

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 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 and Jill Beckett-Hill. Others present: Fiscal Officer Bud Zappitelli, Administrator Ben Collins, Chief Connor, Assistant Chief Ecleberry, Battalion Chief Dudley, and Township/Zoning Coordinator Mary Fee.

ADDITIONS OR CORRECTIONS TO THE AGENDA

Mr. Ferguson requested an executive session for the purposes of compensation.

Mr. Collins added Resolution F2 to authorize additional funds for the concrete apron project.

PAYMENT OF THE BILLS

Ms. Beckett-Hill made a motion to pay the pending warrants in the amount of \$466,728.74.

Mr. Ferguson seconded the motion. Vote: All Aye. (Resolution 23092001)

APPROVAL OF MINUTES

The approval of September 6, 2023 meeting minutes was deferred to the first meeting in October.

CITY LIASON-MIKE DURIK

Mr. Durik reported that the New Albany City Council had 3 proclamations. The first was for Stormwater Awareness week. The second was for the New Albany U12 Little League team that made it to the Little League Championship tournament. Representative Lightbody also invited the team to a State House of Representatives meeting. The third proclamation was congratulating the New Albany U10 Little League state champions.

City Council had 2 ordinances with adjoining properties that are being annexed at Jug Street and Harrison Road. Council also amended the zoning ordinance for 5 acres of land located at West Campus oval. This will allow a veterinary office and research facility in the building. There will not be boarding of animals apart from an overnight for surgery.

City Council also accepted water lines, sanitary sewer, and stormwater improvement for Phase 4 of the Pulte development. City Council approved the community reinvestment area for Amazon Data Services. There will be 100% abatement in the first 15 years and 75% abatement in the second 15 years.

FRANKLIN COUNTY SHERIFF'S OFFICE

Deputy Upton was not in attendance.

ADMINISTRATOR

Mr. Collins presented a copy of the Township newsletter that is going to the publisher this week. It will promote our Fire Station Open house event on October 15th, promote the new Fire Department mission statement, and share the recent Fire Department promotions.

Mr. Collins also reported that the engineering consulting firm has completed their initial survey and assessment of the Clouse Road drainage project. They will provide feedback to the engineers. One of the issues is making sure the outlet stays above the high water mark in Blacklick Creek. Currently, when there is a large storm, it gets covered up and the water cannot exit the system.

Mr. Collins explained that there is a resolution on the agenda tonight to increase the cost of the concrete project at the Fire Station. The project is currently underway with the front apron being replaced. Phase two will include the rear apron and driveway. There are areas that were not included in the original work estimate that should be replaced. The contractor is extending the per unit pricing.

Mr. Ferguson made a Motion to pass Resolution No. 230920A1. 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, joins the Franklin Soil & Water Conservation District and Communities across Ohio in proclaiming the first week of October (October 1st-7th) as Stormwater Awareness Week.

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

ZONING

Mr. Collins reported that a small subdivision on Walnut Street, East of State Route 605, is working on stormwater drainage. The Township received a complaint from a resident that there was mud being discharged into the Rocky Fork Creek. The developer is going back to fix the system.

Mr. Collins also reminded the Board that the Township is continuing the hearing for the application to rezone 6202 and 6204 Walnut Street at the next regularly scheduled Board meeting.

Mr. Ferguson inquired about the roundabout project on State Route 605. He mentioned that there is tar and rock laid down in the area of State Route 605 and Walnut Street. Mr. Collins explained that ODOT has been doing road maintenance and that is their surface treatment. It is not related to the roundabout. However, Mr. Collins did explain that the Governor has authorized \$5M to fund the roundabout project, which has a price tag of \$6M. The Engineers Office is still trying to figure out the design of that offset roundabout. Once there is a final design, the partners (City of New Albany, Plain Township, the County Engineer, and ODOT) will look at contributions. The County is still considering applying for OPWC grant money to fund the project. Mr. Collins expects the construction to start next year but the project would likely not be finished until 2025. The New Albany Parks and Recreation Fieldhouse is expected to begin construction in 2024, so Mr. Collins mentioned that they might consider the timing of that project when beginning the construction on the roundabout. Mr. Ferguson asked if the City of New Albany has an update on how they plan to get water and sewer to the Fieldhouse. Mr. Durik did not have an update. He indicated that they are working with architects and design engineers to get a design that works within their budget. Mr. Collins stated that the current plan is that the Fieldhouse will operate on well and septic. Chief Ecleberry stated that he had a meeting with Fire Marshall Terry Guthrie and there is a question as to whether the facility will be able to meet code for the fire suppression and for the septic system.

Mr. Collins thanked Mary Fee for continuing to handle the BZA requests for variances.

ROAD/MAINTENANCE

Mr. Collins reported that the Maintenance team has painted the remainder of the pool floors. The Maintenance team has also taken delivery of the old fire station pickup truck. Bobby Pharris has turned in the order for the new John Deere mowers. Once the mowing season is over, the mowers will be traded in to get the new mowers for next year.

Mr. Ferguson asked if the Township is offered state term pricing on the equipment purchased. Mr. Collins explained that the Gator is being offered at state term pricing on the base vehicle and the trade in value is dependent on condition, hours, etc. The price includes the cab, the power dump bed and all the features that Mr. Pharris wanted.

