

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, Maintenance Supervisor Bob Pharris, and Finance Officer Courtney Rogers. Visitors present: Mike Durik and Paul Naumoff arrived late.

ADDITIONS OR CORRECTIONS TO THE AGENDA

The Fiscal office added resolution B1. Mr. Collins pointed out that the pending warrants have been revised.

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$808,214.45.

Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25061801)

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the revised May 7, 2025 Board of Trustees Meeting minutes with corrections. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25061802)

Ms. Beckett-Hill pointed out a typo. Chief Connor found it on page 3.

Ms. Mollard made a motion to approve the June 4, 2025 Board of Trustees Meeting minutes. Mr. Ferguson seconded the motion. Vote: All Aye. (Resolution 25061803)

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

Mr. Durik reported that there was no city council meeting last night. It will be held next week. At the last meeting, council approved the annexation of land by Bevelhymer Road for the Fieldhouse. Council also approved for the city manager to go forward with advertising a request for bids for the roundabout at Bevelhymer Road and Walnut Street. In addition, the city is looking at potential challenges from road closures. The city has received many complaints about

road closures and detours from the current roundabout construction at Market Street and Reynoldsburg-New Albany Road. The city plans to put in an alternative temporary road that will help with access to the Bevelhymer fields, fieldhouse, and pickleball courts. The city also plans to widen and resurface Bevelhymer Road on the west side. The roundabout at Bevelhymer and Walnut is expected to start this fall. The construction on the State Route 605 and Walnut Street roundabout is expected to start in Spring/Summer of 2026.

Mr. Durik also shared that the Juneteenth celebration is happening tomorrow.

NEW ALBANY PLAIN LOCAL SCHOOLS LIAISON – PAUL NAUMOFF

Mr. Naumoff noted that the last school board meeting was brief and most of it was spent in an executive session to discuss personnel.

FRANKLIN COUNTY SHERIFF'S OFFICE – DEPUTY UPTON

Not in attendance.

CITIZENS COMMENTS

None

ADMINISTRATOR

Mr. Collins added resolution Z1 to the agenda.

Mr. Collins also added to the discussion about the widening of Bevelhymer Road. A township resident was not interested in granting additional right-of-way easement to allow the east side of Bevelhymer to be improved, even though it would improve their storm sewer and ease the traffic and congestion on that road.

Mr. Collins reported that the township has received a complaint from a Babbitt Road resident about heavy truck traffic and speeding. Mr. Collins reached out to Deputy Upton. The last time they did an enforcement, the sheriff's department had over a dozen tickets issued. Mr. Collins informed the city manager as well.

Mr. Collins met with the township's SWACO partners in Consortium 1. The township's contract has one more auto-renewal for 2026. Mr. Collins is meeting to talk about bid design to get the most competitive pricing for all partners. The Consortium is Rumpke's biggest contract in the state and Mr. Collins feels that Rumpke cannot afford to lose it. He is hoping to get better pricing but expects an increase regardless. Mr. Collins would like to bid it out later this year and have a contract in place by July 1, 2026.

Since the last meeting, Mr. Collins has invited all the Township representatives to a board meeting this year to provide an update on their respective board activities.

Mr. Collins also discussed the State House budget bill. There are less than two weeks to finalize the budget. A lot of proposals are being talked about to figure out a solution to property taxes.

The constitutional amendment could be staved off if the party who is working on the amendment is satisfied with the State House's actions. Signatures can be saved for a year.

The first half TIF payments have been received from the City of New Albany. The township should receive \$2 Million in 2025.

Mr. Collins provided the trustees with the McCoy Center agreement and highlighted the language that talks about the Board of Directors. He also provided information on how the City of New Albany treats the McCoy Board appointments. Mr. Collins asked for clarity that the trustees are ok with pulling from all of Plain Township, not just the unincorporated part. Ms. Beckett-Hill plans to meet with Chandra Panley next week to go over some points with her.

Mr. Ferguson made a Motion to pass Resolution No. 250618A1. Be it resolved, that the Board of Trustees hereby approves the engagement of Eastman & Smith to represent Plain Township in the bidding of the Solid Waste Consortium Contract according to the terms of the attached engagement letter. Ms. Mollard seconded the Motion. Vote: All Aye.

ZONING

Mr. Collins explained that there is a Board of Zoning Appeals meeting coming up in July and the township has had trouble obtaining a quorum a couple of times this year. One of the BZA board members has stepped down due to work and family commitments. The township's Zoning Commission has a much lighter meeting schedule. One of the Zoning Commission members would like to be more active and has asked to be appointed to the BZA. This will create a vacancy on the Zoning Commission. Mr. Zappitelli asked Mr. Collins if he ever reached out to Chase Wall. Mr. Collins indicated that he never received contact information for Mr. Wall. Mr. Ferguson said that after the past few meetings, it was decided that open positions should be posted and open to the public. He would like to stay consistent and let all interested parties apply for the opening. Because of the approaching meeting in July, Mr. Collins is requesting that the Board approve the appointment of John Andres since he already sits on the Zoning Commission. Ms. Mollard and Ms. Beckett-Hill are comfortable moving forward with Mr. Andres. The hearing in July is for a worship center on Johnstown Road. The resident is requesting a variance for parking. Mr. Zappitelli inquired about precedent with the Muslim Mosque on Walnut Street where they put in a gravel drive. Mr. Collins stated that that is not a good example and not a process that he would want to follow. The Muslim Mosque is not compliant on many things. Mr. Ferguson asked what the township is doing about that. Mr. Collins stated that the Muslim Mosque has been issued a citation, and they have contracted with an architect to help them deal with the issues. The Mosque is also looking into annexing into the city.

