

**RECORD OF PROCEEDINGS***Minutes of Meeting*

Plain Township Board of Trustee Meeting

*Held*

Fire Station

7:00 p.m.

The Plain Township Board of Trustees met in regular session at the Plain Township Fire Station, 9500 Johnstown Road, New Albany, Ohio.

Mr. Ferguson called the meeting to order with the Pledge of Allegiance to the flag.

Roll Call: Members Present Mr. Ferguson, Mr. Olmstead and Mr. Rybski. Mr. Zappitelli, Fiscal Officer was present. Other people present were Ben Collins, Chief Hoovler and Bob Pharris.

**ADDITIONS OR CORRECTIONS TO THE AGENDA**

Mr. Olmstead requested an executive session concerning discipline and Mr. Ferguson requested an executive session concerning compensation. Mr. Collins added Resolution 170906A4 and 170906A5.

**APPROVAL OF MINUTES**

**Mr. Olmstead made a motion to approve the August 2, 2017 Board of Trustees Meeting minutes as submitted. Mr. Ferguson seconded the motion. Vote: All Aye (Resolution 17090601)**

**Mr. Olmstead made a motion to approve the August 16, 2017 Board of Trustees Meeting minutes as submitted. Mr. Rybski seconded the motion. Vote: All Aye (Resolution 17090602)**

**Mr. Ferguson made a motion to approve the August 25, 2017 Board of Trustees Meeting minutes as submitted. Mr. Rybski seconded the motion. Vote: All Aye (Resolution 17090603)**

**PAYMENT OF THE BILLS**

**Mr. Ferguson made a motion to pay the bills in the amount of \$524,297.94. Mr. Olmstead seconded the motion. Vote: All Aye (Resolution No. 17090604)**

**ADMINISTRATOR**

The lease for 39 Second Street was discussed. The contract specifies a lease term for up to 6 years including an early termination clause for both the tenant as well as the township.

**Mr. Ferguson made a motion to pass Resolution No. 170906A1. Whereas, Ohio Revised Code § 505.11 authorizes a township Board of Trustees to lease real property to a person upon whatever terms are agreed to by the Board of Trustees and a lessor; and**

**Whereas, the Plain Township Board of Trustees has agreed to terms for the lease of 39 Second Street, including the retention of a security deposit;**

**Therefore, Be it Resolved, that the Plain Township Board of Trustees hereby approves the attached lease of 39 Second Street to Allure Medical and Wellness Spa, LLC and authorizes the township administrator to execute the same.**

**Mr. Rybski seconded the motion. Vote: All Aye**

**Mr. Ferguson made a motion to pass Resolution No. 170906A2. Be it resolved to approve tuition reimbursement for Mary Fee for up to \$1,000.00 for additional courses to be completed at Columbus State Community College in 2017 towards a bachelor's degree in Applied Management, out of fund 01-B-08 (General – Twp-Other Expenses).**

**Mr. Olmstead seconded the motion. Vote: All Aye**

**Mr. Olmstead made a motion to pass Resolution No. 170906A3. WHEREAS, Plain Township is located within the jurisdiction of the Solid Waste Authority of Central Ohio (hereinafter "SWACO"); and**

**WHEREAS, the SWACO Board of Trustees prepared and adopted a final draft of the Solid Waste Management Plan in accordance with Ohio Revised Code Sections 3734.53, 3734.54, and 3734.55; and**

**WHEREAS, SWACO has provided a copy of the Draft Final Solid Waste Management Plan for ratification to each of the legislative authorities of the District; and**

**WHEREAS, Plain Township must decide whether it approves of said Solid Waste Management Plan within ninety days of receipt of the Final Draft Plan.**

