

RECORD OF PROCEEDINGS

Minutes of Meeting

Plain Township Board of Trustee Meeting

The Plain Township Board of Trustees met in regular session at 8:00 a.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, Chief Connor, Assistant Chief Ecleberry, Maintenance Supervisor Bob Pharris and Finance Officer Courtney Rogers. Township Administrator Ben Collins arrived at 9:03 A.M. Mr. Ferguson was absent.

ADDITIONS OR CORRECTIONS TO THE AGENDA

Ms. Beckett-Hill requested an executive session for employment.

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$497,084.72.

Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25041601)

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the April 2, 2025 Board of Trustees Meeting minutes.

Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25041602)

CITIZENS COMMENTS

Ms. Mollard would like the record to reflect that Marty and Laurie Combs dropped off a thank-you note to the trustees and fire department.

ROAD/MAINTENANCE

Mr. Pharris reported that the maintenance staff has been busy. The weather has made it difficult to get things done at the pool, but staff did get the plumbing to the slide replaced and reattached. A section had to be cut out and replaced. Staff are now in the process of painting the kiddie pool interactive playground. Delivery of the new maintenance truck is delayed.

FIRE DEPARTMENT

After interviewing four candidates, Chief Connor would like to offer Daniel Logan a full-time position at the fire department.

Assistant Chief Ecleberry explained that there is a resolution on the agenda to approve expenses for new signage at the station and lettering for the new Tahoe that is on order. Chief Ecleberry would also like to approve a new fee schedule for fire inspections, plan reviews, and other prevention items. The last update was two years ago, and the fire department would like to align their fees with neighboring fire departments. Chief Ecleberry also explained that the current rescue equipment is from 2010 and the NFPA standard for replacement is 10 years. The rescue equipment was originally planned to be replaced last year but it was put on hold because of the budget constraints.

Chief Connor reported that the safety trailer sold on GovDeals and will be picked up tomorrow.

Ms. Mollard asked about the sequence of events for plan reviews and when the Fire Marshall would get involved. Chief Ecleberry explained that the initial meeting with the developer is usually an overview of the project. Once the architect gets involved and the building is designed, the actual plans review takes place. Building Code and Fire Code are very close and well aligned, there are only slight differences between each.

Ms. Beckett-Hill made a Motion to pass Resolution No. 250416F1. Be it resolved to pay Heritage Fire Equipment up to \$147,000 for the purchase of rope and rescue equipment out of fund 4910-220-55000 (Capital Equipment-Fire -- Fire Equipment). Ms. Mollard seconded the Motion. Vote: All Aye.

Ms. Beckett-Hill made a Motion to pass Resolution No. 250416F2. Be it resolved to pay Visionary Signs up to \$5,000 for the purchase of lettering and graphics for station vehicles, and signs for the walls of station 121 out of fund 2111-220-58099 (Fire-Other Expenses). Ms. Mollard seconded the Motion. Vote: All Aye.

Ms. Beckett-Hill made a Motion to pass Resolution No. 250416F3. Be it resolved to pay The Fire House up to \$48,000 for the purchase of firefighter uniforms out of fund 2111-220-54022 (Fire-Supplies -- Uniforms). Ms. Mollard seconded the Motion. Vote: All Aye.

Ms. Mollard made a Motion to pass Resolution No. 250416F4. Be it resolved to approve the 2025-2026, Plain Township Fire Department Prevention Fee Schedule. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

FISCAL OFFICE

March 2025 Bank Reconciliation and Month-End reports were presented.

March 2025 credit card statements were presented.

The 1st half real estate taxes were received from Franklin County on March 28, 2025. Ms. Rogers explained that the township has not received the TIF payment from the City of New Albany yet. Ms. Mollard asked if the township is investing the surplus balance in a higher interest earning account. Ms. Rogers explained that she can transfer and withdrawal money easily from the Star Account which is currently earning 4.5% interest. Both the Star Ohio account and US Bank account are safe and state mandated investments.

Ms. Mollard inquired about the timing of the township going out to the bond market with the current market volatility. Mr. Zappitelli believes that the township is in a worse position right now since interest rates have gone up. But he thinks things should settle down in the next couple of months when the township is ready to proceed. The township should also be in a better position with more cash on hand.

When asked about any conflicts of interest, Mr. Zappitelli reported that he can sign off on paperwork but cannot market the bonds to his clients.

NEW BUSINESS

Ms. Mollard reported that she attended the Joint Parks District meeting, but they did not have a quorum. She thought it was fun that the Parks department has two robots that line the fields.

The summer meeting schedule was discussed. Ms. Mollard stated that she would be out of town for the 2nd meeting in July. Ms. Beckett-Hill will be in attendance. Mr. Ferguson's schedule will be checked to ensure that there is a quorum. It was also decided to move the September 17th meeting to the evening because of the New Albany Chamber Community breakfast.

Ms. Beckett-Hill stated that it would be very helpful if everyone would give advanced notice of vacations and conflicts. Ms. Mollard discussed creating a policy and said she would talk to Mr. Collins about it.

