member #4	Member #5	Member #6	Member #7	Member #8	Yes
Porch swings	6	5	9	✓	✓	✓	✓	✓	8
Water interaction	3	2	6	✓	✓	?	✓	✓	7
Play features	✗	4	5	✓	✓	✓	✓	✓	7
Vertical elements	1	3	14	✓	✓	✗	✓	✓	7
Boardwalks	8	18	1		✓	✓	✓	✓	7
Communal tables	7	✗	11		✓	✓	✓	✓	6
Platforms	✓	6	12		✗	✓	✓		5
Sculptures	5	✗	13		–	✗	✓	✓	4
Hammock grove	2	9	10		✗	?		✓	4
Places of rest	10	10	3		✗	?		✓	4
Education	9	✗	2		–	✓		✓	4
Poetry walk	4	✗	4		✗	✗		✓	3
Reading room	✗	✗	7		✗	✓		✓	3
Interactive elements	✗	✗	8			✓		✓	3

Sheets: Sloan and Matt ranked 1–10. Member #3 ranked 1–14. #4 circled four only. #5 wrote yes / not so much. #6 used circles, x and ?. #7 starred favorites. #8 started nearly all.
Reading a cell: a number is that member's own rank, so a low number placed high for them.

Written in by hand, not on the board

Frisbee golf — Matt's #1A · Splash pad — two sheets · Playground area · Dog park



DESIGN

MKSK

September 15 - 2026

CONCEPT DEVELOPMENT

3 Concepts



MEANDER



AXIS



ROOM

Illustrative Plan



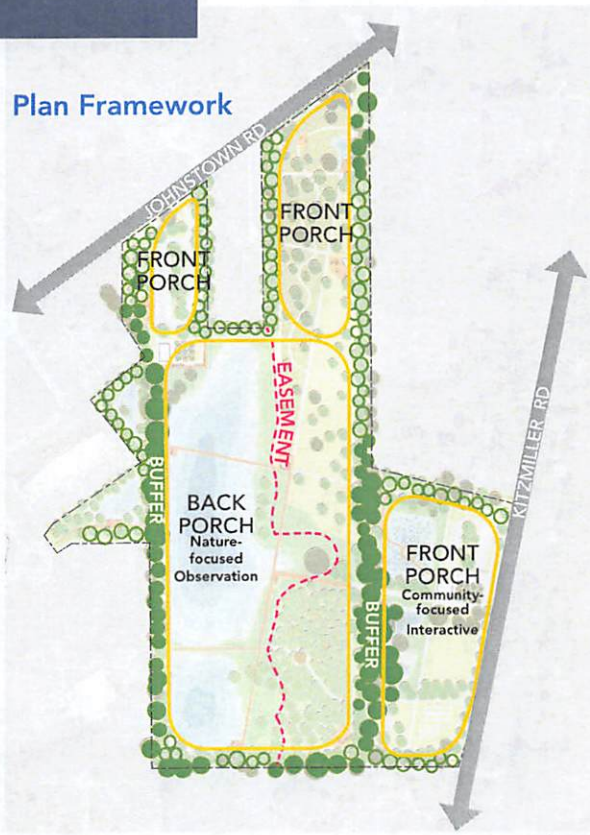
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GUIDING PRINCIPLES

Eco-Rooms



Plan Framework



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PLACEMAKING



Map Key 38.4 ac

1. Reading Grove
2. Bocce Courts
3. Horseshoe Pits
4. Play Node
5. Restrooms and Storage
6. Disc Golf (9 Holes)
7. Book Share
8. Lotus Dock
9. Forest Pavilion
10. Music Room
11. Water Access
12. Birdwatching Tower
13. Swing Node
14. Boardwalk
15. Parking (50 Spaces)
16. Parking (30 Spaces)
17. Walking Path (2mi Total)

