

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: Administrator Ben Collins, Chief Connor, Battalion Chief Dudley, Fiscal Officer Bud Zappitelli, and Finance Officer Courtney Rogers.

Visitors present: Hans Schell, Dennis Keese, Tim Butsko, Scout Master Larry Potter, and Thomas Leukart.

ADDITIONS OR CORRECTIONS TO THE AGENDA

Ms. Mollard stated that Scout Master Larry Potter will talk about the Wreaths Across America project at the beginning of the meeting. Mr. Collins added Resolution Z1.

WREATHS ACROSS AMERICA

Scout Master Larry Potter brought the Wreaths Across America program to New Albany and Maplewood Cemetery a few years ago. This year's ceremony will take place on December 13, 2025, at 12 p.m. Wreaths for each branch of military service will be presented and then the community members in attendance will place wreaths on each veteran's grave. As that happens, the scouts will read each name aloud and ring the memorial bell to honor the veterans. The scout troop has added two more cemeteries for this year. The cost per wreath is \$17 and Mr. Collins advised we had 585 wreaths last year. The program is no longer offering a free wreath with the purchase of 2. Mr. Collins will request the City of New Albany to split the cost again this year.

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$785,910.65.

Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25091001)

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the August 20, 2025 Board of Trustees Meeting minutes. Mr. Ferguson seconded the motion, Vote: All (Resolution 25091002)

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

Mr. Durik was not in attendance.

NEW ALBANY PLAIN LOCAL SCHOOLS LIAISON – PAUL NAUMOFF

Mr. Naumoff was not in attendance.

FRANKLIN COUNTY SHERIFF'S OFFICE – DEPUTY UPTON

Deputy Upton was not in attendance.

CITIZENS COMMENTS

Thomas Leukart, who resides on Pine Meadow Road, attended the meeting to discuss the noise level coming from the data centers near his property. One data center became operational about 90 days ago and it sounds like a freight train 24 hours a day, seven days a week. He asked if Plain Township and/or the city of New Albany have a noise or nuisance ordinance and requested no more data centers be built in the area. Mr. Leukart would like guidance on how to proceed with limiting the noise coming from the data center, possibly sound walls or something similar. He also noted that the Google data center is not as noisy because they use a water-cooling system. Attending the board meeting was Mr. Leukart's first step and he is asking the Trustees for help with moving forward. The Trustees offered to talk to the City of New Albany on his behalf and communicate back to him. Mr. Ferguson also suggested talking to the City Development Department at New Albany. Mr. Collins also noted that there are more data centers planned for that corridor.

Dennis Keesee and Tim Butsko were in attendance to give an update on their fundraising for the Gold Star Memorial. Mr. Keesee reported that the New Albany-Plain Township Historical Society has collected \$112,849.81 with additional pledges of \$2,000. This has been a grass-roots fundraising effort with a lot of small donations. They have received seven gold star sponsors, which is \$10,000. Unfortunately, the historical society has yet to receive any sizable donations from large companies. The total cost of the memorial is \$180,000. Mr. Keesee also reported that the sculpture is completely done. It has been moved to a foundry in Cleveland for the next steps in fabrication. Mr. Keesee was hoping to have it ready by Veteran's Day 2025 in November, but it does not look like that target will be met. He is now planning for Memorial Day 2026. Ms. Mollard asked who would own the statue and maintain it. Mr. Keesee responded that they do not have a contract with the City of New Albany. Mr. Ferguson advised he will be meeting with Mayor Spalding to see the plans for the Veteran's Memorial Park. Ms. Mollard said the Trustees will gather more information before making a gift.

Mr. Keesee has also offered to help the City of New Albany come up with the names of all the soldiers from New Albany in the past 200 years. These names will be in the new Veteran's Memorial Park.

ADMINISTRATOR

Mr. Collins reported that the pool season has ended. The maintenance department is starting to clean up and tackle maintenance items. The number of pool visits were down 7% from last year, totaling \$30,000. He also reported that the Walnut Street/Bevelhymer intersection is closed for construction of the roundabout. There have been some complaints about visibility on some Township roads due to vegetation. Mr. Collins advised we have a preview of our annual report of the fire station, and we received an update from Schorr Architects regarding the fire station planning efforts. Mr. Collins would like to finalize the lease language for the 39 2nd Street property.

