

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. Beckett-Hill called the meeting to order. Ms. Beckett-Hill 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, Maintenance Supervisor Bob Pharris, and Finance Officer Courtney Rogers. Visitors present: Mike Durik and Deb Lowery. Trustee Mollard was not in attendance

ADDITIONS OR CORRECTIONS TO THE AGENDA

Mr. Collins added resolution F2. The Fiscal office added resolution B1. Ms. Beckett-Hill proposed delaying the approval of the July 2, 2025 meeting minutes to the next meeting since Ms. Mollard is not in attendance.

PAYMENT OF THE BILLS

Ms. Beckett-Hill made a motion to pay the pending warrants in the amount of \$522,163.20. Mr. Ferguson seconded the motion. Vote: All Aye. (Resolution 25071601)

Mr. Ferguson inquired about the payment to Elizabeth Boyden. This is for social media work. Ms. Rogers stated that she believes June 2025 is the last month of Board approved work by Ms. Boyden.

APPROVAL OF MINUTES

The July 2, 2025 Board of Trustees Meeting minutes were removed from the agenda.

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

Mr. Durik reported that City Council met last night. There was a proclamation declaring July Disability pride month. City Council also annexed 115 acres at the corner of Beech Road, State Route 62, and Green Chapel from Jersey Township. This is on the east side of State Route 62, south of Green Chapel and Beech Road. Council also changed the zoning from agricultural to limited general employment. Council also had a first reading for a final plot plan for 40 single-family lots on 30 acres on the East 9 of the New Albany Country Club. There was also a presentation on architectural standards and design. These homes will be very high end and not

the tradition red-Georgian brick style. There will be an entry off Landon Road and Baughman Grant. Mr. Durik provided the plot plan to Chief Connor to review. Ms. Beckett-Hill asked if the city is planning to widen the roads. Mr. Durik stated that the city is reconfiguring the roads and the pond. Builder and architect options will be limited for this project.

Mr. Durik presented the Gold Star information to Mr. Stefanov. He will review the information and the possibility of a cost share with the township to donate to the project.

NEW ALBANY PLAIN LOCAL SCHOOLS LIAISON – PAUL NAUMOFF

Not in attendance.

FRANKLIN COUNTY SHERIFF'S OFFICE – DEPUTY UPTON

Not in attendance.

CITIZENS COMMENTS

None

ADMINISTRATOR

Mr. Collins reported that daily pool visits are down over the same 2024 period. Mr. Collins attributes this to the bad weather and closures for thunderstorms. Staff have received many requests to loosen the refund policy, which currently does not allow for monetary refunds or passes to return to the pool in the event of inclement weather. Patrons are encouraged to check the weather before paying to enter the pool. The only time passes are provided is if there is a mechanical problem or a fecal accident. Mr. Ferguson is open to having a more guest-friendly policy. He suggested a time allowance for passes, for example, if a guest has only been at the pool for a limited time. He acknowledged that the township is not trying to make the pool a profit source and that it is a public service. The challenge with this is that the daily visits do not have a time-stamp swipe like membership cards would. Ms. Beckett-Hill is comfortable with Mr. Collins and Ms. Reife coming up with a new policy and presenting it to the Board. The new concession manager is doing well, and sales are good.

The township has received another national opioid settlement program that must be opted into. Mr. Collins hosted a county Township Administrator's meeting this week and the Director of Public Health was in attendance. Mr. Collins discussed the idea of working collectively to leverage these dollars. Mr. Collins thinks it could be more impactful for the residents. The Health Director is interested in having a conversation. The money is restricted and can only be used for reduction and prevention of opioid and drug use. Some allowances are that the township could work with school districts, police departments, or the health district.

Mr. Ferguson made a Motion to pass Resolution No. 250716A1.

WHEREAS, Plain Township, Franklin County, Ohio (herein "Plain Township") is a township formed and organized pursuant to the Constitution and laws of the State of Ohio; and

WHEREAS, the people of the State of Ohio and its communities have been harmed by misfeasance, nonfeasance and malfeasance committed by certain entities within the Opioid Pharmaceutical Supply Chain; and

WHEREAS, the State of Ohio, through its Attorney General, and certain Local Governments, through their elected representatives and counsel, are separately engaged in litigation seeking to hold Opioid Pharmaceutical Supply Chain Participants accountable for the damage caused by their misfeasance, nonfeasance, and malfeasance; and

WHEREAS, the State of Ohio, through its Governor and Attorney General, and its Local Governments share a common desire to abate and alleviate the impacts of that misfeasance, nonfeasance, and malfeasance throughout the State of Ohio; and

WHEREAS, the proposed settlement is being implemented in connection with Purdue's bankruptcy proceedings, and consists of, among other things, a settlement of Purdue's claims against the Sacklers and certain other parties (referred to as the "Estate Settlement"), and a settlement of direct claims against the Sacklers held by States, local governments and other creditors; and

WHEREAS, the Settlement contemplates that the Sacklers will be paying an aggregate of \$6.5 billion in 16 payments over 15 years, including \$1.5 billion on the settlement's Effective Date; and

WHEREAS, the State of Ohio has opted into these settlements, and, in order for Plain Township to be an eligible subdivision and obtain any funds, must also opt-in to this settlement;

WHEREAS, the settlement amount for each political subdivision will be determinative upon the number of states and subdivisions opt-in; and

WHEREAS, Plain Township wishes to opt into the proposed settlements.