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September 15 - 2026




SANDSTONE STEPPING STONES
LOTUS DOCK
BOOK LOFT
PORCH SWINGS
Front Porch


Water Access


Book Share

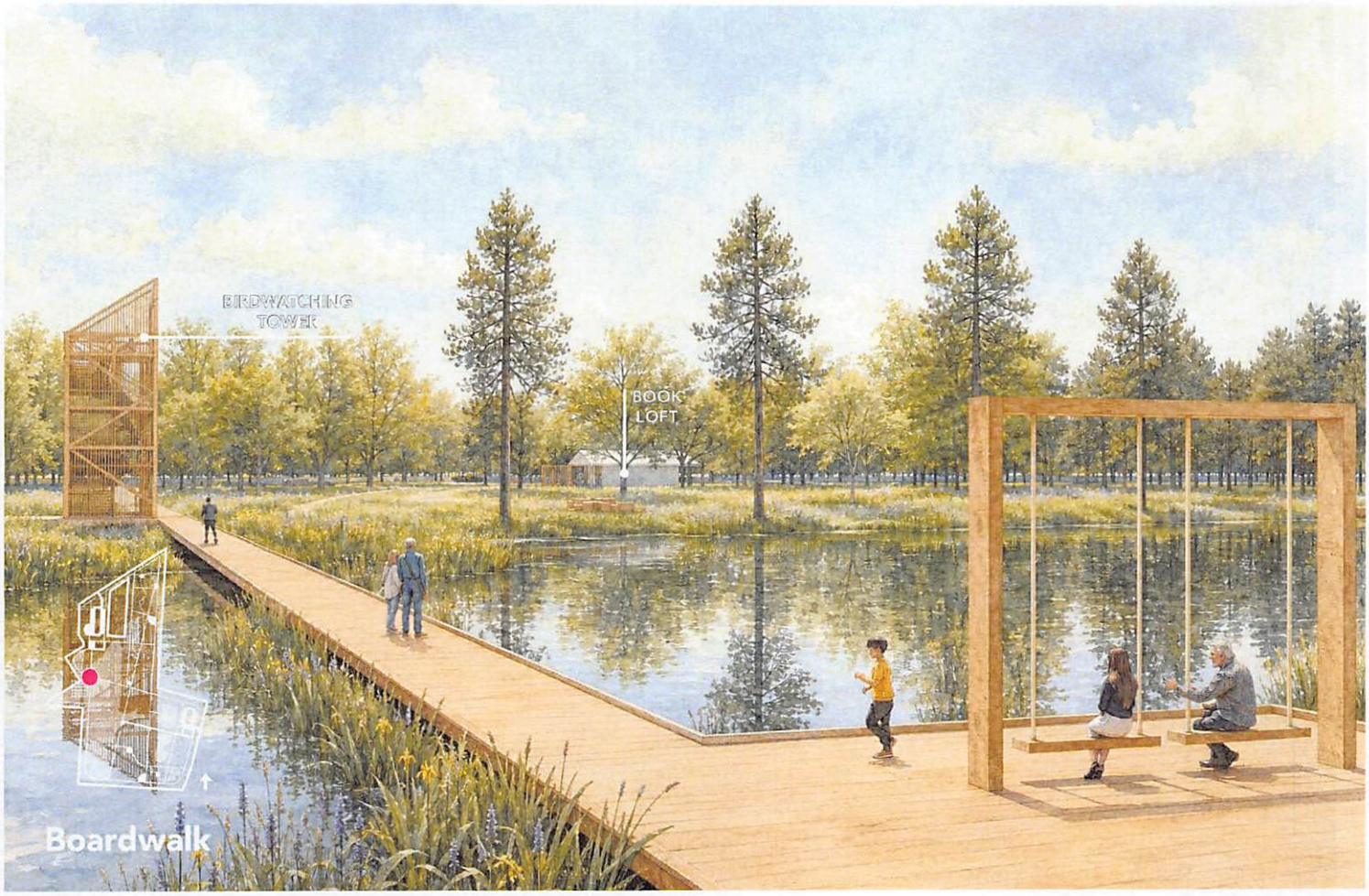

Porch Swings


Lotus Dock


SWING NODE
RESTROOM
BIRDWATCHING TOWER
Back Porch


Birdwatching Tower

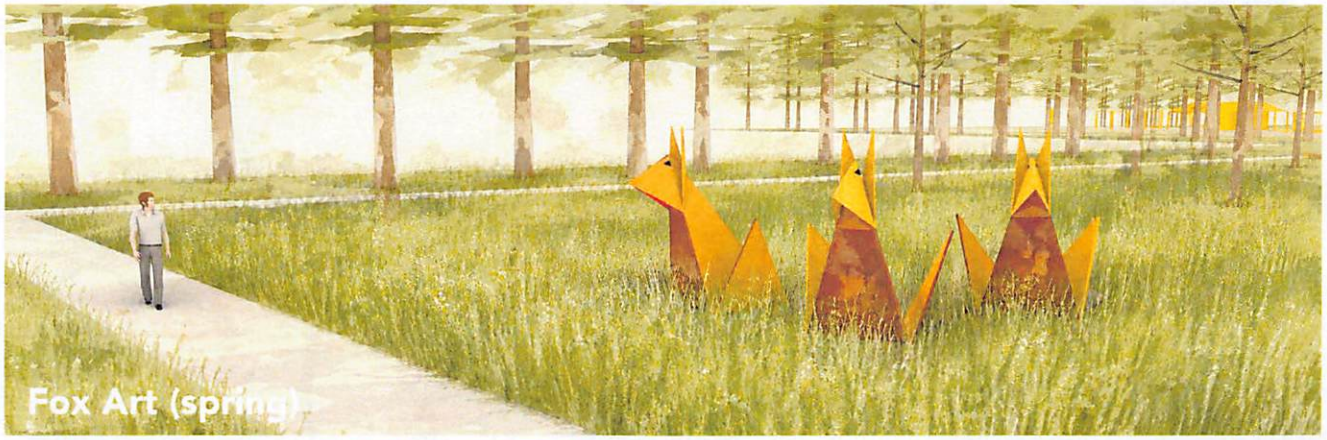

View from Tower

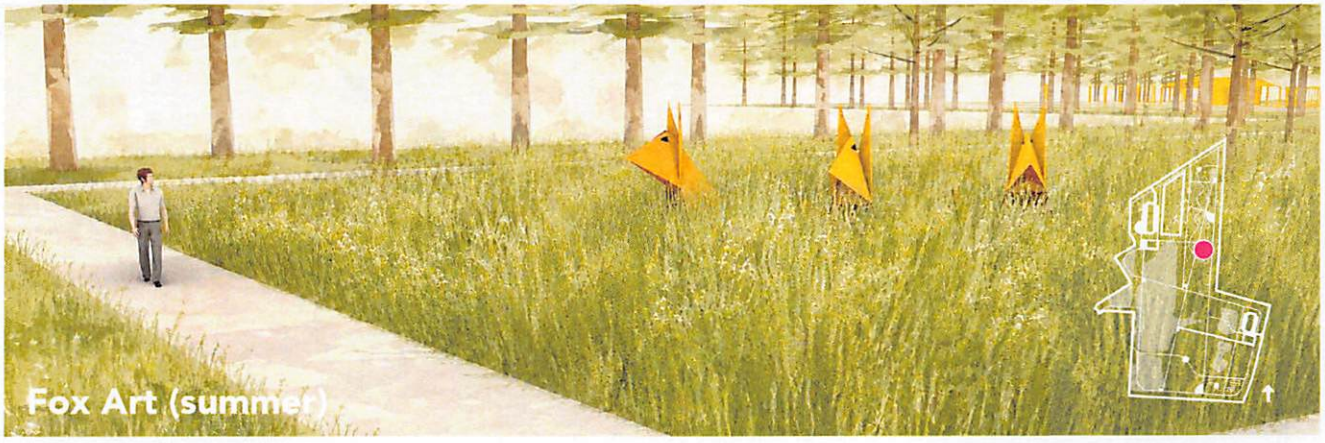

BIRDWATCHING TOWER
BOOK LOFT