The 45 2nd Street property still needs flooring and paint, which is estimated to cost \$14,000. Guzzo & Garner Custom Builders is interested in renting the property and has proposed finishing the space in exchange for a \$250 reduction in rent. Mr. Collins pointed out that the \$250 rent reduction over 3 years will total \$9000, which is less than our cost to finish the space. Ms. Mollard said the proposal seems reasonable. Ms. Beckett-Hill said the space has been well prepped by the maintenance staff and that Guzzo & Garner would provide an elevated finish to the flooring. She also noted they would make a great tenant. Mr. Ferguson inquired about termination clauses. Mr. Zappitelli stated it sounds like an excellent deal.

Ms. Mollard made a motion to authorize our Township Administrator to proceed with lease negotiations with Guzzo & Garner Custom Builders as discussed. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25091003)

Mr. Ferguson made a Motion to pass Resolution No. 250910A1. Be it resolved, to pay SwimSafe Pool Management, Inc., 107 Commerce Drive, Loveland, Ohio 45140, the amount of \$10,646.78 in performance incentives for the 2025 pool management contract, from fund 2171-610-53060 (Pool – Contracts). This amount includes \$100 each for 35 lifeguard certification reimbursements for lifeguards who worked at least 100 hours at Plain Township and a 3% contract incentive for fully staffing the facility throughout the season. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

ZONING

Mr. Collins reported that Ms. Fee attended the Board of Zoning Appeals meeting last night and there were 6 applications for variances. A public hearing will be held on the variances next month. Mr. Collins reported that the parking issues that were previously discussed have been resolved for now. The vehicle owner is no longer parking on the street, so no action is required at this time. Mr. Collins introduced a resolution regarding a property near Pine Meadow and Morse Roads that has overgrown weeds and grass.

Ms. Beckett-Hill made a Motion to pass Resolution No. 250910Z1

WHEREAS, the overgrown weeds and vegetation located at Plain Township Parcel Number 220-001582 and located at 7766 Morse Road, 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 the owners Troy and Elizabeth Whaley 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.

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

ROAD/MAINTENANCE

Mr. Collins reported that the maintenance department did a nice job resetting the floors at 45 2nd Street and now they are winterizing the pool. The new pool gate was well used and is a nice addition. The pool furniture has been moved to storage. Soon the staff will need to prepare the trucks for snow and ice and get the plows from storage.

Ms. Mollard made a Motion to pass Resolution No. 250910M1. Be it resolved, to increase purchase order 25-0000150 for Jason Piper by \$500.00 for the pouring of footers out of fund 2041-410-58099 (Cemetery-Other Expenses). Mr. Ferguson seconded the Motion. Vote: All Aye.

FIRE DEPARTMENT

Chief Connor reported that the lettering and graphics have been completed on the new fire engine and it's now at Heritage for the equipment to be mounted. It may not be ready in time for the Open House. The current engine had some issues with the transmission sensor, but it has been replaced. There will be a ceremony for the new engine so residents can see it. Chief Connor advised the bay painting will begin next Tuesday and will be completed by Friday. There was a leak into the weight room and some drywall needed to be replaced. The goal is to have

everything completed for the Open House. The new furniture has been ordered, but no delivery date has been set. The new Battalion vehicle is being upfitted and it will be delivered next week. The old Tahoe will be moved to the back as a station vehicle.

Assistant Chief Ecleberry met with Newcomer regarding the cracks in the concrete. Newcomer said the large cracks need to be addressed and they will provide an estimate. Ms. Mollard asked if the concrete was under warranty and what is the cause of the cracking. Chief Connor advised the new concrete is not under warranty and believes the fire engines driving on it caused the cracks. Ms. Mollard asked if the cracked concrete is scheduled to be removed with the parkway extension for Children's Hospital. Mr. Collins advised that it is a different location. Chief Connor would like to wait until next spring to complete these repairs.

