

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: Dave Ferguson, Kerri Mollard and Jill Beckett-Hill. Others present: Fiscal Officer Bud Zappitelli, Township Administrator Ben Collins, Chief Connor, Assistant Chief Ecleberry, and Finance Officer Courtney Rogers. Visitors present: Mike Durik and several residents

ADDITIONS OR CORRECTIONS TO THE AGENDA

Mr. Ferguson requested an executive session to discuss contracts at the end of the meeting.

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$322,271.23.

Mr. Ferguson seconded the motion. Vote: All Aye. (Resolution 25040201)

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the March 19, 2025 Board of Trustees Meeting minutes. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25040202)

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

Mr. Durik reported that City Council had several first readings for ordinances. The first was a restatement of the administrative code with Joint Parks and Recreation. They revised some of their standards in terms of how to handle things like vehicles on the property, use of the ponds, and the coordination with the City and police department to enforce those standards. There was a discussion of issues related to golf carts. There was also a first reading on an ordinance to accept an expedited annexation of 29.8 acres from Plain Township on Babbitt Road, south of the country club area. There was a first reading to amend the zoning of 194.6 acres east of Babbitt Road, west of Beech Road and south of Worthington Road, also known as the Ganton Parkway South Zoning District. It is requesting the zoning be changed from agriculture and limited general employment to general employment as requested by the property owners. The city also had another parcel, north of Beech Road above State Route 161, that was donated by Amazon for public purpose.

City Council authorized the city manager to enter into an annexation agreement with Jersey Township on several parcels along Beech Road where the owners have requested to be zoned into the community. The city also plans to repave Babbit Road from Ganton to Morse. Mr. Ferguson asked if the city is doing anything with water and sewer for those residents. Mr. Durik replied that the city is not at this time. City Council also authorized the city manager to bid and hold contracts for the construction of Founders Avenue, which will be east of State Route 605 behind Eagles Pizza.

Mr. Zappitelli inquired about the timing for redoing 2nd Street. Mr. Durik explained that the Market Street extension is happening now. New Albany Company is responsible for building out the pond and that roadway structure. The roundabout will begin shortly, which is the city's responsibility. New Albany will also complete the extension of Market Street to old Dublin-Granville Road and connect to 3rd Street. He expects that this will take a year to complete.

CITIZENS COMMENTS

Martin Combs stated that the residents of Nottingham Trace have a lot of respect for Chief Connor and Superintendent Sawyers. The residents only want good things for the Fire department and school district. Mr. Combs pointed out that the proposal for the bus garage has a smaller footprint than the current one. According to the proposal, the new plans show 69 bus parking spaces. He indicated that if you use satellite view on Google Maps, you can easily see 80 parking spots at the current facility. Mr. Combs does not understand moving to a site that is smaller than the current one.

Mr. Combs also stated that the New Albany Plain Local Schools are probably the biggest polluter in the city. Mr. Combs went on to state that many school districts in the area are starting to change over to electric, hybrid, and propane powered buses. He noted that AEP provided Hilliard Schools with a \$240,000 subsidy for each of their 4 EV buses. Last year, Ohio schools received \$30 million in EPA rebates and the federal government is giving out over \$3 billion to schools for bus programs. Mr. Combs is concerned that the architectural plans for the new bus garage do not anticipate and plan for an alternative fuel source.

Mr. Combs would like to see the blueprints for the bus garage proposal.

ADMINISTRATOR

Mr. Collins reported that the early-bird pool membership drive has ended. He stated that the township sold \$39,000 more than this time last year. He thanked the City of New Albany and the Communications team for marketing the membership sales. Mr. Collins is working with Whitewater to get the measurements for the new gate for the slide tower. He noted that Whitewater also reduced their proposal by \$10,000 for the additional scope of work. Mr. Collins and Ms. Reife will work with the new concession vendor over the next couple of weeks to make sure they have everything they need for the opening weekend.

Mr. Collins reported that the tenant at 39 2nd Street is vacating the space at the end of the month. The tenant has been in the space for over 10 years and has spent their own money to revamp the space. The tenant has asked for the security deposit back, although the lease terms require a 6-month early termination notice. The tenant is only giving a 45-day notice and is relocating to another space on Morse Road. All trustees agreed that the tenant should fulfill their contractual obligations, and the township should not return the security deposit if the terms are not met. In the short term, all trustees agreed to continue to rent the space, but Mr. Ferguson would like to investigate selling the property. Mr. Collins feels that the township will be able to rent the space easily. Mr. Pharris thinks that the existing HVAC is old and may need to be replaced, as well as the roof. Mr. Pharris will get some quotes.

Mr. Collins highlighted some of the accomplishments that township achieved in 2024, including passing the fire levy, switching the fire dispatch system, and several employee promotions.

Mr. Ferguson made a Motion to pass Resolution No. 25402A1.

Whereas, the Plain Township Board of Trustees has approved a pool management contract extension, including opening and closing, with SwimSafe Pool Management, Inc. for the 2025 pool season, in the amount of \$238,226 out of fund 2171-610-53060 (Pool – Contracts).

Be it resolved, to set aside and pay the May pool management payment in the amount of \$35,735 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 township has been working with a potential developer on a Johnstown Road property. It is a current residence and an application for a conditional use to allow a tire center service facility has been received. This will require a variance for parking to be located within the side yard setback. The owner is also working with the City of New Albany on a traffic study for the curb cut. There will be a public hearing next month. Last time Mr. Collins checked, ODOT had 26,000 trips per day at the location.

ROAD/MAINTENANCE

The maintenance staff has been working at the pool, getting it ready to open at the end of May. The township is waiting for the delivery of the new pickup truck.

There was an increase in cemetery sales because of the price increase that took effect April 1st.