**NOW, THEREFORE BE IT RESOLVED by the Board of Trustees of Plain Township, Franklin County, Ohio:**

- 1. The Plain Township approves/disapproves the SWACO Solid Waste Management Plan.**
- 2. The Fiscal Officer is hereby directed to send SWACO a copy of this resolution to the attention of Kyle O'Keefe, SWACO, 4239 London Groveport Rd., Grove City, OH 43123.**
- 3. That it is found and determined that all formal actions of this Board of Trustees concerning and relating to the passage of this resolution/ordinance were adopted in an open meeting of this Board of Trustees and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including Sections 121.22 of the Ohio Revised Code.**

**Mr. Rybski seconded the motion. Vote: All Aye**

**Mr. Rybski made a motion to pass Resolution No. 170906A4. Be it resolved, to buy back one (1) grave lot at Maplewood Cemetery from Donna Ritchie, for Four Hundred Dollars (\$400.00), from line 05-A-12 (Cemetery – Other), which reflects the original purchase price of \$400 each. Mr. Olmstead seconded the motion. Vote: All Aye**

**Mr. Olmstead made a motion to pass Resolution No. 170906A5. Be it resolved, to pay Dayton Mailing Service, Inc., 888 Dayton Street, Yellow Springs, Ohio 45387, up to \$3,000.00 for the printing, folding, bundling, post office delivery and bulk mailing of the spring township newsletter, to be paid from account 01-A-26 (General-Other). Dayton Mailing Service, Inc. requires prepayment of postage, estimated to be \$1,200.**

**Mr. Rybski seconded the motion. Vote: All Aye**

Mr. Ferguson asked for a health insurance update. The transition back to Medical Mutual and the Jefferson Plan was discussed. Mr. Collins said the new Medical Mutual identification health cards were mailed and should have been received by the township employees. Mr. Collins gave a brief synopsis of the Stark County mediation hearing. It appears that 2/3 of the OPEC-HC members went back to Medical Mutual and the other 1/3 remained with Benovation.

Mr. Olmstead asked about the Peter Hoover Road drainage issue. Mr. Collins indicated that there is a public meeting scheduled for September 27<sup>th</sup> at the New Albany maintenance service center to discuss the petition ditch. Letters will go out to residents in the area of the drainage basin inviting them to participate. Mr. Collins commented that the vast majority of the drainage basin is in Delaware County. Franklin and Delaware County Engineers Offices and Soil & Water Conservation will participate in the public meeting and will answer questions. It appears that there was no maintenance or upkeep agreement created in 1890 when the ditch was first established. Mr. Collins indicated that the petition ditch cost is owner driven and the land owner is assessed to maintain. Mr. Rybski asked about the number of residents involved. Mr. Collins indicated that 90-100 people are effected, however, the majority is Delaware County.

Mr. Collins mentioned that a resident commented on the condition of Bevelhymer Road and that it should be closed. Mr. Pharris volunteered that the maintenance department has been patching the road when necessary. The road is narrow and at this time widening the road is not an option.

The City of New Albany's parking ordinance was discussed.

Mr. Collins apprised the board that there had been another complaint from a Pine Road resident regarding gunfire within the township limits. Mr. Collins spoke with the Franklin County Sheriff assigned to the township and he spoke with the residents on Babbitt Road who were responsible for the gunfire.

## **ZONING**

Water displacement from 10937 Johnstown Road onto Wilbur Road was discussed. The property on 10937 Johnstown is located within the city limits.

Mr. Collins reported that the owner of 10670 Johnstown Road has not submitted any paperwork to apply for rezoning.

## MAINTENACE DEPARTMENT

Mr. Pharris reported on the status of the aquatic center. He indicated that the management company did a better job this year, than last. He said there were more issues with bees this year. There were no complaints regarding the condition of the restrooms. The pool didn't appear to lose as much water this year. The individual manager's employed by CPM were commended and it was suggested they be brought back next year. The swim lesson program was discussed.

Private tiles draining into the right-of-way were discussed.

The rooftop furnace replacements were discussed. Mr. Collins pointed out that replacing the roof at the same time as the furnace replacement will save on costs. Mr. Zappitelli mentioned that the source of funding for the township offices roof should be examined. The township general fund is what is being used to fund the improvements, however, the fire department owns the building and revenue goes to the fire department. Discussion followed regarding the funding of the improvements and whether they should come from the general fund or the fire fund.

