

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.

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 Dave Ferguson. Others present: Township Administrator Ben Collins, Chief Connor, Township Zoning Coordinator Mary Fee, Pool Coordinator Bonnie Reife, Battalion Chief Sponaugle, and Finance Officer Courtney Rogers. Visitors present: Mark Wilson, Mike Durik, Deputy Upton.

ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$409,687.98.

Mr. Ferguson seconded the motion. Vote: All Aye. (Resolution 24030601)

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the February 13, 2024 Board of Trustees Special Meeting minutes. Mr. Ferguson seconded the motion. Vote: All Aye. (Resolution 24030602)

Ms. Mollard made a motion to approve the February 21, 2024 Board of Trustees Special Meeting minutes. Mr. Ferguson seconded the motion. Vote: All Aye. (Resolution 24030603)

CITY LIASON – MIKE DURIK

The New Albany City Council met last night. The Planning Commission reviewed and approved plans for the new Haines Creek development on Central College. The developer is moving the placement of 4 homes to save additional trees. Although a lot of green space was saved, the developer is short one acre from the formula that is required. They will pay the financial offset. The planned retaining wall has been removed from the plans but the elevation is raised or sloped 8 to 9 feet along the western boundary. Residents on Clouse Road also have concerns about the hydrology impact due to stormwater.

Mr. Durik also reported that City Council made an amendment to the Sustainability Advisor Committee, where the advisory position can be a school administrator or teacher. The position does not have to be a resident.

Council also approved a zoning ordinance for 9.9 acres along Thompson Road. The owner agreed to add larger trees next to the home that is South of the property and in front of the property. The owner also agreed not to park their trucks overnight.

City Council had first readings on 2 ordinances for the Nottingham Trace community. The 2 plats will finish the build for this neighborhood.

The City Manager was authorized to advertise, bid, and award contracts related to the construction on Harlem Road. It will include a center median to slow traffic and add a walking path. The Manager was also authorized to purchase and install sun shades to cover the Taylor Farm playgrounds.

A right-turn lane on State Route 605 between Chatham Green Drive and Kardules Fields Way was approved to help with school traffic at pickup and drop-off times. The City intends to complete this work over the summer. Mr. Wilson offered that the school district plans to reexamine traffic flow.

FRANKLIN COUNTY SHERIFF-DEPUTY UPTON

Deputy Upton brought to everyone's attention that there will be massive loads coming through town in the coming weeks that will affect traffic. Portions of State Route 161 will be closed during this time.

NEW ALBANY PLAIN LOCAL SCHOOLS-MARK WILSON

Mr. Wilson shared that the school district just wrapped up the Spring Concert series. He was impressed by the talent of the kids. The Spring sports seasons are kicking off as well. Mr. Wilson reported that Ms. Beckett-Hill and Chief Connor made a presentation to the school board last week.

ADMINISTRATOR

Mr. Collins reminded the board that the Franklin County Public Health District Advisory Council meeting is coming up on March 20, 2024. The chair is a statutory representative for the Township and Ms. Beckett-Hill is the alternate.

The Township Cemetery Planning subcommittee met to identify priorities for the cemetery planning and they will be meeting with OHM on March 11, 2024 to discuss those concepts and priorities.

Mr. Collins shared that the Mid-Ohio Regional Planning Commission hosted a conversation on local government planning, specifically for school districts, cities, and townships to talk about working cooperatively for development, especially housing. Building industry data was shared: a typical new single-family home generates .312 kids per unit and new multi-family apartments produce .076 kids per unit. 200 new single-family homes would produce 62 kids, but 200 multi-family apartments would produce 15 kids as a nationwide average.

Mr. Collins also informed the Board that there are several new bills that address property taxes, especially for seniors. One interesting proposal is to end property taxes for seniors over 70 if they have been in their owner-occupied home for more than 10 years. This could have a

significant impact on levies. The Building Industry Association is trying to eliminate school district approval on abatements and is looking to eliminate Township zoning.

