

## RECORD OF PROCEEDINGS

*Minutes of Meeting*

Plain Township Board of Trustee Meeting

The Plain Township Board of Trustees met in regular session at 7:00 p.m. at the Fire Station, 9500 Johnstown Road, New Albany, OH 43054.

Mr. Ferguson called the meeting to order. Mr. Ferguson led the Trustees in the Pledge of Allegiance to the flag.

Roll Call: Members Present: Dave Ferguson, Kerri Mollard, and Jill Beckett-Hill. Others present: Ben Collins, Chief Rupp, Assistant Chief Connor, Bob Pharris, Mike Durik, Mary Fee, Bonnie Reife, and Courtney Rogers. Visitors present: Larry Potter with Wreaths Across America and Dave Wharton with New Albany Parks and Recreation. Mr. Zappitelli, Fiscal Officer, was absent.

### ADDITIONS OR CORRECTIONS TO THE AGENDA

Mr. Ferguson requested an Executive Session for employment, promotion and compensation.

Ms. Mollard indicated that she has an old business update.

Ms. Beckett-Hill would like to review the plans for the maintenance shed.

### APPROVAL OF MINUTES

**Ms. Mollard made a motion to approve the August 31, 2022 Board of Trustees Meeting minutes with corrections. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 22100501)**

Ms. Mollard pointed out that the August 31, 2022 minutes should read “special session” instead of “regular session”.

**Ms. Mollard made a motion to approve the September 7, 2022 Board of Trustees Meeting minutes. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 22100502)**

**Mr. Ferguson made a motion to approve the September 21, 2022 Board of Trustees Meeting minutes. Ms. Mollard seconded the motion. Vote: All Aye. (Resolution 22100503)**

### PAYMENT OF THE BILLS

**Mr. Ferguson made a motion to pay the pending warrants in the amount of \$317,034.63.**

**Ms. Mollard seconded the motion. Vote: All Aye. (Resolution 22100504)**

**CITY LIASION – MIKE DURIK**

Mr. Durik reported that there were several annexations at the last New Albany City Council meeting. A proposed annexation of 42 acres from Plain Township along Walnut Road and New Albany Condit Road was postponed indefinitely due to the owners not being in agreement with one another. There was a first reading to annex 509 acres from Jersey Township. The property is east of Johnstown Road near Miller and Beech Roads. There was no objection. There was also a first reading to rezone 8.8 acres from agriculture to residential. The plan for this property, located east of 605 near Central College, is to build 9 multimillion-dollar homes.

The New Albany City Council was also updated on the Taylor Farm Park. The walking trails should be completed by the end of the year. The city plans to move the community garden to the Taylor Farm property in the next phase. Chief Rupp asked Mr. Durik if the city is making the walking paths wide enough for emergency vehicles to travel. Mr. Durik said that he would look into this.

Three local playgrounds are under construction and should be completed by the end of the year. The architectural review committee is reviewing the pickleball court plans since the parking lot is a challenge.

**JOINT PARKS DISTRICT – DAVE WHARTON**

Dave Wharton presented the plans for the proposed Fieldhouse at Bevelhymer Fields. The Parks and Recreation Department will have a levy on the November 8, 2022 ballot. The building is split into three parts. There is a 42,000 square feet Community Center with a lobby, locker rooms, game lounge, meeting space, vending area and an upstairs mezzanine. The second part includes rubber flooring courts for basketball, volleyball, pickleball, tennis, and an indoor track. The different courts can be separated by nets. The third part of the building is a large turf field. It is big enough for 2 soccer fields, football, baseball/softball, and lacrosse. There will not be a pool or a weight room in the facility. The Parks and Recreation Department expects that it will be free for residents to use the space and there will not be a required membership.

The proposed levy will ask for \$46 million to build the facility. Parks and Recreation will be asking for 2.2 mils which is equivalent to \$6.48 per \$100k of assessed value per month. The second levy is to operate the facility. The Parks and Recreation Department expect that it will cost \$850,000 to operate the facility annually. The levy is asking for .69 mils which is \$2.01 per \$100k of assessed value per month. This levy will replace the bond that is retiring in 2024. Mr. Wharton also indicated that they plan to have a soft capital campaign for sustained longevity. Mr. Wharton reported that the Parks and Recreation Department performed 2 different surveys to gauge interest and both times the results were favorable.

### **WREATHS ACROSS AMERICA – LARRY POTTER**

Larry Potter, Scoutmaster for Troop 450 in New Albany, presented the charity “Wreaths Across America” to the Board. The charity was started by Morrill Worcester who was impacted by a childhood visit to Arlington National Cemetery. In 2021, 2.4 million wreaths were laid at 3,100 locations. The charity sends 8 wreaths to every state to represent the branches of the military including POW/MIAs. Larry Potter and his troop would like to bring this charity to Maplewood Cemetery. The presentation was well received by both the Board and Mr. Durik who will share the information with the City of New Albany so it can include the charity’s information in its communications. The cost to sponsor a wreath is \$15.