Boardwalk


HAMMOCK GROVE
BIRDWATCHING TOWER
Forest Pavilion


BIRDWATCHING TOWER
RESTROOM
SWING NODE
Forest Hammocks


RESTROOM
Wetland Overlook





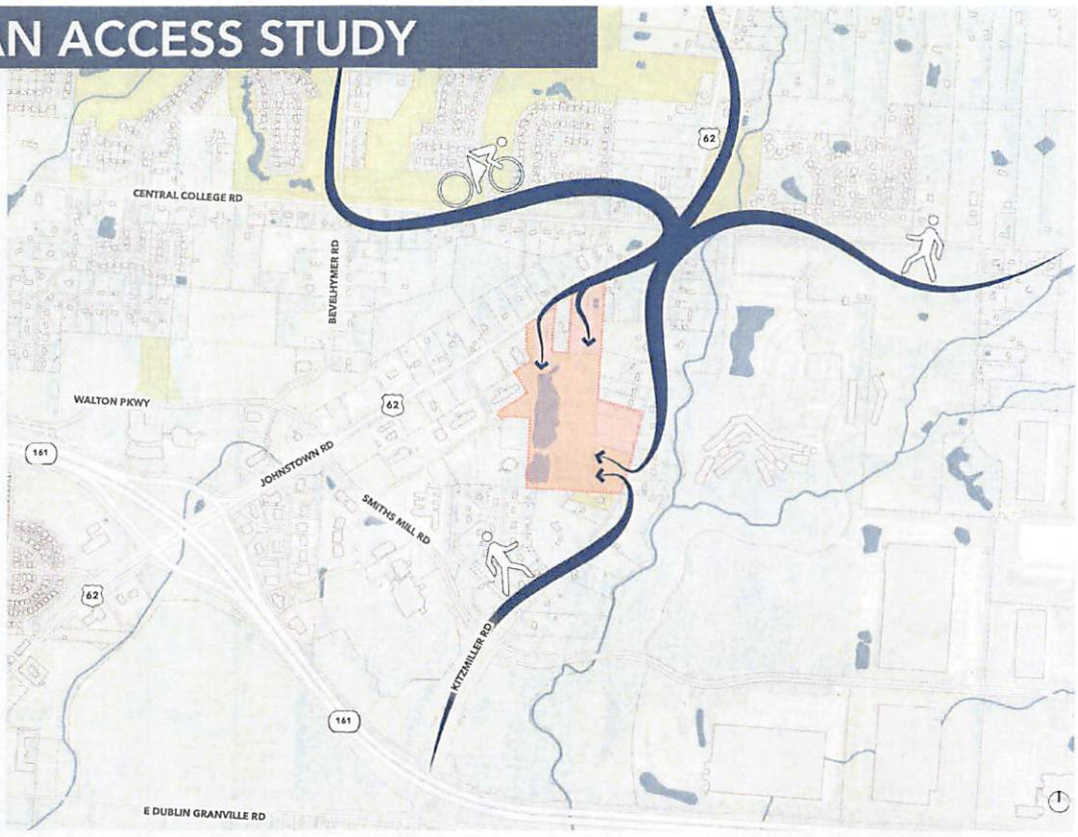
KEY CONSIDERATIONS

1. ECOLOGICAL HEALTH REQUIRES REMEDIATION DUE TO INVASIVE PLANT DOMINANCE

2. COMMUNITY FEEDBACK STRONGLY FAVORS PASSIVE PROGRAMMING AND NATURAL SPACES.

3. LEISURE TRAIL AND SIDEWALK CONNECTIONS ARE IMPORTANT FOR NEIGHBORHOOD CONNECTIONS.

PEDESTRIAN ACCESS STUDY



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September 15 - 2026

KITZMILLER PARK



Map Key 38.4 ac

1. Reading Grove
2. Bocce Courts
3. Horseshoe Pits
4. Play Node
5. Restrooms and Storage
6. Disc Golf (9 Holes)
7. Book Share
8. Lotus Dock
9. Forest Pavilion
10. Music Room
11. Water Access
12. Birdwatching Tower
13. Swing Node
14. Boardwalk
15. Parking (50 Spaces)
16. Parking (30 Spaces)
17. Walking Path (2mi Total)