Mr. Collins has met with the New Albany City Manager twice and requested that the City consider returning commercial TIF funds to the Township for the fire levy. Mr. Collins noted that the Township completed the 2023 Financials and there was over \$600,000 in abated Township taxes in 2023 and \$376,000 in TIF funds diverted. That accounts for 11% of our tax base.

Pool policies and daily rates were discussed. It was decided that Township residents would need to order, at no cost to them, key FOBs to prove residency. These key FOBs will be used to qualify for the resident daily visit fee. All other patrons will pay the non-resident daily visit rate. The first hour of operation will be for members only and there will no longer be an after-4pm discounted rate.

Ms. Mollard made a motion to adjust the 2024 Plain Township Aquatic Center rates and policies as follows:

- 1. Eliminate after 4 pm discounted rate**
- 2. Resident Adult = \$11**
Resident Child = \$9
Resident Senior = \$7
Non-resident Adult = \$13
Non-resident Child = \$11
Non-resident Senior = \$9
- 3. Require a resident FOB – without the FOB, a patron will pay the non-resident rate**
- 4. First hour of every day will be members only**

Mr. Ferguson seconded the motion. Vote: All Aye (Resolution 24030604)

Mr. Collins updated the board on the Clouse Road stormwater project. He and Mr. Pharris had an on-site visit with the engineers from Franklin County, ADR the design engineer, as well as field staff from AEP to evaluate the need to relocate utility poles for the project. It was determined that none of the poles need to be relocated but each pole would need to be supported during construction. There will also be some minor tree-trimming and clearing required. The bid date for the project has been pushed back one week. The project is expected to be completed by the fall. Mr. Collins is expecting that the county wide Township Pavement management program will include the Clouse Road stormwater project area in their resurfacing. He is also working to include the fire station parking lot replacement as part of the Township Pavement program.

ZONING

Mr. Collins reported that a developer is interested in a residential project in the Township that would require rezoning. The plans are slightly above the base density of one unit per acre. The developer wants 77 units on 40 acres. Mr. Collins also updated the board on the remaining large parcels of undeveloped land within the Township.

Mr. Ferguson asked Mr. Durik if he had any update on the water and sewer access at the new field house site. Ms. Mollard reported that there is a deadline of April 1 to make a decision on how they are proceeding.

ROAD/MAINTENANCE

Mr. Pharris reported that he reached out to the City of New Albany and Franklin County to inquire about them taking over the plowing and salting for the Township. Mr. Pharris has not heard back from Franklin County and Mr. Barker at the City said that he is going to think it over. Mr. Collins explained that there is a challenge to plowing the Township roads because a lot of them are dead-ends or end in a small cul-de-sac which large trucks cannot navigate.

Jason Piper, the contractor that pours the footers at the cemetery, increased his prices by \$0.10 a square inch.

The maintenance staff has replaced siding and windows on the bathrooms at the pool. Mr. Pharris cannot test the heater until the pool has water in it.

Mr. Pharris has also priced out chassis and beds for a new truck. The current fleet, purchased in 2012, 2013, 2014, and 2015, is requiring a lot of repair work. Mr. Collins thinks it is time to start looking at replacing the vehicles.

Mr. Ferguson made a Motion to pass Resolution No. 240306M1. Be it resolved pay to pay Jason Piper to pour footers at Maplewood Cemetery up to \$17,500.00 out of fund 2041-410-58099 (Cemetery-Other Expenses). Ms. Mollard seconded the Motion. Vote: All Aye.

FIRE DEPARTMENT

Chief Connor reported that the ImageTrend project is moving along well. He hopes to test it alongside the current platforms soon.

Chief Connor also updated the Board on the Township's EMS billing provider. The Township received notice from Optum/Change Healthcare that they would no longer be providing the service for Plain Township. The Fire Department had decided to switch to PMMG, which is a company based in Newark, OH and their fee is 3.75% versus 5% that we were paying to Optum. Promotional testing will be taking place this summer. There will be a 14-day application period and then 90 days to study for the exams.

The intern program is on hold because the Fire Department is fully staffed with part-time firefighters and because of the increased costs associated with having more employees.

