

## **RECORD OF PROCEEDINGS**

### *Minutes of Meeting*

### **Plain Township Board of Trustee Meeting**

The Plain Township Board of Trustees met in regular session at 12:00 p.m. at the Fire Station, 9500 Johnstown Road, New Albany, OH 43054.

Ms. Mollard called the meeting to order. Ms. Mollard led the Trustees in the Pledge of Allegiance to the flag.

Roll Call: Members Present: Kerri Mollard and Jill Beckett-Hill. Others present: Fiscal Officer Bud Zappitelli, Administrator Ben Collins, Chief Connor, Assistant Chief Ecleberry, Maintenance Supervisor Bobby Pharris, and Finance Officer Courtney Rogers. Visitors present: Mike Durik, Tom Rubey, and residents: Richard Martin, Jeff Heuerman, and Lori Wilson.

### **ADDITIONS OR CORRECTIONS TO THE AGENDA**

Ms. Mollard requested an Executive Session for employment and discipline.

### **PAYMENT OF THE BILLS**

Ms. Beckett-Hill made a motion to pay the pending warrants in the amount of \$850,352.26. Ms. Mollard seconded the motion. Vote: All Aye. (Resolution 23062101)

### **APPROVAL OF MINUTES**

Ms. Beckett-Hill made a motion to approve the May 17, 2023 Board of Trustees Meeting minutes as submitted. Ms. Mollard seconded the motion. Vote: All Aye. (Resolution 23062102)

Ms. Mollard made a motion to approve the June 7, 2023 Board of Trustees Meeting minutes as submitted. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 23062103)

### **NACO DEVELOPMENT UPDATE – TOM RUBEY**

Mr. Rubey attended the meeting to give a general update on development from the New Albany Company. Mr. Rubey presented a map of the area. He reported that the New Albany Company acquired unincorporated land East of Mink Road in Plain Township. The City of New Albany will be spearheading the widening of Mink Road. The New Albany Company also filed an annexation with the city of Johnstown for land North of Green Chapel Road. Mr. Rubey also reported that Microsoft acquired 150 acres of land on the West side of Beech Road, North of Jug Street. The business park is divided into five campuses, which account for 20 Million square feet and 25,000 employees.

Ms. Mollard inquired if there are plans to connect Clouse Road to Beech Road. Mr. Rubey explained that the extensions of Clouse Road and Walnut Road have been discussed but there are wetlands prohibiting the extension of Clouse Road and a traffic study advised against the extension of Walnut Road. Mr. Collins explained that it might be beneficial in the future for the Clouse Road residents to have a second way out as development continues. Mr. Rubey also discussed the lack of connectivity between 70 and 71. The New Albany Company has met with ODOT and they agree that this needs to be addressed. Ms. Beckett-Hill inquired about residential development. Mr. Rubey has been following the long-range planning analysis of Jamie Green and the Evans Foundation in Licking County. The Evans Foundation has emphasized the need to diversify residential opportunities. Ms. Mollard asked for an update on the land at the old Winding Hollow Golf and Country Club. Mr. Rubey explained that a portion of that land was taken for the AMGEN project. There is another zoning application with the City of New Albany for 80 acres in Franklin County to rezone for corporate offices.

#### **CITY LIASON-MIKE DURIK**

Mr. Durik reported that the New Albany City Council met last night. There was a presentation from Miracle League where they explained that they are partnering with Adaptive Sports Connection to expand the offerings of the Miracle League baseball field. The proposal included trails, an adaptive soccer field, and a 10,000 square foot barn facility to be used for educational purposes and programs. They are in the midst of a fundraising campaign and have some large corporations and organizations that are willing to put a substantial amount of money into the upgrades. Some of the land needed for this project is owned by Plain Township. The New Albany City Council also heard 1<sup>st</sup> readings for ordinances related to liquor licensing. There is a provision where in the center of town that is considered "wet" lands there is a petition that would allow for an expansion of additional liquor licenses. Without this allowance, a restaurant would have to acquire a liquor license somewhere else and bring it into the area. The Steiner development, also known as NoNA, is looking for a similar certification request. It is a dry area and there are no liquor licenses in that space. If this is approved by City Council, it will go on the ballot in November and the residents of New Albany would vote for whether liquor licenses would be permitted in that area.