**Mr. Ferguson made a motion to pass Resolution No. 170906M1. Be it resolved, to authorize and pay United Refrigeration Services, Inc, 2832 Fisher Road, Columbus, Ohio 43204, an amount up to \$20,585.00 to replace the rooftop units at 45 Second Street out of fund 01-C-07 (General – Fire-Repairs). Mr. Olmstead seconded the motion. Vote: All Aye**

**Mr. Ferguson made a motion to pass Resolution No. 170906M2. Be it resolved, to authorize and pay Allied Roofing, Inc, 1960 Integrity Drive South, Columbus, Ohio 43209, an amount up to \$24,000.00 to replace the two main sections of flat roof at 45 Second Street out of fund 01-C-07 (General – Fire-Repairs). Mr. Rybski seconded the motion. Vote: All Aye**

## FIRE DEPARTMENT

Chief Hoovler gave an update on the kitchen and the final items that need to be finalized. The firefighters are very happy with the new kitchen. The Fire Department Open House was discussed. Chief Hoovler also talked about replacement of the flooring in the hallways and that it should be done prior to the open house. The virtues of the flooring were reviewed.

Mr. Ferguson mentioned that recognizing the communities help with the new kitchen needs to be done before the end of the year.

Chief Hoovler said they are 150 runs ahead of last year.

**Mr. Ferguson made a motion to pass Resolution No. 170906F1. Be it resolved to pay M & S Carpet \$7,757.42 for new flooring for the fire station hallways out of fund 10-A-12 (Fire-Building and Additions).**

**M & S Carpet  
142 Rugg Avenue  
Newark, OH 43055**

**Mr. Rybski seconded the motion. Vote: All Aye**

**Mr. Ferguson made a motion to pass Resolution No. 170906F2. Be it resolved to pay VASU Communications \$3,908.84 for a new dual head/ dual deck Kenwood 800mhz radio. This radio will be installed in Chief Rupp's vehicle, which is the old Battalion car. This radio will replace the patch radio, Simplex radio and the secondary radio. This will enable Chief Rupp's car to be an adequate backup to the Battalion car, which will provide necessary communications at the scene of emergencies. Out of fund 21-A-02 (Capital Improvement-Fire-Fire Equipment).**

**VASU Communications  
1324 North Main Street  
Mansfield, Ohio 44903**

**Mr. Rybski seconded the motion. Vote: All Aye**

**Mr. Rybski made a motion to pass Resolution No. 170906F3. Be it resolved to pay All American Fire Equipment \$3,063.88 for the repair and pump test for Engine 121 out of fund 10-A-10B (Fire District-Repairs-Non-Routine). Mr. Olmstead seconded the motion. Vote: All Aye**

### **OLD BUSINESS**

Mr. Olmstead mentioned the MECC COG upcoming meeting. There was a discussion on the maintenance facility building replacement, cemetery sales and Sunday burials.

### **EXECUTIVE SESSION**

**Mr. Ferguson made a motion to adjourn into executive session at 8:08 p.m. pursuant to Ohio Revised Code 121.22 (G)(1) for appointment, employment, promotion or compensation, demotion or dismissal. Mr. Olmstead seconded the motion. Roll Call Vote: All Aye**

Mr. Zappitelli, Mr. Collins and Chief Hoovler also attended the Executive Session.

**Mr. Olmstead made a motion to close out of executive session at 8:55 p.m. Mr. Rybski seconded the motion. Roll Call Vote: All Aye**

No action was taken.

**ADJOURNMENT**

**Mr. Olmstead made a motion to adjourn the meeting at 8:55 p.m. Mr. Rybski seconded the motion. Vote: All Aye**

**BOARD OF TRUSTEES:**

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David Ferguson, Trustee



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Dave Olmstead, Trustee



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Thomas Rybski, Trustee



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Bud Zappitelli, Fiscal Officer