Chief Connor recently met with Schorr Architects and continues to be impressed with Mr. Gammiella who is leading the project. Chief Connor hopes the City of New Albany's review boards will move quickly since they have already seen the design. He noted Ms. Beckett-Hill was working on the land donation and the deed. The next step is to get the project cost.

The A&F Challenge is next Friday and Post Malone is performing. Eight firefighters will work overtime for this event, but Abercrombie & Fitch will fund it. Post Malone's team wanted additional pyrotechnics that were not included in the original permit.

Chief Connor relayed that Ms. Boyden has been very responsive to the department's needs and has really increased the fire station's social media presence.

Chief Connor noted there has been a decline in Columbus routes and attributes it to an operational decision made by the interim chief. Chief Connor advised there has been an increase in Licking County runs, but not enough to offset the declining Columbus runs. They may not meet the 3000 runs made last year.

Ms. Mollard asked Chief Connor to obtain information on the runs to New Albany/Licking County. She also inquired about MECC. Chief Connor advised MECC recently transitioned into Tyler Technology, but is still not connected. They are working on getting tied into Licking and Delaware counties. Mr. Collins explained MECC's carryover will be drawn down significantly this year without Plain Township's contribution and they recognize the need to address their fee schedule. Chief Connor said the relationship with Licking County Dispatch is very good and he's very happy with the response times. The closest rescue unit is dispatched every time. He noted the turnaround time from when Licking County receives a call and dispatches us is 31 seconds on average.

Mr. Ferguson made a Motion to pass Resolution No. 250910F1.

WHEREAS, the Plain Township Board of Trustees recognizes the benefits derived from the hard work, sacrifice, and unwavering dedication that firefighters have contributed throughout this country, the State of Ohio, and within Plain Township and New Albany; and

WHEREAS, the Plain Township Fire Department is committed to saving lives through education, engagement, and emergency services to ensure a community that is informed, connected, and safe; and

WHEREAS, the role of a firefighter today is one of dedication, commitment, sacrifice, and willingness to put their lives on the line; and

WHEREAS, firefighters continue to play an integral role in protecting the health and well-being of our community members, preventing and preparing for the emergencies when they arise; and

NOW, THEREFORE, BE IT RESOLVED, the Plain Township Board of Trustees does hereby proclaim the month of September as Firefighter Appreciation Month and urges all community members to honor the firefighters who put their health and well-being at risk in service to our community every day.

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

Ms. Beckett-Hill asked the Trustees if they wanted to discuss Resolution F2 prior to voting. Mr. Collins advised the total cost is the same as a year ago and that \$66,000 has been credited. Mr. Zappitelli noted \$98,000 was previously paid, but it included a traffic study. The Trustees and Mr. Zappitelli agreed it looks reasonable.

Ms. Beckett-Hill made a Motion to pass Resolution No. 250910F2.

PREAMBLE

WHEREAS, The Plain Township Board of Trustees (the "Board") is the chief legislative body of Plain Township, Franklin County, Ohio (the "Township"); and

WHEREAS, the Board is considering the construction of a new Plain Township Fire Station #122 (the "Fire Station"); and

WHEREAS, Ohio Revised Code Sections 153.65 - 153.73 require the Township use a qualification-based selection process for selecting an architectural firm to assist the Township in providing services associated with the proposed construction of the Fire Station; and

WHEREAS, the Township has followed the requirements of the Ohio Revised Code and ranked the Schorr Architects first and negotiated a contract; and

WHEREAS, the Board believes that it is in the best interest of the Township and its residents to approve the contract with Schorr Architects for certain services in connection with the proposed construction of the Fire Station.

