

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: Dave Ferguson, Kerri Mollard and Jill Beckett-Hill. Others present: Fiscal Officer Bud Zappitelli, Administrator Ben Collins, Chief Connor, Assistant Chief Ecleberry, and Finance Officer Courtney Rogers. Visitors present: Mike Durik, Paul Naumoff, and 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 \$752,542.32.

Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25052101)

APPROVAL OF MINUTES

Ms. Mollard made a motion to table the May 7, 2025 Board of Trustees Meeting minutes.

Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25052102)

Ms. Mollard has some questions about how the meeting minutes are prepared and would like to meet with the Fiscal office to discuss. She feels that the minutes are really detailed in some areas and not in other areas. Mr. Ferguson wants the minutes to give transparency to what happens in the meetings. Ms. Rogers explained that the minutes are not a verbatim transcript recording of the meeting. Ms. Rogers tries to summarize lengthy discussions while still including differing opinions on the topics discussed. Ms. Rogers uses the audio recordings and the Transcribe feature in Microsoft Word to assist her in typing out the minutes. The Transcribe feature in Word is not sufficient to solely use for the minutes. Mr. Ferguson would like to see a red-line version of the new minutes once they are edited.

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

Mr. Durik reported that the City had a strategic planning session last Friday. There was no action. The Founders Day parade was last Saturday and that went well.

At the City Council meeting last night, they had a proclamation declaring May as Jewish American Heritage month. The City is also going to be adding some plantings that are more sustainable to the Taylor Farms, Planters Grove, and the James River Park areas.

Council had a public meeting for the Jersey Township-New Albany JED (Joint Economic Development) districts 1, 2, and 3. It was a discussion about what the JED does and what New Albany's role would be. As the development and taxes are developed, New Albany will be the organization collecting those taxes and giving it back to the township. This gives New Albany some authority with what will be built adjacent to the borders.

Council also passed an ordinance to approve the final plat for Ganton Parkway. Council approved to annex 53 acres from Plain Township near Bevelhymer Parks. This will allow water and sewer to be supplied. Council also reviewed the State Route 62 plan that was developed by residents over the last 18 months. There was a lengthy discussion regarding density. Residents said that they want better traffic, restaurants, and stores. The developers insist that they need more density to support those wants.

Franklin County is also doing a traffic review and plan for State Route 62 from New Albany to Johnstown. Mr. Durik feels that until the City of New Albany knows what that is going to look like, i.e. how many lanes and whether it will be commercial or residential, the City should not be setting standards for the development of those parcels along State Route 62. Mr. Ferguson commented that as Plain Township is reviewing the Land Use Plan, it makes sense for the township and city to share those plans so both parties can coordinate with the other.

City Council passed a resolution to host an evening panel discussion for a movie about the Holocaust, A Train Near Magdeburg, and an educational program for the schools.

Mr. Durik also said that there was a significant discussion surrounding kids on motorbikes and scooters. The city has received a lot of complaints. The New Albany Police Chief and General Counsel for the city have been charged with coming up with regulations.

Assistant Chief Ecleberry asked Mr. Durik about the city's Fourth of July plans. The Fire Marshall attended a planning meeting and was told that there would not be food trucks or live music at the festival this year. Mr. Durik was not aware of the festival plans.

NEW ALBANY PLAIN LOCAL SCHOOLS LIAISON – PAUL NAUMOFF

Mr. Naumoff was in attendance. He reported that graduation is this Saturday. The graduating class is one of the largest classes to graduate from New Albany.

Mr. Zappitelli asked Mr. Naumoff if the school board had any approval authority on the planned apartment complex on Hamilton Road by the Home Depot. Mr. Naumoff reported that the schools did not have any say over this development but that they are aware of it.

Ms. Beckett-Hill reported that the school board rescinded the resolution to accept the donation of the land from the New Albany Company.

FRANKLIN COUNTY SHERIFF'S OFFICE -- DEPUTY UPTON

Mr. Ferguson asked Deputy Upton how many units patrol the greater New Albany area. Deputy Upton shared that there are 3 deputies assigned to the Northeast quadrant.

CITIZENS COMMENTS

None

ADMINISTRATOR

Mr. Collins reported that it is National Public Works Week, so he wanted to recognize the maintenance team. The maintenance team is getting the pool and cemetery ready for Memorial Day, and they will work on the road Right-of-Ways after the holiday.

