

## 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: Kerri Mollard and Jill Beckett-Hill. Others present: Fiscal Officer Bud Zappitelli, Administrator Ben Collins, Chief Connor, Assistant Chief Ecleberry, Pool Coordinator Bonnie Reife, and Finance Officer Courtney Rogers.

Visitors present: Hans Schell and Mike Durik.

### **ADDITIONS OR CORRECTIONS TO THE AGENDA**

Ms. Beckett-Hill requested an executive session for personnel.

### **PAYMENT OF THE BILLS**

**Ms. Mollard made a motion to pay the pending warrants in the amount of \$1,594,510.59.**

**Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25110501)**

### **APPROVAL OF MINUTES**

**Ms. Mollard made a motion to approve the October 15, 2025 Board of Trustees Meeting minutes with the corrections. Ms. Beckett-Hill seconded the motion. Vote: All (Resolution 25110502)**

### **NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK**

Mr. Durik congratulated Ms. Mollard and Mr. Schell on their election victory. He went on to report that New Albany City Council met on October 21<sup>st</sup>, where council reviewed and passed e-bike legislation. The police department is stopping kids who are violating the new rules. New Albany is also changing healthcare providers. The city will now self-insure. New Albany has also closed on the Discover Card property, which is approximately 48 acres. Preliminary work has been done between the school board and the city administration in terms of how to utilize the property. The baseball and softball fields will be moved there. The football stadium may be moved in the future, depending on the need for future academic building space on the main campus.

There was no new legislation at last night's meeting. The annual budget meeting is next week.

**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.

**PUBLIC COMMENTS**

Mr. Schell thanked the community for their support and is excited about working with everyone. Ms. Molland echoed Mr. Schell's sentiments and thanked voters for their support.

**ADMINISTRATOR**

Mr. Collins and Ms. Reife presented the end-of-season pool report. Total visits were down, which is attributed to the high number of rainy and stormy days. There were a lot of closures early in the season. The pool experienced a loss of \$8,000 in revenue in the last week of May. The 4,000 fewer daily visits account for almost all the loss in revenue. Staff have talked about next season and will roll out a process for weather delays and closures so visitors will receive a pass to come back another day. The new concession company performed well. Patrons like some of the new additions to the concession stand, the hand scooped ice cream, for example. The vending contract has expired, so staff will be looking for a new operator for next season. Mr. Collins has reached out to New Albany Parks and Recreation to see who they use. Another success story is the swim lesson program. SwimSafe took a team approach to the swim lessons, so lifeguard hours are higher, but the product that they are providing is better. Parents are happy. There were 35 lifeguards who worked at least 100 hours over the summer. Plain Township provides a \$100 bonus to SwimSafe to help offset the cost of certification for those lifeguards. Mr. Collins also reviewed the improvements that were made at the pool this year: replacing and refurbishing the slide tower, refurbishing the column anchor hardware, and adding a gate at the bottom of the slide tower. This was a significant cost to the general fund. However, the cost was absorbed by the general fund operating costs that were offset by the SLRF funds. Ms. Molland asked how Saturday rentals performed. Ms. Reife reported that they were down. Ms. Reife thinks it could be because of the cost or the rule change that only residents or members can book rentals. Mr. Collins also stated that the companies that previously rented the pool may have discontinued these events. Ms. Beckett-Hill recommended using our social media to get the word out that the pool is available for rentals. Ms. Molland also asked about the potential to sell towels at the pool concessions. Mr. Collins is not in favor of the township investing money in product, but he could ask the concessionaire. The Plain Township Swim Team won the league championship for the 5<sup>th</sup> year in a row.

Mr. Collins reviewed the health insurance options for 2026. United Healthcare discontinued the township's current plan. This year's process looked a little different. The estimates were based on every employee's social security number and prescriptions. Two renewal plan options were

presented. The first has a 5% premium increase and the second has a 6.5% premium increase. After comparing both plans, Mr. Collins recommended the second plan because he feels there is a potential for some cost savings on the out-of-pocket maximum, as well as fewer and lower copays. He also explained that it is a zero co-insurance plan, which aligns better with the HRA program. Mr. Collins asked Mr. Durik who the city is using for their health insurance administrator. Mr. Durik did not know.