Mr. Durik also updated the Board on the City's Juneteenth event at the Hinson Amphitheater. He reported that it was very well attended and the City received good press.

A soft opening for the new pickleball courts out at Bevelhymer is scheduled for Friday, June 23, 2023. The formal ribbon cutting is scheduled for July 11, 2023.

#### **ADMINISTRATOR**

**Ms. Beckett-Hill made a Motion to pass Resolution No. 230621A1.**

**Whereas, the Plain Township Board of Trustees has approved a pool management contract, including opening and closing, with SwimSafe Pool Management, Inc. for the 2023 pool**



season, according to an addendum in the amount of \$231,288 out of fund 2171-610-53060 (Pool – Contracts).

**Be it resolved, to set aside and pay the August pool management payment in the amount of \$46,257.60 from fund 2171-610-53060 (Pool – Contracts) according to the attached schedule.**

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

### **ZONING**

Mr. Collins reported that the Board of Zoning Appeals continues to be active. There is another variance request for a resident on Walnut Street to add a garage for a home office space. This has been scheduled for a public hearing. The Rocky Fork Blacklick Accord met and approved the request to rezone 78 acres on Babbitt Road adjacent to Winding Hollow. That will go to the City of New Albany for rezoning from Rural to Limited General Employment Center.

Mr. Collins also reported that the Zoning Commission met on June 16<sup>th</sup> and concluded the public hearing on the rezoning application for 6202 and 6204 Walnut Street. The motion to approve the zoning amendment with modifications failed by a vote of 0-3. The Zoning Commission is recommending denial of the application to the Board of Trustees. The Board of Trustees has 30 days to hold a public meeting and an additional 20 days to render a decision. The applicant has requested a special meeting the second week in July.

**Ms. Beckett-Hill made a Motion to schedule a public hearing on zoning amendment 03-13-2023 on Tuesday, July 11, 2023 at 6:30 p.m. at the Plain Township Fire Station. Ms. Mollard seconded the Motion. Vote: All Aye**

Mr. Zappitelli asked if the applicant is allowed to withdrawal the application and go back to the residents to find a resolution that would work for the land use. Mr. Collins explained that it is within the applicant's rights as a property owner to amend their application but that the Board has a responsibility to stick to the statutory timeframe.

### **ROAD/MAINTENANCE**

Mr. Pharris reported that there were a couple of issues at the pool, the track for the garage door needs to be repaired. This was a management company error. The pool heater is working properly. The pool is also not losing water. The storm water improvement on Wilbur Road is starting today.

## **FIRE DEPARTMENT**

Chief Connor reported that the Fire Department is receiving many requests for CPR training. Chief Connor also updated the Board on the Strategic Plan. The next step is to develop the mission, vision, and values for the fire department, and he is hoping to finalize the Executive Summary at the next planning meeting on Friday.

Chief Connor also noted that Part-time firefighter Samantha Dague just graduated from paramedic school.

The fire department is also still working on the overtime and code of conduct policy changes.

Mr. Collins explained that the Fire Station phones are currently part of a shared MECC phone system. He explained that a number of those fire departments have moved to individual systems and Plain Township will be the only remaining department on this shared system by the end of the summer. For this reason, Mr. Collins is recommending that the fire department move to 8x8, which is the phone service that the Township office currently uses. Because of the short window to make this transition, Mr. Collins is recommending the fire department lease the equipment/phones for 1 year and research the equipment they want to purchase next year.