Ms. Beckett-Hill made a Motion to pass Resolution No. 250618Z1. Be it resolved, that the Plain Township Board of Trustees hereby appoints John Andres, a resident of the unincorporated territory of Plain Township, to fill a vacant seat on the Board of Zoning Appeals for a term ending on December 31, 2027. This will fill the position for Sara Rastegar, who resigned from the BZA in May. Ms. Mollard seconded the Motion. Vote: All Aye.

ROAD/MAINTENANCE

Mr. Pharris stated that the roundabout construction on Reynoldsburg-New Albany Road has been quite challenging for the maintenance department. It has added a lot of travel time to get to parts of the township. Mr. Pharris reported that there has been one funeral, and they had to move the barricades to let the funeral procession into the cemetery.

Mr. Pharris was called to the pool on Saturday night because the stadium lights were not working. Capital City Electric came out this week and found that the contactor needs to be replaced. The part is on order. Mr. Pharris is also meeting a concrete leveling company at the pool to get an estimate on some sidewalk trip hazards. The maintenance department has also had to repair several umbrellas.

One of the maintenance trucks is back at the mechanic because it won't start.

The department has also been spending a lot of time at 39 2nd Street making repairs. The previous tenant did some things that are proving challenging to undo, like gluing flooring onto the walls and cutting holes in the wall. Mr. Pharris has documented everything. Mr. Ferguson would like to know what the financial exposure is and the next steps to recover costs. Mr. Collins will work with legal counsel to see what options the township has, such as small claims court.

FIRE DEPARTMENT

The fire department conducted interviews for open part-time positions and intern positions. Chief Connor would like to hire three part-timers and four interns. He is very impressed by the caliber of people that the department is attracting. Mr. Ferguson asked how many hours an intern works in a week. Chief Connor reported that they are changing the schedule for the interns and are only having them work 12-hour shifts every 6 days initially. There is an opportunity to move to 24-hour shifts. Part-time firefighters work 24-hour shifts.

The fire department is getting an estimate on painting the bay walls.

Chief Connor reported that Medic 36 from Columbus Fire has been placed in service at Station 29 at Little Turtle. They now have two medics at that location. This should alleviate some of the mutual aid responses to Columbus. Chief Connor also reported that the Plain Township Fire Department and Columbus Fire Station 29 are going to start training together.

The New Albany Company property on State Route 605 was discussed. Ms. Beckett-Hill shared the site plan of the parcel. It is approximately 12 acres. She spoke with Tom Rubey, and he asked the township what portion of the property is ideal for the fire substation. Ms. Beckett-Hill provided him with a drawing of the northern portion where an entrance would be on and off of State Route 605. According to her conversation with Mr. Rubey, NACo has reached out to a surveyor to review the lot split and an appraiser for an appraisal. She hopes to hear something back in two weeks. There is an AEP easement that goes along the State Route 605 corridor. Mr. Collins shared that there is currently work being done outside of the right-of-way, further into the property. He is unsure how that will impact the development potential of the property. 138 kV lines are going to be buried under the ground. This could change where the department locates

the living quarters, because in two of the township's current site plans, the living quarters would be within 100 feet of the lines.

Ms. Beckett-Hill made a Motion to pass Resolution No. 250618F1. Be it resolved to pay Flex Financial, a division of Stryker Sales, LLC the amount of \$168,332.10 for the annual payment on the master agreement for the Stryker ALS Program, out of fund 2111-220-54034 (Fire District -- Tools and Equipment-EMS). This is a ten-year agreement subject to future appropriations by the Board of Trustees.

**Flex Financial, a division of Stryker Sales, LLC
1901 Romence Road Parkway
Portage, MI 49002**

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

Ms. Beckett-Hill made a Motion to pass Resolution No. 250618F2. 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:

<u>Lot Number</u>	<u>Description</u>	<u>Amount</u>
01	Ferno Flex 28 Roll-in Chair Cot	\$50.00
02	CANTEX Conduit Bundle Lot	\$20.00
03	Signal State Warning Triangle Flare Kit	\$10.00
04	Office binders Lot	\$10.00
05	Stearns Cold Water Rescue Suits Lot of 2	\$20.00
06	File cabinets Lot	\$20.00
07	10' Folding Ladder	\$10.00
08	Electric PPV Fan Lot of 2	\$50.00
09	Expired turn-out gear Lot	\$10.00
10	Honda EUi 1000 Generator Inverter with Light	\$250.00
11	Genesis All-9 Cutter, Genesis Honda Hydraulic Pump, and hoses	\$400.00
12	Fire Extinguishers Miscellaneous Lot	\$10.00

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

Mr. Ferguson made a Motion to pass Resolution No. 250618F3. Be it resolved, to offer conditional employment to the following individuals as Fire Department employees at the position and pay indicated pending the results of background checks and drug screens.