### **ADMINISTRATOR**

Mr. Collins reported on the 2022 pool season. Total attendance and membership sales were up. Swim lessons were brought back this season and participation increased through the season. Safety Town used the pool for its programming this year. SwimSafe met its staffing incentives and major milestones. This year’s pool revenue was \$418,0000, but there was a significant amount of expenses. Mr. Collins suggests budgeting \$50,000 per year for pool capital costs in anticipation of some priority maintenance being necessary in the future. Ms. Reife said that SwimSafe performed well this year, but recommended an adult be present at the front desk every day. We need to notify SwimSafe by November 15, 2022 if we are going to use them going forward. With minimum wage and chemical prices increasing, Mr. Collins expects SwimSafe to increase their costs for next year.

Ms. Reife conducted a member survey, and members would like to see improvements to the restrooms, concessions, and food choices, and a “members only” attendance. Ms. Mollard asked if the addition of changing rooms or a covered pavilion for birthday parties have ever been considered. Ms. Mollard thanked Ms. Reife for her hard work.

Mr. Collins met with our OTARMA representative. OTARMA provides property liability coverage. A small increase is expected in our premiums. Mr. Collins recommends we increase our liability limits from \$6 million, which has been the limit for many years.

Mr. Collins also met with Assured Partners to review the health insurance renewal. The township’s claims are down. United Healthcare originally came back with a 5% increase proposal, but after negotiating, agreed to a 3% decrease in premium if the township does not shop around. Mr. Collins recommends that our employees have access to the Heit Center to assist in our wellness.

The lease on 39 2<sup>nd</sup> Street expires in October 2023. The current tenant would like to renew the lease for an additional 3 years. The tenant currently pays all taxes, utilities and has an annual \$100/month increase built into the lease. Ms. Mollard thinks that we are getting a competitive rate for the space and would like to see the lease renewed. Mr. Ferguson asked why the early termination buyouts were not equal.

**Mr. Ferguson made a Motion to pass Resolution No. 221005A1. Be it resolved, to set aside and pay SwimSafe Pool Management, Inc., 107 Commerce Drive, Loveland, Ohio 45140, the amount of \$9,096.55 in performance incentives for the 2022 pool management contract, from fund 2171-610-53060 (Pool – Contracts). This amount includes \$100 each for 34 lifeguard certification reimbursements for lifeguards that worked at least 100 hours at Plain Township and a 3% contract incentive for fully staffing the facility throughout the season.**

**Remit to:  
SWIMSAFE POOL MANAGEMENT  
107 COMMERCE DR  
LOVELAND, OH 45140 US**

**Ms. Beckett-Hill seconded the Motion. Vote: All Aye.**

**Ms. Beckett-Hill made a Motion to pass Resolution No. 221005A2.**

**WHEREAS, urban stormwater runoff impacts water quality in Plain Township; and**

**WHEREAS, population growth, residential and commercial development, and the resulting changes to the landscape will increase stormwater quality and quantity concerns throughout Franklin County; and**

**WHEREAS, these impacts cannot be entirely avoided or eliminated, but can be minimized; and**

**WHEREAS, it is currently recognized that control of stormwater quantity and quality is most effectively implemented when people and organizations understand the related causes and consequences of polluted stormwater runoff and flooding, and the actions they can take to control these; and**

**WHEREAS, the need arises not only from the regulatory requirements of EPA General Construction and Municipal Stormwater rules, but also from the recognition that citizens and local decision-makers will benefit from a greater awareness of how the cumulative impacts of decisions at home, at work and through local policies impact our water quality, stream corridors, and flooding; and**

**WHEREAS, the development and implementation of effective, outcome-based stormwater education and outreach programs will meet the related federal stormwater pollution control requirements and those of the communities they serve, so that Plain Township and Franklin County continue to be a great place to live, work and play.**

**NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Plain Township, Franklin County, State of Ohio, join the Franklin Soil & Water Conservation District in proclaiming October 16-22 as STORMWATER AWARENESS WEEK in Plain Township.**

**Ms. Mollard seconded the Motion. Vote: All Aye.**

### **ZONING**

Ms. Mollard inquired about the Silicon Heartland information presented in the board packet. Mr. Collins wanted to make the Board aware that future commercial development along the county line near Walnut Street and Central College could spread over to the Franklin County side.

Mr. Collins reported the township received a variance request. There is no new business for the Rocky Fork Blacklick Accord and the Zoning Commission

### **ROAD/MAINTENANCE**

Mr. Pharris reported that the maintenance department must winterize the pipes at the pool. He had to keep water in the pool longer than anticipated because he was waiting on Patterson Pools to install the new distribution box. Because of this delay, the maintenance department was not able to get the pool painted because the overnight temperature is now below 50 degrees. The maintenance department will also be pouring footers themselves for the remainder of the year. The individual that has done this previously is dealing with some health issues.