MKSK

September 15 - 2026







OPTION 1



Pros:

- Fastest path to getting something open for the community

Cons:

- Passive recreation only, so active uses get delayed with no set date
- Deferred work faces cost escalation and repeat soft costs for each phase

OPTION 2 - *STAFF RECOMMENDATION*



INCLUDE ONE OR MORE OF THE FOLLOWING:

- SKATE PARK
- PLAYGROUND
- CLIMBING FEATURE
- ADULT SWINGS + BOCCE COURT
- KID SWINGS
- SECRET GARDEN

Pros:

- Balanced active and passive amenities, including recreation types the city does not offer anywhere today
- Avoids the phasing risk in Option 3 by staying clear of the area affected by the school's undesigned property

Cons:

- The plaza and pavilions wait for a later phase, so that work carries escalation and repeat soft costs

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OPTION 3



INCLUDE CENTRAL PLAZA AND PAVILIONS

Pros:

- Full build-out in one phase. No escalation on deferred work and no repeat soft costs

Cons:

- Real risk of redesign. The school district has not designed north of the access road, and their plans could drive changes to amenities we have already built.
- That rework means closing parts of the park the public is already using, which frustrates residents and causes friction with the district

MKSK

PHASING OPTIONS

Option 1
$18,000,000



Option 2 - *Staff Recommendation*
$30,000,000



INCLUDES OPTION 1 AND ONE OR MORE OF THE FOLLOWING:

- SKATE PARK
- PLAYGROUND
- CLIMBING FEATURE
- ADULT SWINGS + BOCCE COURT
- KID SWINGS
- SECRET GARDEN

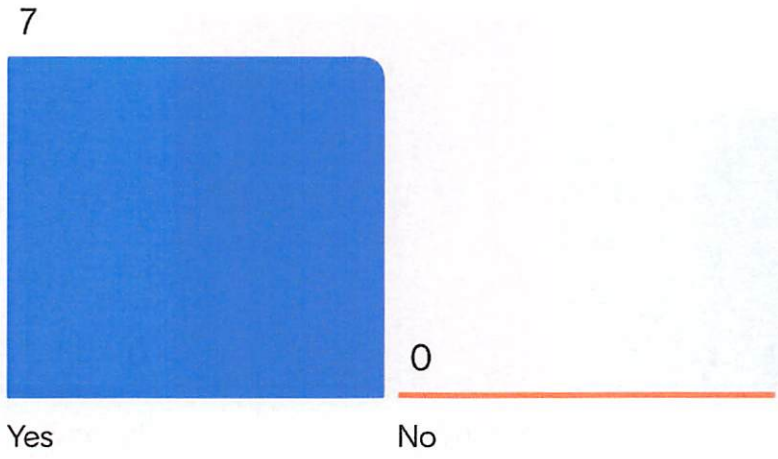
Option 3
$50,000,000



INCLUDES OPTIONS 1 + 2 AND CENTRAL PLAZA AND PAVILIONS

Mentimeter

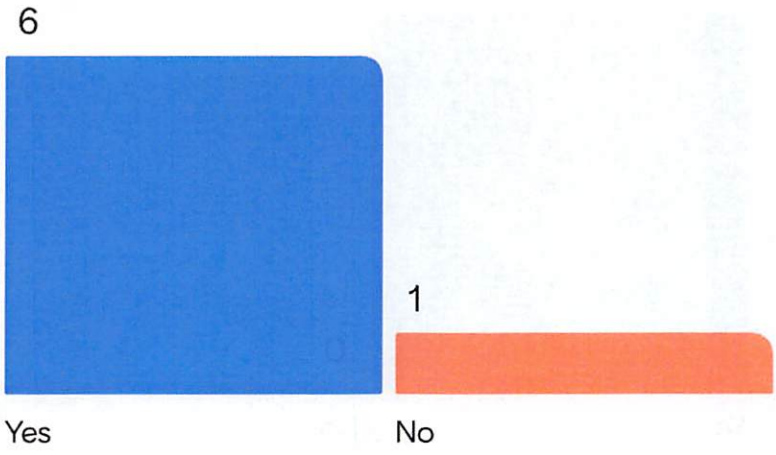
Should these existing six Annual Programs and amounts be funded in the 2027 capital budget?