Plain Township responded to a fire with Jefferson Township this past Saturday at 7120 Clark State Road. There were no injuries.

Chief Connor also shared that the Plain Township Fire Department participated in a Special Olympics versus First Responders basketball game at the end of February.

Ms. Mollard made a Motion to pass Resolution No. 240306F1.

Be it Resolved, that the following township personal property is declared unneeded, obsolete or unfit for township use and is to be disposed of by internet auction:

Item Description	Lising Price
Lot 1 Seek Thermal RW-XXX Camera - 1D1CC1KYJE64	\$20.00
Lot 2 Seek Thermal RW-XXX Camera - 0E0BC1KYJE64	\$20.00
Lot 3 Seek Thermal RW-XXX Camera - 0813C1CBCQ34	\$20.00
Lot 4 Seek Thermal RW-XXX Camera - 151AC1CBCB44	\$20.00
Lot 5 Seek Thermal RW-XXX Camera - 0E16C1CBCB44	\$20.00
Lot 6 Seek Thermal RW-XXX Camera - 170FC1KYJE64	\$20.00
Lot 7 Gamber Johnson Truck Computer Brackets Lot of 5	\$20.00
Lot 8 Motorola APX 6000 radio, antenna, mic - Lot of 2	\$20.00
Lot 9 Motorola APX 6000 radio, antenna, mic - Lot of 2	\$20.00
Lot 10 Motorola APX 6000 radio, antenna, mic - Lot of 2	\$20.00
Lot 11 Saber Jet Fire Hose Nozzle 1.75" Style 1523	\$50.00
Lot 12 Saber Jet Fire Hose Nozzle 1.75" Style 1523	\$50.00
Lot 13 Saber Jet Fire Hose Nozzle 1.75" Style 1523	\$50.00
Lot 14 Saber Jet Fire Hose Nozzle 1.75" Style 1523	\$50.00
Lot 15 Saber Jet Fire Hose Nozzle 2.5" Zero Torque Style 1527	\$50.00
Lot 16 Saber Jet Fire Hose Nozzle 2.5" Zero Torque Style 1527	\$50.00
Lot 17 New Saber Jet Fire Hose Nozzle 2.5" Zero Torque Style 1526	\$75.00
Lot 18 General Dynamic GD 8000 Rugged Laptops, Lot of 5	\$20.00

Mr. Ferguson seconded the Motion. Vote: All Aye.

Mr. Ferguson made a Motion to pass Resolution No. 240306F2. Be it resolved to pay Phoenix Safety Services \$9760.00 for cleaning, repair, and inspection contract for turn out gear for one year. This contract includes 32 sets at a cost of \$305.00 per set, out of fund 2111-220-53023 (Fire – Repair-Maintenance Agreements). Ms. Mollard seconded the Motion. Vote: All Aye.

FISCAL OFFICE

The credit card statements, and February 2024 bank reconciliation and month-end reports were presented.

The preliminary Permanent Appropriations were presented. With Ms. Beckett-Hill being absent, there was little discussion.

Ms. Mollard inquired about the status of the UKG conversion. The fiscal office is staying with ADP for now and the UKG project continues to be on hold.

TRUSTEES


Ms. Mollard reported that she spoke with the Joint Parks members and shared with them that Plain Township is looking for land in the northern part of the Township for a second fire substation.

Mr. Ferguson asked when the Cemetery subcommittee will be reporting back to the Board. Mr. Collins said that the committee is meeting with OHM on March 11, 2024 and depending on the timeframe, the Township may have some initial concepts at the next meeting.

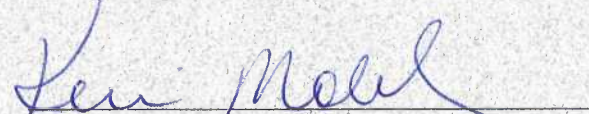
ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 8:09 p.m. Mr. Ferguson seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:



David Ferguson, Trustee



Kerri Mollard, Trustee



Bud Zappitelli, Fiscal Officer

Jill Beckett-Hill, Trustee