Ms. Beckett-Hill and Mr. Pharris met with Zach from F5 Design/Architecture to discuss plans to improve the maintenance building by creating an office space and a break room. Ms. Beckett-Hill just received the plans, which includes 5 options, and will have Mr. Pharris and his staff review them.

### **FIRE DEPARTMENT**

Chief Rupp indicated that there have been 40 Fire and 86 EMS runs since the last meeting. Runs continue to trend up.

Chief Rupp reported that there is a resolution to hire Will Newton as a full-time firefighter. Will is currently a part-time firefighter with us and is transferring from Monroe Township. He attended Westerville North High School where he was a 2-year captain of the lacrosse team. This will be the third firefighter we have hired from Monroe Township. Chief Rupp asked Firefighter Lainge why he thinks Plain Township is able to recruit so many firefighters from Monroe. Firefighter Lainge believes it is our culture and families.

Firefighter Witkowski's last day was September 30, 2022. She declined to give an exit interview.

Lieutenant Powell continues to improve and is still in physical therapy. His accident is being used to develop May Day training materials.

Ms. Mollard inquired as to whether the 55+ communities on the run report includes 55+ condo communities. Chief Rupp reported that it only includes licensed assisted living facilities.

The station open house is this Sunday from 10 am to 3 pm. Firefighter Brandt was able to get the New Albany Kroger to donate the meat for the chili.

The Tahoe was sold on Gov Deals for \$8,000 to a Fire Department in Colorado.

Chief Rupp explained that the FDIC national conference fills up quickly so it is requiring attendees be registered for the conference in order to reserve hotel rooms at the conference rate. He will be presenting a resolution at the next board meeting for this expense.

Chief Connor gave an update on the promotional testing. Firefighter Kovach is requesting permission to sit for the Lieutenant exam even though he has not been with the Plain Township Fire Department for 2 years.

**Ms. Mollard made a motion to accept the request from Seth Kovach to sit for the test of Lieutenant. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.**

Chief Connor updated the Board on the Strategic Plan. He hopes to move to the next phase in 20 days. The goal is to have it completed by March 1, 2023. Ms. Mollard would like something in writing committing to the March 1, 2023 deadline.

**Mr. Ferguson made a Motion to pass Resolution No. 221005F1. Be it resolved to offer conditional employment to Parttime Firefighter EMT P Will Newton as a full-time Firefighter Paramedics through a lateral transfer at an enhanced pay of step 2 pending results from the background check. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.**

**Mr. Ferguson made a Motion to pass Resolution No. 221005F2. Be it resolved to approve payment to Liberty Chrysler Dodge, Pataskala, OH. For preventative maintenance and engine repairs in the amount of \$6,989.29 out of fund 2111-220-58024 (Fire District-Repairs-Non-Routine). Ms. Mollard seconded the Motion. Vote: All Aye.**

**FISCAL OFFICE**

Ms. Mollard made a Motion to pass Resolution No. 221005B1. Be it resolved, to authorize and pay the amount of \$15,917.20 to Software Solutions, 8534 Yankee Street, Suite 2B, Dayton, Ohio 45458 for the Annual Software Support Contract (11/1/22-10/31/23) and Server Hosting for the VIP Accounting Software to be paid out of the following funds:

General-Twp-Other Expenses	1000-120-58099	\$ 2,169.92
Cemetery – Other Expenses	2041-410-58099	\$ 179.86
Fire District – Other Expenses	2111-220-58099	\$ 11,877.85
Roads District – Other Expenses	2141-330-58099	\$ 477.34
Pool – Other Expenses	2171-610-58099	\$ 608.13
EMS - Other	2281-230-58099	\$ 604.09
<b>Total</b>		<b>\$ 15,917.20</b>

Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

**OLD BUSINESS**

Ms. Mollard reported that she had met with Mr. Collins and the Fire Chiefs to discuss the Township’s communications.

**EXECUTIVE SESSION**

Mr. Ferguson made a motion to adjourn into executive session at 8:56 p.m. pursuant to Ohio Revised Code 121.22 (G)(1) for employment. Ms. Mollard seconded the motion. Vote: All Aye

Mr. Collins, Chief Rupp, and Assistant Chief Connor attended the Executive Session.

The Fire Chiefs came out of Executive Session at 9:08pm.

Mr. Collins came out of Executive Session at 9:19 pm

Mr. Ferguson made a motion to close out of executive session at 9:38 p.m. Ms. Mollard seconded the motion. Vote: All Aye

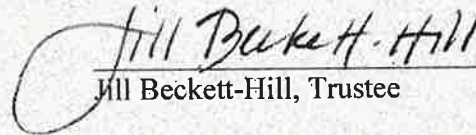
**ADJOURNMENT**


Mr. Ferguson made a motion to adjourn the meeting at 9:38 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

**BOARD OF TRUSTEES:**

  
David Ferguson, Trustee

  
Kerri Mollard, Trustee

  
Jill Beckett-Hill, Trustee

  
Bud Zappitelli, Fiscal Officer