7/7

Mentimeter

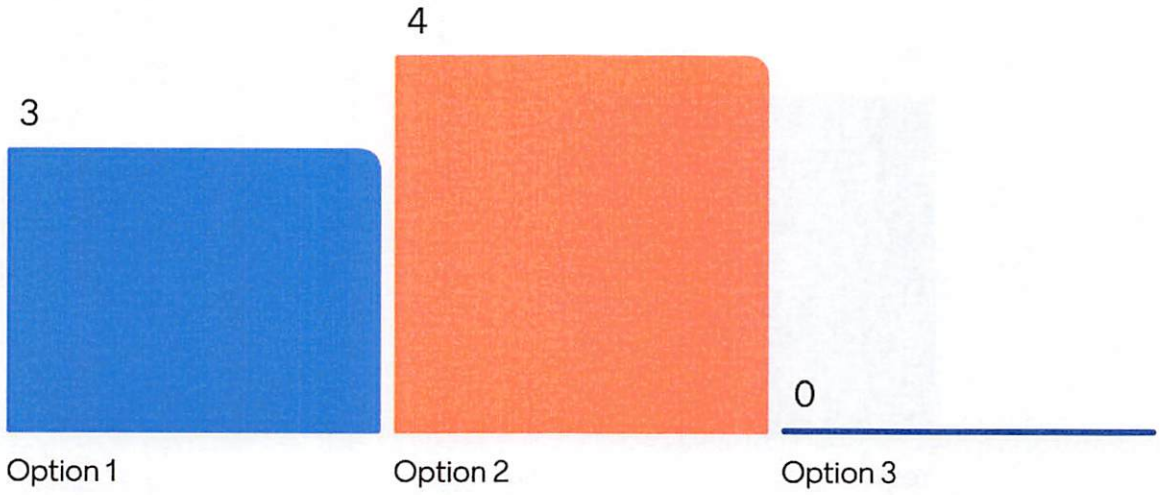
Should the proposed municipal land acquisition fund in the amount of $5,800,000 be in the 2027 capital budget as a new annual program?



7/7

Mentimeter

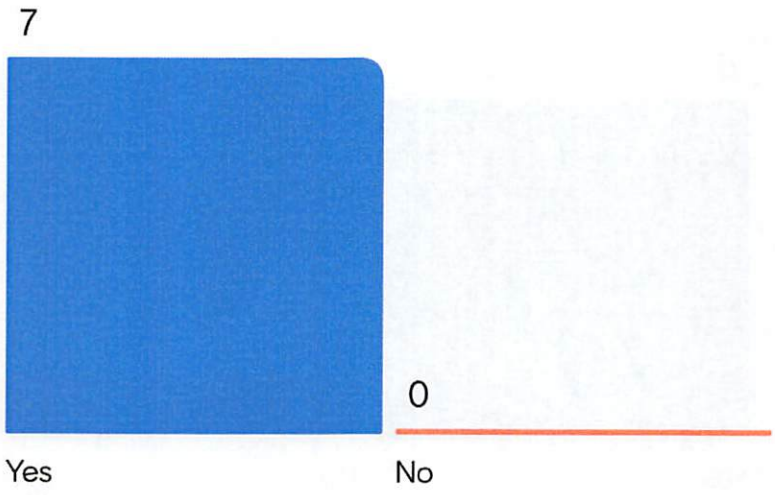
Please select an option for the Athletic Campus.