FIRE DEPARTMENT

Chief Connor reported that the department has 4 internal candidates for the full-time position that is open. Interviews are scheduled for next week.

The safety trailer did not meet the reserve bid of \$5,000 on GovDeals.

Ms. Mollard made a motion to sell the trailer at the highest bid. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (25040203)

Chief Connor met with Elizabeth Boyden, the social media consultant, and the fire department should have the first social media post this weekend. Chief Connor is excited to have Ms. Boyden's involvement and help with updating the community regarding township activity. Ms. Beckett-Hill added that Karen Koenig will be at the fire station on the mornings of April 15th and 16th to get headshots of the fire department and leadership team.

Assistant Chief Ecleberry has been working with Paramount to schedule the bay floor repairs in May. Chief Ecleberry would also like to adjust the plan review and inspection fees. He will present a resolution at the next meeting.

Assistant Chief Ecleberry attended the quarterly school safety meeting. This is where the fire department, police department and school district meet to go over action reports. The annual training is scheduled for the summer.

Ms. Mollard asked for an update on entering into a joint partnership for plan reviews. Assistant Chief Ecleberry stated that Monroe Township is hiring a second full-time plans reviewer. The department is talking about potentially being able to use that resource if the workload gets to be too much for our Fire Marshall. The cost would be recouped through the fees for plan reviews. When asked for an update on the Google project progress, Chief Connor stated that another building just passed life safety inspections and was turned over.

Ms. Beckett-Hill made a Motion to pass Resolution No. 250402F1. Be it resolved to pay Licking County Emergency Management \$108,341 for dispatching services for 2025, out of fund 2111-220-53019 (Fire District – Dispatching).

**Licking County Emergency Management
783 Irving Wick Drive West
Heath, OH 43054**

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

Ms. Beckett-Hill made a Motion to pass Resolution No. 250402F2. 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:

Lot Number	Description	Amount
01	9 Various KeyPad Door Locks	\$10.00
02	8 CradlePoint IBR-1100 Modems	\$10.00
03	2 Dell Latitude 5285 Tablets	\$10.00
04	5 Surface Pro 3 Tablets	\$10.00
05	2014 Mac Mini	\$25.00
06	4 Titan II Wireless Gateways	\$10.00
07	Cisco Catalyst 3560 POE router	\$10.00

08	3 wireless routers, 10/100 network switch	\$10.00
09	Box of misc computer parts	\$10.00
10	4 iPad protective cases	\$10.00
11	Toshiba DynaDock docking station	\$10.00
12	2 General Dynamics rugged laptops and docking stations	\$10.00
13	2 Samsung IP phones	\$10.00
14	3 Getac Tablets and docking stations	\$50.00
15	2 Getac Laptops and docking stations	\$50.00
16	2 Verizon Wireless JetPacks	\$10.00
17	1 Industrial Scientific Ventis MX4 Gas Detector	\$10.00
18	1 TIF Combustible Gas Detector 113009011810	\$10.00
19	1 TIF Combustible Gas Detector 113009011822	\$10.00

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

Ms. Mollard made a Motion to pass Resolution No. 250402F3. Be it resolved to pay the MECC Regional Council of Governments \$25,000 for 2025 EMS Medical Director share, out of fund 2281-230-58099 (EMS-EMS-Other).

Jason Nicodemus
MECC Regional Council of Governments
P.O. Box 647
Reynoldsburg, OH 43068

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

FISCAL OFFICE

Mr. Zappitelli stated that it is too early in the month to have the March Bank reconciliation and month end reports.

Ms. Rogers explained that the following resolutions are necessary to budget for transfers to the Fire-Capital Equipment fund and appropriate money for upcoming expenses. This had to wait until after the trustees approved the permanent appropriations at the last meeting.

Mr. Ferguson made a Motion to pass Resolution No. 250402B1. Be it Resolved, to increase Fund 4910-000-49031 Capital Equipment-Fire-Transfers In receipts by \$1,079,000.

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

Mr. Ferguson made a Motion to pass Resolution No. 250402B2. Be it Resolved, to increase appropriations in Fund 4910-220-55000 Capital Equipment-Fire by \$919,000.

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

NEW BUSINESS

Ms. Beckett-Hill reported that the next school board meeting is April 14th.

EXECUTIVE SESSION

Mrs. Mollard made a motion to adjourn into executive session at 7:17 p.m. pursuant to Ohio Revised Code 121.22 (G)(2) to consider purchase of property for public purpose or sale of property at competitive bidding. Ms. Beckett-Hill seconded the motion. Roll Call Vote: All Aye

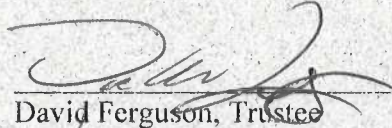
Mr. Collins, Mr. Zappitelli, Chief Connor, and Assistant Chief Ecleberry attended the executive session.

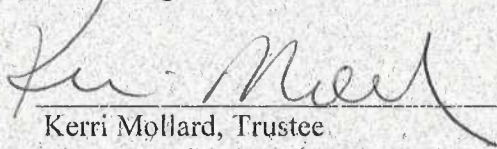
Ms. Mollard made a motion to close out of executive session at 7:32 p.m. Ms. Beckett-Hill seconded the motion. Roll Call Vote: All Aye

ADJOURNMENT

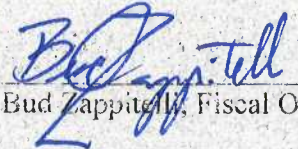
Ms. Mollard made a motion to adjourn the meeting at 7:33 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:



David Ferguson, Trustee

Kerri Mollard, Trustee

Jill Beckett-Hill, Trustee

Bud Zappitelli, Fiscal Officer