RECESS

Mrs. Mollard made a motion to recess the meeting at 8:42 a.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

Ms. Mollard made a motion to resume the board meeting at 9:03 a.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

EXECUTIVE SESSION

Mrs. Mollard made a motion to adjourn into executive session at 9:04 a.m. pursuant to Ohio Revised Code 121.22 (G)(1) for employment. Ms. Beckett-Hill seconded the motion. Roll Call Vote: All Aye

Mr. Collins, Mr. Zappitelli, Chief Connor, and Assistant Chief Ecleberry attended the executive session.

Ms. Mollard made a motion to close out of executive session at 9:18 a.m. Ms. Beckett-Hill seconded the motion. Roll Call Vote: All Aye

FIRE (CONTINUED)

Ms. Mollard made a Motion to pass Resolution No. 250416F5. Be it resolved to offer conditional employment to part-time firefighter Daniel Logan as a full-time Firefighter Paramedic at step 1 pending results from a background check and drug screen. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

Ms. Beckett-Hill asked to discuss the concerns that Mr. Zappitelli and Mr. Ferguson have with Resolution F6. Ms. Beckett-Hill summarized the conversation that was had at the March 19th meeting where Attorney Pete Griggs said he would reach out to the State Auditor to get their opinion on the whether the township's liability to Schorr Architects was handled appropriately. According to Ms. Beckett-Hill, Mr. Griggs has not yet heard back from the Auditor's office. However, his opinion that the expenditure is not unlawful stands. Mr. Zappitelli expressed his concern over the lack of detail in the invoice and a clear idea of what the township is paying for. Mr. Zappitelli would like more information on exactly what is included in the three items listed on Schedule A. Ms. Beckett-Hill stated that there have been numerous discussions and meetings regarding the architecture plans and progress over the past several months. Mr. Zappitelli replied that the lack of an earlier resolution and the improper governance is Mr. Ferguson's concern. Mr. Zappitelli's concern is surrounding what exactly the township is getting for the \$98,000 that Schorr Architects is invoicing the township for. Mr. Collins explained that the traffic study portion is the township's pro-rata share. Unfortunately, since the project is now dead there is probably no work product from the traffic study that can be used. Mr. Collins explained that Program Verification has been completed. This is where the needs of the development and different program areas are stated. Schematic design is 100% complete. Ruscilli, the manager at risk, will look at the design and estimate the probable costs of the design at the site. Design development, which is only 40% complete, is the engineering design work and site planning. The township does not have construction drawings. Mr. Collins expects that the township can reuse the design that has been completed at a different site, however some of the details will need to be reworked because it was part of a larger structure. Mr. Zappitelli requested that Mr. Collins include the updated site plan, building design, schematic design budget and cost breakdowns in an attachment to the resolution.

Ms. Mollard made a Motion to pass Resolution No. 250416F6 pending the Administrator to include the deliverables to date.

RECITALS

WHEREAS, the Board of Trustees of Plain Township, Franklin County, Ohio (the "Board") provides fire protection services through the Plain Township Fire Department to the entire area (both incorporated and unincorporated) of Plain Township (the "Township"); and

WHEREAS, the Board of Education of the New Albany-Plain Local School District ("District"), and the Township have enjoyed a long history of collaboration and cooperation to jointly serve the interests of the residents of the Township and District; and

WHEREAS, the Township and the District have been working collaboratively with each other to construct a combined school transportation facility and fire substation; and

WHEREAS, the District entered into an architectural agreement with Schorr Architects, Inc. ("Architect") for the purpose of having an Architect provide professional design services for the Project which includes the design of the Township fire substation; and

WHEREAS, the Township has committed to pay for the Architect fees and costs associated with the design of the fire substation; and

WHEREAS, the Board believes it's in the best interest to pay the fees, in furtherance of the fire substation.

RESOLUTION

NOW THEREFORE, be it resolved by the Board of Trustees of Plain Township, Franklin County Ohio (the "Board"), that the following Resolution be, and hereby is, adopted:

RESOLVED, that the Board hereby approves the payment of \$98,805 to Schorr Architects for the Township's portion of architectural fees and costs associated with the design of the Plain Township Fire Department Substation as set forth in Attachment A and incorporated herein by this reference, to be paid from fund 2111-220-58099 (Fire – Other Expenses).

BE IT FURTHER RESOLVED, that the Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

BE IT FURTHER RESOLVED, that this Resolution shall be in full force and effect immediately upon its adoption.

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

ATTACHMENT A

(FIRE DEPARTMENT SUBSTATION ARCHITECT FEES)

Basic Services to date:

- Program Verification - $\$11,520 \times 100\% = \$11,520$
- Schematic Design - $\$38,400 \times 100\% = \$38,400$
- Design Development - $\$115,200 \times 40\% = \$46,080$

Additional Services to date:

- Traffic Study - $\$17,000 \times 16.5\% = \$2,805$

ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 9:40 a.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:

David Ferguson, Trustee



Kerri Mollard, Trustee



Jill Beckett-Hill, Trustee



Bud Zappitelli, Fiscal Officer