

RECORD OF PROCEEDINGS

Minutes of Meeting

Plain Township Board of Trustee Meeting

The Plain Township Board of Trustees met in regular session at 6:30 p.m. at the Plain Township 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: Fiscal Officer Bud Zappitelli, Administrator Ben Collins, Chief Connor, Assistant Chief Ecleberry, Administrative/Zoning Coordinator Mary Fee, Maintenance Supervisor Bob Pharris, and Finance Officer Courtney Rogers. Visitors present: Mike Durik, Aaron Underhill, Jeff Heuerman, and many residents.

ADDITIONS OR CORRECTIONS TO THE AGENDA

Mr. Collins pointed out that there was a change in price on Resolution 230802F2.

PAYMENT OF THE BILLS

Mr. Ferguson made a motion to pay the pending warrants in the amount of \$572,401.76. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 23080201)

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the July 19, 2023 Board of Trustees Meeting minutes as submitted. Ms. Beckett-Hill seconded the motion. Vote: All Aye (Resolution 23080202)

CITY LIASON – MIKE DURIK

Mr. Durik reported that over 1,000 people attended the Taste of New Albany event. Everyone had a great time. He also reported that City Council met last night and passed several ordinances. One was for a community entertainment district in the center of town which encompasses 54 acres of undeveloped land. The ordinance will allow for 10-11 liquor licenses for restaurants. This ordinance only needs City Council's approval. The second ordinance is for the Hamlet at Sugar Run. It also establishes a community entertainment district to bring in restaurants with liquor licenses. The ordinance was reduced from 35 acres to 26 acres and would potentially provide 5 licenses for that property. Since it is a "dry" area, it will need to be passed by a ballot vote in March 2024. City Council also had first readings on the rezoning of multiple properties including 78 acres along Babbitt Road and several other parcels on Beech Road and State Route 161.

FRANKLIN COUNTY SHERRIFF'S OFFICE – DEPUTY UPTON

Deputy Upton was not in attendance.

ADMINISTRATOR

Mr. Collins reported that it has been a good year for the pool. Plain Township has matched membership sales from last year and daily admissions have increased since last year. We have also had a 50% increase in swim lessons. Plain Township did experience a pool closure today as a result of a public health requirement. The pool is being super-chlorinated and should reopen at 11 am tomorrow.

Mr. Collins also gave an update on the pool tower refurbishment. He explained that the township brought in an engineering firm to do an evaluation last October and that he has been looking at design and construction options. It has been determined that refurbishment is almost the same cost as replacing the tower. Whitewater has a new design that no longer uses steel and concrete for the stairs and landings. Instead, Whitewater uses a composite recycled material that is more durable and has a much longer life expectancy. The difference in cost to replace the tower versus refurbishing it is expected to be \$10,000.

Ms. Mollard inquired about the property tax distribution spreadsheet in the board packet. Mr. Collins explained that the decrease in Fire proceeds is because the TIF make-up payments from the City of New Albany have ended. There will be small increases each year because of additional construction.

Ms. Beckett-Hill made a Motion to pass Resolution No. 230802A1. 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 September pool management payment in the amount of \$23,128.80 from fund 2171-610-53060 (Pool – Contracts) according to the attached schedule.

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

ROAD/MAINTENANCE

Mr. Pharris reported that the 2016 Dump Truck is in the repair shop and he hopes it will be ready tomorrow. There have been problems with the fuel pump, transmission cooler, and many of the lines on the truck are corroded. Mr. Pharris is getting quotes for new trucks and/or cabin/chassis. A 2024 cabin and chassis costs \$56,000.

Mr. Collins commended the maintenance staff for helping out at the pool and checking on all the equipment to ensure it is in good shape. Chief Connor also thanked the maintenance staff for their help in maintaining the fire station. Mr. Ferguson noted the cemetery looks good, and thanked the maintenance staff for their hard work.

FIRE DEPARTMENT

Chief Connor reported that the fire department participated in the New Albany 101 event. They answered questions, performed a CPR demonstration, and received a lot of good feedback from residents. Chief Connor also reported that Safety Town has finished for the season and was very successful. He stated it is a great program and is happy to be a part of it. The phone system at the fire station has been upgraded.

Assistant Chief Ecleberry explained that the order Plain Township placed with Horton for a new medic has been delayed because there are no chassis available. Assistant Chief Ecleberry has located a Ford chassis locally and Horton has agreed to amend the purchase agreement to replace the International chassis with the Ford chassis. This will allow Plain Township to keep their place in line for the build of the new medic.

Assistant Chief Ecleberry also reported that the new rescue tools should be received within two weeks. Training on the new tools is scheduled for the 3rd week of August.

Chief Connor updated the Board on the station lighting project. Almost all the interior lighting has been completed. An increase in the original PO is needed because not all the lights were originally counted and included in the estimate. He wants to switch the exterior lighting to LED as well, and believes this will result in savings on electric costs.