7/7

Mentimeter

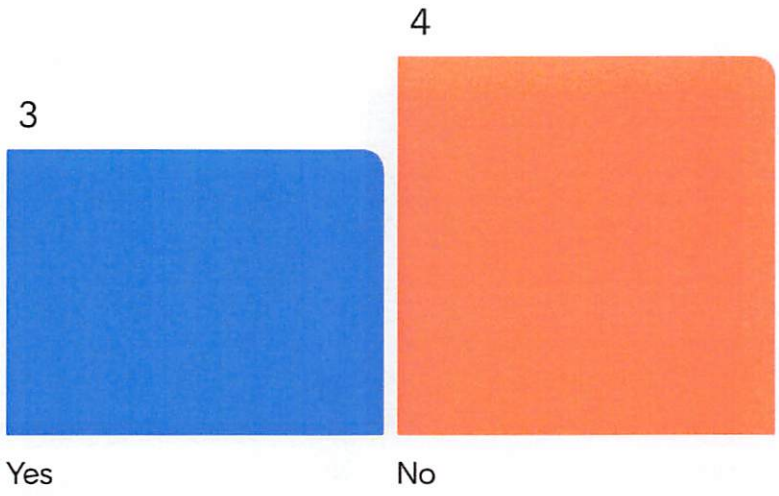
Do you want to include Kitzmiller Park at $30.88M + TBD and the associated timeline?



7/7

Mentimeter

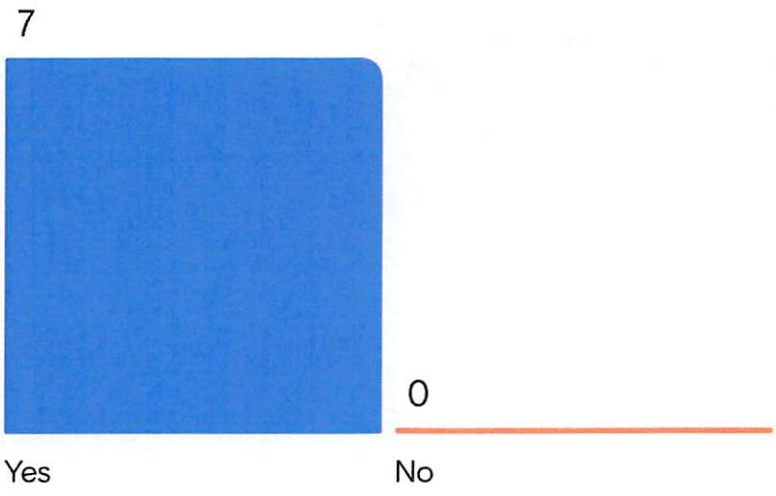
Do you want to include the Athletic Campus at $67.95M and the associated timeline?



7/7

Mentimeter

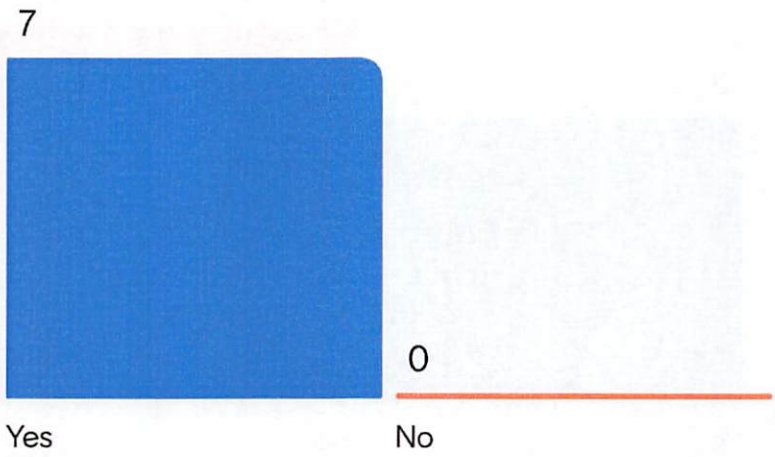
Do you want to include Village Center at $18.7M and the associated timeline?



7/7

Mentimeter

Do you want to include the Cedar Brook Road Improvements at $300K + TBD and the associated timeline?



7/7

Mentimeter

Are there any other topics you would like to discuss at the November budget hearing?

Sewer and water expansion

Traffic Study from Hamilton to Fodor on 161

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