Chief Ecleberry presented the new special events fee schedule. He reported that the fire department has received up to 23 event requests per year. The fire department will not charge for the community events such as the 4<sup>th</sup> of July and Founders Day. The fee schedule would be in effect through 2024. Chief Connor also noted that the fire department is handling some of the future events with on-duty staff versus special-duty firefighters based on the history of the event.

Chief Ecleberry also reported to the Board that he would like to send two more firefighters to Rescue Technician Training this year. A firefighter needs this certification to be on the Central Ohio Strike Team. The fire department currently has 19 members with this certification; however, the target number is 20-24.

**Ms. Beckett-Hill made a Motion to pass Resolution No. 230621F1. Be it resolved to amend the Plain Township fire department special duty fee schedule effective January 1, 2023 according to the attached fee schedule. Ms. Mollard seconded the Motion. Vote: All Aye**

**Ms. Mollard made a Motion to pass Resolution No. 230621F2. Be it resolved to approve costs to replace the fire station phone system and an agreement with 8x8 for VOIP phone service for 12 months according to the attached proposal. This will be paid out of fund 2111-220-53058 (Fire District-Utilities-Telephone). Ms. Beckett-Hill seconded the Motion. Vote: All Aye**



Ms. Mollard made a Motion to pass Resolution No. 230621F3. Be it resolved to approve training for firefighters Bryan Cantrell and Matt Temple to attend a Fire Rescue Technician Training Program. The amount will not exceed \$13,200.00 for course registration fees, lodging, meals, and expenses. The program will be held at Washington Township Fire Training Complex, Dublin, Ohio as well as sites in Troy and Dayton in conjunction with Bowling Green University on scheduled days between June and November of 2023. This will be paid out of fund 2111-220-58018 (Fire District-Other Expenses-Training). Ms. Beckett-Hill seconded the Motion. Vote: All Aye

### **FISCAL OFFICE**

The May 2023 Bank Reconciliation and Month End reports were presented.

Ms. Beckett-Hill made a Motion to pass Resolution No. 230621B1. Be it Resolved: To accept the attached 2024 Tax Budget and submit it to the Franklin County Auditor's Office. Ms. Mollard seconded the Motion. Roll Call Vote: All Aye

### **NEW BUSINESS**

Ms. Beckett-Hill reported that the roof company will be at the fire station next Monday or Tuesday.

Ms. Mollard wanted to publicly recognize the passing of Sandy Harbrecht, a longtime New Albany resident.

### **EXECUTIVE SESSION**

Ms. Mollard made a motion to adjourn into executive session at 12:54 p.m. pursuant to Ohio Revised Code 121.22 (G)(1) for employment, discipline, and dismissal. Ms. Beckett-Hill seconded the motion. Vote: All Aye

Chief Connor, Assistant Chief Ecleberry, Mr. Zappitelli, and Mr. Collins attended the Executive Session. Attorney Tom Spyker also attended the executive session.

Ms. Mollard made a motion to close out of executive session at 1:18 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

### **ACTION TAKEN:**

Ms. Mollard made a motion to authorize the Township Administrator, Ben Collins, to work with legal counsel to finalize an employee separation agreement. Ms. Beckett-Hill seconded the motion. Vote: All Aye.



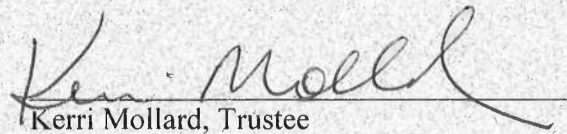
The property owners of 6202 and 6204 Walnut Street asked for an open dialogue with the Board of Trustees before adjourning the meeting, however Mr. Collins explained that the appropriate time to present any information to the Board of Trustees would be at the meeting on July 11, 2023.


**ADJOURNMENT**

Ms. Mollard made a motion to adjourn the meeting at 1:22 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

**BOARD OF TRUSTEES:**

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David Ferguson, Trustee

  
Kerri Mollard, Trustee

  
Bud Zappitelli, Fiscal Officer

  
Jill Beckett-Hill, Trustee