Mr. Collins proceeded to review the OTARMA insurance renewal. The township has been with OTARMA since 2009 for property liability insurance. Before that, the township was with Ohio Plan. The cost for 2026 has increased 90% over the 2023 premium. Mr. Collins explained that part of the increase is due to the insurance market and the number of natural disasters. The other part of the increase is that OTARMA is trying to right-size coverage. The value of the township's assets has increased. Mr. Collins believes that it will be worth bidding the liability insurance out next year. OTARMA provides coverage for 1,050 of the 1,308 townships in Ohio. When asked for his thoughts, Mr. Zappitelli deferred to Mr. Schell for his input since he is in the insurance industry. Mr. Schell agreed that the commercial market has seen increases but agrees that there might be an opportunity to bid out a new policy next year. Mr. Schell also offered that sometimes when you have a specialty group, like OTARMA, and they have cornered the market, they feel like they can bump up premiums.

**Ms. Beckett-Hill made a Motion to pass Resolution No. 251105A1. Be it resolved, to renew coverage and to pay the Ohio Township Association Risk Management Authority (OTARMA) \$83,000 for Property and Liability Insurance coverage for the period of November 8, 2025 to November 8, 2026 from the following funds:**

1000-110-53081 (General-Insurance-Building/ Equipment)	\$16,741.84
2111-220-53081 (Fire-Insurance-Building/ Equipment)	\$52,949.06
2141-330-53081 (Roads-Insurance-Building/ Equipment)	\$ 7,568.97
2171-610-53081 (Pool-Insurance-Building/ Equipment)	\$ 5,311.66
2041-410-53081 (Cemetery- Insurance-Building/ Equipment)	\$ 428.47
	\$83,000.00

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

**Ms. Beckett-Hill made a Motion to pass Resolution No. 251105A2.**

**PREAMBLE**

**WHEREAS, in accordance with the Amended Substitute H.B. 592, the Franklin County Board of Commissioners ratified the establishment of SWACO; and**

**WHEREAS, Section 343.011 of the Ohio Revised Code sets forth the makeup of the Board of Trustees of SWACO; and**

**WHEREAS, as per Section 343.011 of the ORC, one member of the SWACO Board of Trustees must be a "member representing the townships" in Franklin County; and**

**WHEREAS, ORC Section 343.011 also requires that the township representative must be a representative that is chosen by a majority of the Board of Trustees.**

### **RESOLUTION**

**NOW THEREFORE, be it resolved by the Board of Trustees of Plain Township, Franklin County, Ohio that the following Resolution be, and it hereby, is adopted:**

- 1. Township official Ronald McClure of Jackson Township is hereby approved by this Board of Trustees to serve as a member of the Solid Waste Authority of Central Ohio Board of Trustees and represent Franklin County townships for a two-year term.**
- 2. This Resolution shall take effect and be in force from and after the date of enactment.**

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

**Ms. Mollard made a Motion to pass Resolution No. 251105A3. Be it resolved, to approve Plain Township health insurance coverage with UnitedHealthcare for 2026 under the EF-XN plan for a term beginning January 1, 2026 through December 31, 2026 at a 6.5% rate increase. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.**

Mr. Collins also stated that there is a party interested in renting 45 2nd Street. It is a screen-printing business. He stated that the business requires equipment, such as an oven, that the township needs to understand. The interested party is going to stop by next week with an electrician.

The township has received the 2<sup>nd</sup> half TIF money from New Albany.

The trustees plan to attend the New Albany City Council meeting in two weeks, on November 18<sup>th</sup>.

Construction of the storage unit by Taylor Estates is coming along. Mr. Collins received an inquiry from a resident regarding Building B, which is taller than the other adjacent structures. This is indoor storage for motor homes and Mr. Collins confirmed that this was in the plans and approved.

### **ZONING**

Mr. Collins reported that there are currently no new zoning applications. Ms. Mollard asked why the Rocky Fork-Blacklick Accord had not met for some time. Mr. Collins stated that they only meet when there are cases presented. Ms. Mollard indicated that the Quest church on Central College Road wants to sell an adjacent property and parcel and they have not been able to get the Rocky Fork Blacklick Accord to meet. Mr. Collins stated that the representative for the jurisdiction having authority would submit the application. In this case, it would probably be the Columbus zoning office and then it would be scheduled on the Rocky Fork Blacklick Accord agenda.

Ms. Mollard also asked about the nuisance issues and whether they have been addressed. Mr. Collins is working with legal counsel on a property. Some progress was made in the summer, but Mr. Collins received notice that the owners have left for Florida and will be back in six months. He will work with counsel to file an injunction with the Common Pleas Court.

Ms. Beckett-Hill inquired about whether Mr. Collins has had any more complaints from residents regarding noise from the data centers. Mr. Collins has talked with the New Albany Economic Development Engineer. Google's contractor was finalizing the location for their sound sensor equipment. The city was pushing Google to include Pine Meadow Road in the sound study. Edged is up and running and Mr. Collins was curious whether the residents of Nottingham Trace were experiencing any noise pollution. Mr. Zappitelli has not heard of any increase in noise pollution. Mr. Durik reported that the city received a couple of complaints on Edged when they first started but the company made some adjustments.