The slide tower project is complete, the slides have been refinished, and the gate is installed. Swimsafe is fully staffed for the season. The management team is expecting a soft opening this weekend with the expected cooler temperatures. The NAPLS PTO postponed their fundraising project for now. Swim lesson sales began last Sunday. And the township will partner with Safety Town again to provide space for them to teach water safety.

The Memorial Day event at the cemetery will take place at 9:45am. The maintenance staff is placing the flags on the graves. The high school band will be there.

Mr. Collins explained that the township had a Land Use Plan update from 2012. The plan was not adopted at the time, and he recently had a consultant look at the plans and the consultant made some recommendations that have been forwarded to the trustees. Mr. Collins indicated that the area of State Route 62 between New Albany and Johnstown is of great concern. Currently, there are individual lots. One recommendation is to do overlay districts and to try to coordinate any access to avoid individual commercial entry points all along SR 62. Mr. Collins reported that the Ohio Department of Transportation has been tight-lipped about proposed changes or improvements for SR62. They have only been committed to no major reappointments.

Mr. Collins also shared information from Franklin County regarding the tree canopy in the township. The study states that Plain Township has 300,000 trees in the unincorporated parts of the township.

Mr. Collins attended the Central Ohio Regional Water study presentation last week. He reported that there is an effort through the Ohio EPA to create a dashboard for communities to have access to information about potable water resources statewide. This would provide information about total gallons per day that are available and total gallons currently being processed.

Mr. Collins also shared that the Mid Ohio Regional Planning Commission (MORPC) is being designated as the 7th Regional sewer plan body. The State of Ohio governs the sewer plans, except for the six urban areas and now central Ohio. MORPC will be the neutral body to handle disputes and to review plan changes and updates. Townships that have access to a county wide sewer facility have very different growth patterns from townships that do not. Columbus

controls access to the water and sewer in this area. Columbus is pushing housing developments near township boundaries.

Ms. Mollard inquired about the township tornado sirens. Mr. Collins reported that there are two sirens in the unincorporated part of the township. Although the sirens are working properly, they are 30 years old and will require some upgrades. Mr. Collins is working on obtaining estimates.

ZONING

At the Board of Zoning Appeals meeting last week, there was a hearing on a conditional use and a variance for a tire service center on Johnstown Road. The underlying zoning was already in place. The property was rezoned to general business back in the 1990s. The Board of Zoning Appeals was comfortable with allowing the requests to go forward. There were several residents in attendance, and they asked for additional screening. The Board made it a condition to have a 6-foot screening fence. There is a small service-access that is supposed to go through this area. It is uncertain where exactly it is going to be but adjacent to this property, there is a 60-foot-wide reserve which is a typical size for a right-of-way. The developer has made accommodations on their site plan to connect to that in the future.

ROAD/MAINTENANCE

Mr. Ferguson made a Motion to pass Resolution No. 250521M1. Be it resolved pay to pay Jason Piper to pour footers at Maplewood Cemetery up to \$10,000.00 out of fund 2041-410-58099 (Cemetery-Other Expenses). Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

FIRE DEPARTMENT

Chief Connor shared that the bay floors are currently being repaired. Half of the floor should be able to be driven on this weekend.

Chief Connor would like to have the swearing in of the two new full-time firefighters on June 4th.

Chief Connor received notification that the SAFER grant is opening May 23rd. The department is ready to submit the grant application, however there is a cost share component now. Years one and two are 25% local and 75% federal. Year three is 65% local and 35% federal. Chief Connors feels that with the new cost share component, some departments may not apply, which increases our chances of success.

Assistant Chief Ecleberry updated the Board on the Tahoe delivery. He expects to have it upfitted, lettered, and in service by July. The fire engine that was ordered last November will have a pre-construction meeting in October. He expects to receive the engine in 2027.

Chief Connor reported that he, Ms. Beckett-Hill, and Mr. Collins met with Tom Rubey from the New Albany Company yesterday to discuss the substation site plans. Mr. Rubey indicated that he would have a response by the end of the week.

FISCAL OFFICE

No updates

NEW BUSINESS

No new updates

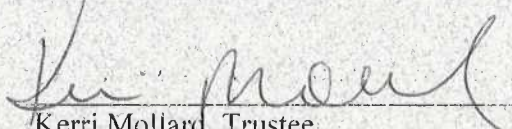
ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 8:53 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