Internship Firefighters

Firefighter / EMT-B Wyatt Gregory at the rate of \$19.67 an hour

Firefighter / EMT-B Karl Lang at the rate of \$19.67 an hour

Firefighter / EMT-B Tyson Scharschmidt at the rate of \$19.67 an hour

Firefighter / EMT-B Allison Usher at the rate of \$19.67 an hour

Part-Time Firefighters

Firefighter / Paramedic Daniel Ellinger at the rate of \$20.70 an hour

Firefighter / Paramedic Bridget McGuire at the rate of \$20.70 an hour

Firefighter/EMT Trenton Jakeway at the rate of \$19.67 an hour

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

FISCAL OFFICE

Mr. Zappitelli explained that the resolution is to increase the City of New Albany TIF receipts in the budget. The township received just over \$1M in the first half TIF from New Albany. This amount is also reflected in the revised 2026 Tax Budget. The 2025 Tax Budget has been advertised, and it will be on the July 2nd agenda for vote.

Ms. Mollard discussed the idea again of restricting the TIF payment for the purchase of the new engine. She feels it would show good faith to the City of New Albany to use those dollars to purchase the new engine. Mr. Ferguson did not think it was necessary to restrict these funds, since it is all used for Fire, but does not have a problem with it. Mr. Zappitelli explained that the only way to restrict these funds would be to transfer them from the Fire fund to the Capital Equipment fund. Although, that does not exactly restrict the money specifically for the fire engine. There is not a separate account to move the money into strictly for a fire engine. Ms. Beckett-Hill thinks that the township should not restrict itself too much. She thinks the City of New Albany knows that the money will go for capital improvement. Mr. Collins explained that the residential TIFs that have been collected for years have always been intended for operations. It is only the commercial TIFs, or \$400,000, that the township should be talking about earmarking. There are two commercial TIFs that the township is still not receiving from the city. Ms. Mollard would like to transfer the commercial TIF payment to Capital Equipment. Mr. Ferguson thinks that the statement is that the funds have been designated for fire services and that the city should be OK with that and respectful of that. Everyone agrees that the township should purchase the engine and not finance it. Mr. Ferguson also asked Ms. Rogers what is included in the \$1.5M transfer to Capital Equipment. Ms. Rogers explained that it was based on Assistant Chief Ecleberry's capital equipment budget. She said she would send an email with the specific planned expenses for 2025 and 2026. Mr. Ferguson also asked why receipts for EMS are budgeted lower in 2025 and then higher in 2026. Ms. Rogers explained that on the Tax Budget, she is limited to what was budgeted from the year before. That is why the Fiscal Office wants to raise the 2025 TIF receipts, so that the amount can be reflected on the 2026 Tax Budget.

Ms. Mollard made a Motion to pass Resolution No. 250618B1. Be it Resolved, to increase Fund 2111-000-41003 Fire-TIF-City of New Albany receipts by \$550,000. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

OLD BUSINESS

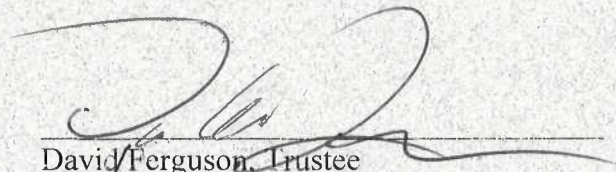
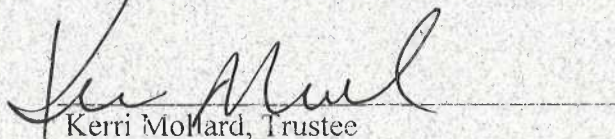
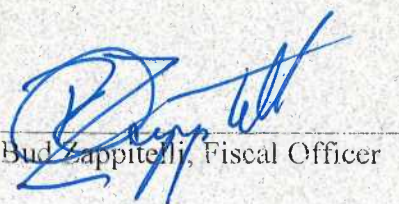
Ms. Mollard revisited the conversation she had with Dennis Keesee regarding his fundraising efforts for the Gold Star sculpture. He still needs to raise \$70,000. Ms. Mollard would like to know if the township would be willing to donate. Mr. Ferguson and Ms. Beckett-Hill requested that Mr. Keesee attend a board meeting to make a presentation and share more details. Mr. Collins confirmed that the organization is a 501(c)(3), listed in the IRS Pub 970 database and they have a 990 on file.

Mr. Ferguson has several questions on the draft planning documents for the Land Use plan that was distributed at a previous meeting. He would like a discussion to be included on the next agenda. Mr. Collins explained that it is a high-level review of existing options that the township could consider moving forward.

ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 9:09 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