NOW THEREFORE, BE IT RESOLVED BY THE PLAIN TOWNSHIP BOARD OF TRUSTEES, FRANKLIN COUNTY, OHIO:

Section 1. That the Township Administrator is authorized to take any and all steps necessary to opt-in and participate in the Purdue Pharma L.P. & Sackler family Settlement. The Township Administrator is authorized to execute any and all forms or documents in the furtherance of this authorization.

Section 2. That it is found and determined that all formal actions of the Board relating to the adoption of this resolution were adopted in an open meeting of this Board, and that

all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

Section 3. This Resolution is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health, welfare, and safety of Plain Township. The reason for the emergency is to ensure prompt pursuit of funds to assist in abating the opioid epidemic throughout Ohio.

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

ZONING

Mr. Collins reported that the township has received complaints about overgrown weeds and grass. Most property owners are responsive when asked to remedy the property. The property at 8139 Walnut Street has not taken action. Mr. Collins served a final notice and is proceeding with the Nuisance Abatement Resolution to the Board of Trustees.

Ms. Beckett-Hill made a Motion to pass Resolution No. 250716Z1.

WHEREAS, the overgrown weeds and vegetation located at Plain Township Parcel Number 220-000383 and located at 8139 Walnut Street, New Albany, Ohio 43054 constitute a nuisance that is present and ongoing;

THEREFOR BE IT RESOLVED, that the Plain Township Board of Trustees hereby orders Shylaja Parsa to abate, control, or remove said overgrown weeds and vegetation that are a present and ongoing nuisance;

BE IT FURTHER RESOLVED, that if said overgrown weeds and vegetation are not abated, controlled, or removed, or if provision for its abatement, control or removal is not made within seven (7) days, the Plain Township Board of Trustees shall provide for the abatement, control or removal of said nuisance;

BE IT FURTHER RESOLVED, that any expenses incurred by the Plain Township Board of Trustees in providing for the abatement, control, or removal of said nuisance shall be paid out of the township general fund from moneys not otherwise appropriated;

BE IT FURTHER RESOLVED, that the Plain Township Board of Trustees shall make a written report to the county auditor identifying the premises and all expenses incurred in providing for the abatement, control, or removal of said nuisance. Any expenses incurred shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.

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

ROAD/MAINTENANCE

Mr. Pharris reported that staff are still working at 39 2nd Street. Mr. Ferguson asked for a cost total for the work completed. Ms. Rogers reported that most of the expense has been labor. Mr. Collins reported that there is interest from a potential tenant. They would need to enhance the communications and internet connections in the property at their own expense. Another person is looking at the property later this week. One of the questions was about the length of the lease. If a tenant is going to spend money to upfit the site, the tenant would like a lease longer than one year. The potential tenants are asking if the township could do a 3-year lease. Mr. Collins would advise to still include an early opt-out clause for potential area development. Mr. Ferguson asked for an update on the status of recovering payments for the early termination of the 39 2nd Street lease. Mr. Collins reported that legal counsel is working on it. Counsel has reached out to the business owner, but they are not getting a response. The next course of action would be to file a complaint in small claims court and try to recover those costs. Currently, it would be 3 months of rent, taxes, and any directly attributable repair costs. Mr. Collins said that counsel is not overly confident that there will be a recovery because the business has been dissolved. The tenant at 45 2nd Street provided proper six-month notice and they will vacate the space at the end of July. Maintenance is planning to repair and replace the flooring in that space.

Maintenance staff also received a call from a resident regarding a trash dumping situation at Morse Road and Avis Road. Mr. Bullard cleaned up the trash.

Mr. Pharris reported that the plow has been installed on the new pickup truck but is still awaiting the light bar.

FIRE DEPARTMENT

Chief Connor explained that the F2 resolution is for the repairs on the medic that was involved in an accident on a run in February. OTARMA will be reimbursing the township less the \$1000 deductible.