RESOLUTION

NOW, THEREFORE, upon motion of Ms. Beckett-Hill, seconded by Ms. Mollard, BE IT RESOLVED that the Board of Township Trustees of Plain Township, Franklin County, Ohio, that the following Resolutions be and hereby are adopted:

RESOLVED, that the Board hereby adopts and approves the Project Scope and Fee Proposal from Schorr Architects attached hereto as Exhibit A for architectural services associated with the proposed Plain Township Fire Station #122. The Board hereby approves the AIA Standard Format Agreement B-101 between Owner and Architect (the "Contract") in the amount of \$397,720.00 and authorizes, empowers, and appoints, on

behalf of the Board and the Township, the Township Administrator (the "Representative") to execute the Contract in substantially that form, along with any changes or amendments thereto, provided that the approval of those changes and amendments by the representative and the character of those changes and amendments are not being inconsistent with this Resolution or adverse to the Township, and shall be evidenced conclusively by the Representative's execution of the Contract.

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. Mollard seconded the Motion. Vote: All Aye.

Mr. Collins reported that New Albany Company provided a draft of the donation agreement. Mr. Collins sent it to legal counsel and the Trustees for review. Mr. Collins plans to review the restrictions in the deed language and assumes it will be similar to the land donation for the pool. NACO expects a transfer this month, and if this occurs, the township can move forward with re-zoning by the end of the year. Ms. Beckett-Hill stated the township has been looking at different elevations across the area as well as the newest technology in garage doors. Mr. Collins stated the project will sell in April and be finalized in May. Mr. Zappitelli inquired if the donation value of \$2.45 million impacts the township. Mr. Collins has already asked legal counsel and is waiting for a response.

FISCAL OFFICE

The August 2025 Bank Reconciliation, Month-end reports, and credit card statements were presented. There will be a Zoom meeting with the auditor on September 15th at 2 p.m. Mr. Zappitelli and Ms. Beckett-Hill are already scheduled to attend. Ms. Mollard and Mr. Ferguson will join the meeting as well.

Mr. Ferguson made a Motion to pass Resolution No. 250910B1. Be it Resolved: To transfer \$1,319,000 from 2111-220-59010 (Fire - Transfers-Out) to 4910-000-49031 (Capital Equipment - Fire - Transfers-In).

And be it resolved: To pay Sutphen a total of \$935,537.00 for the Heavy Duty Custom Pumper (Engine/Rescue) out of 4910-220-55000 (Capital Equipment - Fire).

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

Mr. Ferguson made a Motion to pass Resolution No. 250910B2. Be it Resolved, to increase appropriations in Fund 2111-220-58099 Fire-Other Expenses by \$397,720.00.

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

Mr. Beckett-Hill made a Motion to pass Resolution No. 250910B3. Be it Resolved, to increase the following fund receipts by the amounts indicated:

Fund 1000-000-47001 Interest-General Fund receipts by \$200,000.00

Fund 2021-000-47001 Interest-Gas Tax receipts by \$25,000.00

Fund 2231-000-47001 Interest-Permissive receipts by \$7,000.00

Fund 2111-000-42009 Fire-Other-Fire Prevention inspections and permits receipts by \$130,000.00

Fund 2111-000-48051 Fire-Sale of Assets receipts by 27,000.00

Fund 2171-000-42011 Pool-Membership receipts by \$34,000.00

Fund 2171-000-420012 Pool-Daily Gate receipts by \$11,000.00

Fund 2171-000-42016 Pool-Swim Lesson receipts by \$13,000.00

Fund 2903-000-45019 OneOhio Opioid Settlement Fund receipts by \$10,954.32

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

Ms. Beckett-Hill made a Motion to pass Resolution No. 250910B4.

Resolution 250910B4

**RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR**

(BOARD OF TOWNSHIP TRUSTEES)
OHIO REVISED CODE, SECTIONS 5705.34, 5705.35

The Board of Trustees of PLAIN Township, Franklin County

Ohio, met in Regular session on the 10th day of September
(Regular or Special)

2025, at the office of Plain Township Fire station with the following members
present:

Jill Beckett-Hill
Kerry L. Moulas
[Signature]

Ms. Beckett-Hill moved the adoption of the following Resolution:

RESOLVED, By the Board of Trustees of PLAIN Township,

Franklin County, Ohio, in accordance with the provisions of law has previously

adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2026, and

WHEREAS, The Budget Commission of Franklin County, Ohio, has certified its
action thereon to this Board together with an estimate by the County Auditor of the rate of
each tax necessary to be levied by this Board, and what part thereof is without, and what
part within, the ten mill tax limitation; therefore, be it