Ms. Beckett-Hill made a Motion to pass Resolution No. 230920M1. Be it Resolved, to pay JD Equipment, Inc., of 4085 Westerville Road, Columbus, Ohio 43224, \$13,900.00 for a new John Deere 6x4 Gator with trade-in allowance according to the attached quote, paid from the following funds:

\$10,425.00 from account 2041-410-54040 (Cemetery-Tools and Equipment) [75%]

\$1,390.00 from account 2171-610-54030 (Pool-Tools and Equipment) [10%]

\$2,085.00 from account 2141-330-54030 (Roads-Tools & Equipment) [15%]

Ag-Pro Companies

5740 Zarley Street

New Albany, OH 43054

Mr. Ferguson seconded the Motion. Vote: All Aye

FIRE DEPARTMENT

Chief Connor reported that he and Assistant Chief Ecleberry graduated from Leadership New Albany last week. He plans to send one or two more firefighters to the Leadership class in 2024. Captain Herren also expressed interest in going to the Ohio Fire Executive training.

Chief Connor informed the Board that the department responded to a working fire last night off County Line Road. The department worked with Harlem and Monroe Townships to put the fire out.

Chief Connor also reported that there is a power steering issue with Rescue 121. BC Dudley was able to fix the problem. The fire department is going to sit down with Ms. Rogers and Mr. Collins next week to go over the 2024 budget. Chief Connor would like to have the two new full-time firefighters sworn in at the next Board meeting.

Chief Connor, along with Ms. Mollard and Mr. Collins, rewrote the Executive Summary for the Strategic Plan. It is currently in a draft form, and it focuses on the potential for a second fire station.

The department is currently doing a lot of live-fire training at the homes on Central College and State Route 605, such as firefighter rescue techniques and hose line deployment. In order to burn the buildings, the department will have to get permission from the EPA.

Chief Connor brought up for discussion the need for resolutions when hiring part-time firefighters. Mr. Collins referenced a resolution from 1997 that authorized the Fire Chief to hire up to 25 part-time firefighters without Board approval. Mr. Zappitelli stated that the Fiscal Office is not going to put people on payroll without a resolution. Mr. Ferguson asked the fire department to provide the optimal part-time staffing numbers and the impact on the fire budget, in addition to what employees can be used to mitigate overtime. AC Eccleberry agreed to provide this information to the Board. He also explained that the department is leasing the turnout gear for the interns and the goal is to have the interns be hired as part-time firefighters within a six-month time frame. The interns are training and doing station chores, but they cannot be counted as manpower. The interns are not riding on Medic units, but they can go on EMS assist calls if they are assigned to an engine. Mr. Ferguson also asked what the Township liability is regarding the interns. Mr. Collins explained that the interns are employees of the township and therefore covered for worker's compensation and covered by the Volunteer Firefighters Dependence Fund.

BC Dudley reported that a crack in the head gasket was found during a routine oil change on the engine. The engine is approaching the 10,000-hour mark which usually requires a frame rebuild. The initial estimate for the maintenance and repair work is \$22,000.

Ms. Beckett-Hill made a Motion to pass Resolution No. 230920F1. Be it resolved, to offer conditional employment to Brody Booher, Dawson Heery, Garrett Meyers, Addison Ross, Mattison Saling, and Seth Wirt as part-time Firefighters EMT-Basic pending the results of background checks and drug screen. Mr. Ferguson seconded the Motion. Vote: All Aye

Mr. Ferguson made a Motion to pass Resolution No. 230920F2 Be it Resolved, that the Board of Trustees hereby authorizes to pay Newcomer Concrete Services, Ins. up to 47,981.13 for additional concrete work to replace the concrete aprons and driveway at the Plain Township Fire Station, that was not included in the intergovernmental agreement with the Franklin County Engineer, to be paid out of fund 2111-220-55020 (Fire – Buildings and Additions). Be it further resolved that the Board of Trustees hereby authorizes the township administrator to execute an agreement on behalf of Plain Township consistent with this resolution.

**Newcomer Concrete Services, Inc.
646 Townline Road 151
Norwalk, Ohio 44857**

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

FISCAL OFFICE

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

OLD BUSINESS

Ms. Beckett-Hill reported that all the renovation work at the fire station has been completed. The Facilities Team has decided to get a painting estimate on the exterior of the Fire Station. There are areas of the soffit where the paint is peeling and caulking needs to be redone. Mr. Ferguson also asked about the station bathrooms. AC Ecleberry informed the Board that the Facilities Team discussed the scope of the bathrooms project. The team thinks that the staff bathrooms will require a full tear-out renovation but that this can be put off for a few years because of the expected expense. The team believes that there's an opportunity to make some improvements to the public restrooms without incurring a huge cost. It is recommended that the floors be replaced, new counters/sinks be installed, and replace the stall partitions. Ms. Beckett-Hill is going to start gathering estimates to figure out the most cost-effective way to update the bathrooms.

Ms. Beckett-Hill also discussed the importance of completing the engineering for the natural gas line for the Generator. She feels this is the priority since the Township is in the process of completing the concrete work right now.

EXECUTIVE SESSION

Mr. Ferguson made a motion to adjourn into executive session at 7:29 p.m. pursuant to Ohio Revised Code 121.22 (G)(1) for compensation. Ms. Beckett-Hill seconded the motion. Vote: All Aye

Mr. Zappitelli and Mr. Collins joined the Executive Session.

Ms. Beckett-Hill made a motion to close out of executive session 8:28 p.m. Mr. Ferguson seconded the motion. Vote: All Aye

ADJOURNMENT

Mr. Ferguson made a motion to adjourn the meeting at 8:28 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:

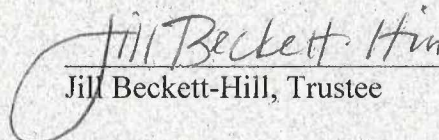


David Ferguson, Trustee

Kerri Mollard, Trustee



Bud Zappitelli, Fiscal Officer



Jill Beckett-Hill, Trustee