Chief Connor also reported that the fire department is getting closer to taking the four records management systems and combining them into one. The cost should be the same or possibly less. A few more meetings are scheduled, and Chief Connor will present the proposal to the Trustees once it is ready.

Chief Connor is meeting with Joe Stefanov and the fire chiefs from West Licking and Monroe Township on August 15, 2023 to discuss the EMS and fire coverage of the new Intel area.

Ms. Mollard inquired about the Capital Improvement list that was included in the board packet. She appreciated seeing the comprehensive list.

Ms. Mollard made a Motion to pass Resolution No. 230802F1.

Whereas, Ohio Revised Code 9.48(D) allows a political subdivision that is eligible to participate in a joint purchasing program operated by or through a national or state association of political subdivisions in which the purchasing political subdivision is eligible for membership to purchase supplies or services from another party, including another political subdivision, instead of through participation in contracts authorized by division (B)(2) of this section if the political subdivision can purchase those supplies or services from the other party upon equivalent terms, conditions, and specifications but at a lower price than it can through those contracts; and

Whereas, Plain Township is a member of Sourcewell Cooperative Purchasing, a national association of political subdivisions that allows members to purchase supplies, equipment, and services at competitively bid prices; and

Whereas, Plain Township received a proposal from Ricart Ford to purchase a 2023 Ford F550 diesel ambulance cab and chassis at a price below the Sourcewell price on a similar 2023 Ford F550 diesel ambulance cab and chassis on contract number 032620-SAF.

Now, Therefore, Be it Resolved that the Plain Township Board of Trustees hereby authorizes the purchase of a diesel Ford F550 ambulance cab and chassis from Ricart Ford, according to the attached quote, in an amount not to exceed \$73,320.00 out of account 4910-220-55000 (Capital Equipment – Fire).

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

Ms. Beckett-Hill made a Motion to pass Resolution No. 230802F2. Be it resolved to increase the purchase order for Green Lighting Wholesale by \$1,858.02 from the original amount of \$7,953.51 to \$9,811.53 for additional LED lighting fixtures not included in the original proposal out of fund 2111-220-55020 (Fire – Buildings and Additions).

**Green Lighting Wholesale
950 Taylor Station Road, Suite 1
Gahanna, Ohio 43230**

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

Ms. Mollard made a motion to accept the letter of resignation from Firefighter Seth Kovach, effective August 2, 2023. Ms. Beckett-Hill seconded the Motion. Vote: All Aye. (Resolution 23080203)

FISCAL OFFICE

Nothing to report.

ZONING HEARING

Mr. Collins explained that at the last zoning hearing on July 11, 2023, the Board of Trustees concluded public comment and continued the public hearing to today. Mr. Collins reported that the applicant has some amendments to the application. Mr. Aaron Underhill reported that the applicant increased the setback to 100 feet and added some board and batten style vertical siding to soften the building. Mr. Underhill also provided a letter with details of his review of the annexation agreement that exists between the Township and New Albany and Columbus. The agreement says that the property can be annexed to either municipality. Mr. Jeff Heuerman reported that the screening mound on the west side of the property will be 3 feet high.

The hours of operation were discussed. The hours on record are as follows: 9am-6pm Monday-Saturday during Lease Up, 10am-5pm Monday-Saturday post Lease Up, and Office Hours with gate access 6am-10pm Monday-Saturday and 10am-3pm on Sundays. All trustees agree that the hours of operation seem impractical and many exceptions will be granted.

The Trustees discussed the hours of operation, landscaping, signage, lighting, setback distance, building size, and other matters related to the application. Further questions and discussion ensued.

The applicant requested a continuance to evaluate the additional requests. The hearing will be continued to the October 4, 2023 meeting at 6:30pm.
Mr. Ferguson made a motion to continue the hearing at the October 4, 2023 meeting at 6:30pm.
Ms. Beckett-Hill seconded the motion. Vote: All Aye.

NEW BUSINESS

Mr. Ferguson reported that he went to the New Albany Foundation meeting. The upcoming Remarkable Evening event was discussed. They are looking for additional speakers. The presale for the Jefferson Series tickets is going very well.

RECOGNITION OF VISITORS/CITIZENS COMMENTS

Mike Washington asked where the Zoning Commission meeting minutes can be found. Mr. Collins explained that it is not a practice of the BZA to publish the meeting minutes, but that he look into making them available on the Plain Township website. Specifically, Mr. Washington was interested in the updated land-use plan. Mr. Collins explained that Plain Township had anticipated discussing the land-use plan, but that the current zoning amendments have consumed a lot of time. Mr. Collins is waiting for the conclusion of the zoning amendment before moving forward with public participation on the land-use plan.

ADJOURNMENT

Mr. Ferguson made a motion to adjourn the meeting at 8:20 p.m. Ms. Mollard seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:



David Ferguson, Trustee

Kerri Mollard, Trustee

Jill Beckett-Hill, Trustee

Bud Zappitelli, Fiscal Officer