RESOLVED, By the Board of Trustees of PLAIN Township,

Franklin County, Ohio, that the amounts and rates, as determined by the Budget

Commission in its certification, be and the same are hereby accepted, and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said Township
the rate of each tax necessary to be levied within and without the ten mill limitation for tax year
2025 (collection year 2026) as follows:

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY THE
BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	Amount to be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget Commission Inside 10 Mill Limitation	County Auditor's Estimate of Full Tax Rate to Be Levied	
			Inside 10 Mill Limit	Outside 10 Mill Limit
General Fund		\$1,468,846.90	1.20	
Road & Bridge Fund				
Cemetery Fund				
Police Fund				
Fire Fund	10,769,158.05			15.10
Road District Fund		381,115.07	1.95	
General (Note) Bond Retirement				
TOTAL	\$10,769,158.05	\$1,849,961.97	3.15	15.10

and be it further

RESOLVED, That the Clerk of this Board be and is hereby directed to certify a copy of

this Resolution to the County Auditor of said County.

Ms. Mollard

seconded the Resolution and the roll being

called upon its adoption the vote resulted as follows:

Kim M...
Jim B...
...

yes
yes
yes

Adopted the 10th day of September 2025

Ben Jappettell
 Fiscal Officer of the Board of Township Trustees of

PLAIN

Township

Franklin County, Ohio

CERTIFICATE OF COPY
ORIGINAL ON FILE

The State of Ohio, Franklin County, ss

I, Eugene Zappitelli III Clerk of the Board of Trustees of

PLAIN Township, in said County, and in whose custody the Files

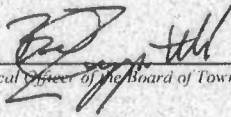
and Records of said Board are required by the Laws of State of Ohio to be kept, do hereby

certify that the foregoing is taken and copied from the original minutes of

Plain Township - Franklin County

now on file with said Board, that the foregoing has been compared by me with said original
document, and that the same is a true and correct copy thereof

WITNESS my signature, this 10th day of September, 2025.


Fiscal Officer of the Board of Township Trustees of
PLAIN Township

Franklin County, Ohio.

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

JOINTS PARKS DISTRICT

The meeting was cancelled because of a lack of a quorum and has been rescheduled for next week.

THE NEW ALBANY COMMUNITY FOUNDATION / OLD BUSINESS

The change from endowment fund to field of interest fund has not yet been made on the agreement for the fire fund. Ms. Mollard will follow up with the team.

MCCOY CENTER

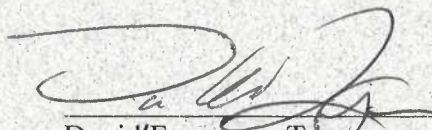
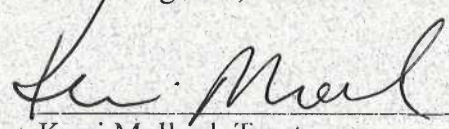
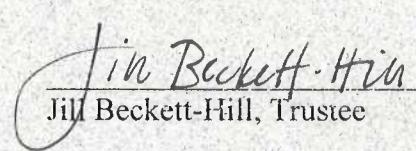
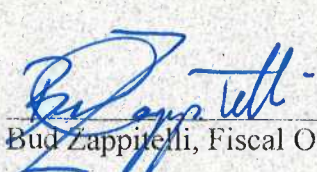
Ms. Beckett-Hill and Mr. Collins attended the stakeholders meeting on September 21st and they are working through the operating agreement. The capital improvements were approved, and the Township's portion increased from \$24,000 to \$30,000.

NEW BUSINESS

Ms. Beckett-Hill requested to change the board meeting on December 3rd to another time. The Trustees agreed to move the meeting to Tuesday, December 2nd at 6:30 p.m. The second meeting in December will remain as scheduled. A third meeting in December for the payment of bills will be scheduled later.

ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 8:19 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