Resolution 250716F1 is for a temporary easement that the City of New Albany needs for the Ganton Parkway Phase 4 construction. Mr. Collins noted that the township just spent \$500,000 installing new concrete less than 2 years ago and the city is now going to be ripping out a good portion of it. Mr. Collins acknowledged that there are some grade changes to cross Rose Run that necessitate realignment. The city has been responsive to additional requests to make sure the concrete matches what the township has in place. Ms. Beckett-Hill and Mr. Ferguson both asked if there was going to be another access point for the construction, possibly off Old Dublin-Granville Road. Currently, there is none. Ms. Beckett-Hill is concerned about the traffic congestion that this will cause in front of the fire station. Mr. Ferguson encourages the City of New Albany to explore options for a second access point. There will eventually be a connection from Johnstown Road to Beech Road. The fire department has made requests for fire hydrants to be on both sides of Ganton Parkway. The timeframe for the easement is the duration of the project with an additional six months following completion.

The roundabout on New Albany-Reynoldsburg Road and Market Street is scheduled to finish up by mid-August.

Chief Connor wanted to discuss the fire substation schedule that Schorr Architects provided. He is not happy with the length of the schedule. He wants to make sure that the township is focused on getting this project done in a timely manner. Ms. Beckett-Hill thinks the schedule is a bit long as well and thinks the dates can be tightened up. Mr. Collins stated that Schorr has revised the schedule and the date to submit design development has been moved up approximately 10 weeks. Mr. Ferguson asked about the township hiring a project manager. He asked who the point person is with the architect. Mr. Collins indicated that the project is not that far along yet. The township will do an RFQ for the architect of record. Everything is pending on the land donation. The schedule from Schorr is based on their experience working with the City of New Albany and the time it takes to get through the different steps, i.e. Architectural Review Board, Planning Commission, Rocky Fork Blacklick Accord, and City Council. The township will have to go through the zoning process and that will take approximately 7 meetings and 90 days. Mr. Ferguson also asked about the lot split for the substation. The New Albany Company has communicated to Ms. Beckett-Hill that they are going to donate the northern half of the property on New Albany Road East and State Route 605. This provides more land for the fire station. The legal description was received last week. The land provides access to State Route 605. Ms. Beckett-Hill is requesting an easement or the right to have an additional access off New Albany Road East. All agree that a second access point on New Albany Road would be ideal but Chief Connor does not think it is a necessity. Mr. Ferguson asked if the township has been given a timeframe on the land donation. Ms. Beckett-Hill will request this information from Mr. Rubey. Mr. Collins reported that the township is close to completing the work on the preliminary offering statement. He will send it over to bond council for review. The next step is the request for qualifications for architects. The township can include things such as familiarity with working with the City of New Albany and their development team and working through rezoning within New Albany. This might help narrow down the list of potential architects. This is not the bidding process, that happens after selecting an architect.

Mr. Ferguson made a Motion to pass Resolution No. 250716F1.

WHEREAS, The City of New Albany requests a temporary construction easement in order to complete roadway improvements identified as Ganton Parkway West Phase 4, and specifically to make improvements on township property located at 9500 Johnstown Road related to grade changes required for a bridge to cross Rose Run adjacent to the Plain Township Fire Station; and

WHEREAS, the Board of Trustees of Plain Township, Franklin County, Ohio, on behalf of Plain Township, is the owner of certain real property identified as the Plain Township Fire Station and consisting of the following described lands situated in the State of Ohio, County of Franklin, City of New Albany, lying in Farm Lot 25, Section 12, Township 2, Range 16, United States Military Lands, being a 2.414 acre tract of land as described in Instrument Number 199606030130537 of the Franklin County Recorder's Office (Parcel # 222-001845-00); and

RESOLUTION

NOW THEREFORE, be it resolved by the Board of Trustees of Plain Township, Franklin County, Ohio:

RESOLVED, that the Board of Trustees hereby grants a temporary construction easement for necessary improvements on township property located at 9500 Johnstown Road for the

completion of Ganton Parkway West Phase 4, and specifically the crossing of Rose Run, to the benefit of the City of New Albany, said easement being substantially the same as that detailed in the attached easement.

BE IT FURTHER RESOLVED, that the Board hereby authorizes, empowers and appoints, on behalf of the Board of Trustees, Ben Collins, Township Administrator to execute the Easement in substantially that form attached hereto, along with any changes or amendments thereto, provided that the approval of those changes and amendments by the Township Administrator, and the character of those changes and amendments as not being inconsistent with this Resolution or adverse to Plain Township shall be evidenced conclusively by the Township Administrator's signature.

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.

Ms. Beckett-Hill made a Motion to pass Resolution No. 250618F2. Be it resolved to approve payment to Atlantic Emergency Solutions in the amount of \$11,655.70 for repairs to Medic 121 out of fund 2111-220-5402 (Fire District-Repairs-Non-Routine). These repairs have been submitted for an insurance claim, and OTARMA will reimburse Plain Township for this cost, except for the \$1,000 deductible.

Atlantic Emergency Solutions
48 Klema Drive
Reynoldsburg, Ohio 43068

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

FISCAL OFFICE

The Bank Reconciliation, Month-end reports, and credit card statements were presented.

Mr. Zappitelli stated that a revised investment policy was added to the agenda. Mr. Zappitelli also noted that the township currently has an investment policy that was adopted in 2005. Ms. Rogers stated that the investment policy was then reaffirmed in 2009. Mr. Zappitelli stated that since the township has an investment policy, the township has not been without one. Ms. Rogers wanted to correct the statement by Ms. Mollard at the July 2, 2025 meeting that the board has been waiting months for an investment policy from the fiscal office. Ms. Rogers stated that an investment policy was first discussed and requested at the June 4, 2025 meeting. That is only 28 days, not months. Ms. Rogers proceeded to explain that she was not going to submit an updated policy at a meeting where she was not going to be in attendance. Ms. Beckett-Hill stated that she

has not seen the 2005 policy and would like to know what the key changes are from the 2005 policy and the revised policy added to the agenda tonight. Ms. Rogers stated that the revised policy is fairly generic and follows other township fiscal policies. Ms. Rogers also noted that if the board is looking for specifics, i.e. only keeping X dollars in certain accounts, that is not going to be included in the investment policy. Ms. Beckett-Hill would like to table the resolution until the next meeting since she is seeing it for the first time and has not seen the previous policies. Ms. Rogers said that she would send out the previous policies. Mr. Ferguson noted that the Fiscal office must comply with the Ohio Revised Code and is very limited in what the fiscal office can do. Mr. Zappitelli reiterated that the township has a policy that it is currently working under.

Mr. Zappitelli also addressed the comments from the July 2, 2025 meeting in regard to the bond paperwork. Mr. Zappitelli wanted to clarify that the fiscal office is not holding anything up. Ms. Beckett-Hill agreed that the township cannot move forward with the project until we have the land donation. Mr. Collins stated that work had been paused and now it has been picked back up and moving forward.

Ms. Rogers reported that the additional money being collected as a result of the levy are being moved into StarOhio as necessary to earn a higher interest rate.

Resolution 250716B1 was tabled until the next meeting.

NEW BUSINESS

Ms. Beckett-Hill will attend the New Albany Community Foundation meeting in Ms. Mollard's absence. There is a stakeholder meeting in August for the McCoy Center. Ms. Beckett-Hill will also attend the next New Albany-Plain Local School Board meeting.

OLD BUSINESS

Mr. Ferguson asked to discuss the September meeting schedule. He proposed that since Ms. Mollard cannot attend the September 3, 2025 meeting, that it be moved to September 10, 2025. Mr. Collins also reminded everyone that the September 17, 2025 meeting will be at 6:30pm.

Mr. Ferguson asked Mr. Collins to clarify the changes to the McCoy Center board. Mr. Collins explained that due to a change in funding support for programming, there are proposed changes to the operating agreement of the McCoy Center. The New Albany Community Foundation was previously responsible for the programming at the McCoy Center, and this will transition to the City of New Albany. For this reason, the New Albany Community Foundation will give up two seats on the board and retain one as an ex officio. The two seats given up by the New Albany Community Foundation will be split between the City of New Albany and the New Albany-Plain Local schools. The McCoy Center board size will decrease from 15 to 12. Mr. Ferguson clarified that since the City of New Albany is taking over the programming funding, that means taxpayers are paying for the programming. Mr. Collins noted that the programming is only one component of the McCoy Center cost. Mr. Ferguson confirmed that this change does not impact the township. Mr. Collins explained that the City of New Albany and the School district have

the majority ownership share at 77%. Plain Township has 23% ownership. The new McCoy Center board composition will reflect the ownership share: New Albany-4, Schools-4, Township-3, Foundation-1 ex officio.

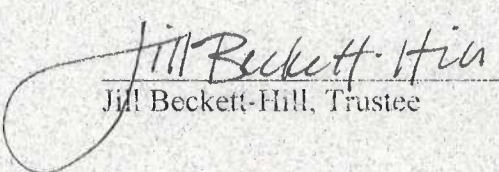
Mr. Collins shared that the McCoy Center owners agreed to fund an ADA seating accommodations study. As a result of the study, an issue with the lift was identified, so additional ADA seats are needed on the first floor. Once the recommendations have been discussed, Mr. Collins will report back to the Plain Township Board of Trustees with the recommendations that are most feasible and the cost.

ADJOURNMENT

Ms. Beckett-Hill made a motion to adjourn the meeting at 9:13 a.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