### **ROAD/MAINTENANCE**

Mr. Collins reported that he reached out to Mr. Pharris to adjust the timer for the outside lights because of Daylight Savings. The township has received a request from the Franklin County Engineer to submit requests for township road maintenance and paving for next summer. Mr. Collins reported that Bevelhymer Road will be resurfaced south of Walnut Street as part of the roundabout construction. He reported that there are large joint cracks on Hoover Reserve that need to be addressed and at least one of the subdivisions will probably need resurfacing. He will also inspect Taylor Estates for repair work.

The maintenance staff finished pouring foundations at the cemetery. Currently, there are 46 sponsored wreaths for the Wreaths Across America event. The township will order the additional wreaths by the Wednesday before Thanksgiving. All trustees have sponsored wreaths. Maintenance staff are planning to paint the leased space at 45 2<sup>nd</sup> Street. Staff are also getting quotes for flooring.

### **FIRE DEPARTMENT**

Chief Connor reported that seven firefighters went through hazardous materials technician class last week. The class, offered by NAST, was hosted at the Plain Township fire station and our firefighters attended at no charge.

Chief Connor did not have an update on the SAFER grant. This is probably a result of the government shutdown. The plan would be to advertise the open positions in January and have a late March start date.

Chief Connor is investigating vendors and costs to provide department physicals. He had a meeting with The Ohio State University Medical Center. In looking at different vendors, the costs seem to be consistent between vendors. He is looking for a vendor that will provide services a-la-carte. Currently, the department has voluntary physicals.

November 25<sup>th</sup> is Firefighter Dozier's last working shift day. The fire department is planning an open house that day. Details will follow.

Chief Connor reported that there was a meeting on the fire station construction. Interior designs were discussed, as well as water and gas connections. He stated that everything is still on schedule. Ms. Beckett-Hill reported that the team has toured several other fire stations, and it has really helped with the planning. Ms. Mollard mentioned that a resident on State Route 605 is

concerned about the noise of the trucks when they leave the station. She plans to come to a future meeting, but both chiefs offered to meet or talk with the resident anytime.

Assistant Chief Ecleberry reported that he had a pre-construction meeting for the new engine that is on order. It is scheduled to be delivered in 2027. The rescue engine that the township ordered over 3 years ago is close to delivery. The current engine has a front main oil leak. Once the new truck is in service, the current truck can be repaired. The new battalion vehicle is in service. The EMS coordinator has been moved to the old battalion vehicle. The 2010 Tahoe will be listed on GovDeals soon. Once the new rescue engine is in service, the old 2001 fire engine will also be listed on GovDeals.

AC Ecleberry shared that a company reached out a few months ago to test the department for esophageal cancer. It was free to any employee who wanted to voluntarily take the test. Out of 32 employees who took the test, 2 employees had a positive result. One of the positive results has followed up with an endoscopy and everything is fine. The second employee is having further testing soon. There is another company that provides a blood test, called the Gallery test, that will test for a wider range of cancers. If you test positive, you are referred to an oncologist for further testing. The chiefs would like to have additional conversations surrounding these tests and the possibility of offering them as a benefit to the fire department. AC Ecleberry can arrange for the company to come to a board meeting to discuss it.

**Ms. Beckett-Hill made a Motion to pass Resolution No. 251105F1.**

#### **PREAMBLE**

**WHEREAS, The Plain Township Board of Trustees (the “Board”) is the chief legislative body of Plain Township, Franklin County, Ohio (the “Township”);**

**WHEREAS, Ohio Revised Code Section 505.10 permits a township board of trustees to accept the donation by bequest, devise, deed of gift, or otherwise, of any real property for any township use; and**

**WHEREAS, The New Albany Company LLC is the owner of approximately 12.737 +/- acres of real property identified as Franklin County Auditor Tax Parcel I.D. # 222-005258 in the Township and is interested in donating approximately 6.350 +/- acres of that property to the Township for use as a location for a Township Fire Department station. The 6.350 +/- acres of real property is situated on the northwest side of the intersection of New Albany Road East and New Albany-Conduit Road (State Route 605) in Plain Township, Franklin County, Ohio, as further designated on the Survey and Legal Description and incorporated herein (the “Premises”); and**

**WHEREAS, the Board believes that it is in the best interest of the Township and its residents to accept the donation of the Premises from the New Albany Company LLC.**

#### **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 approves and accepts a Donation Agreement for the Premise as set forth and attached hereto, which also includes a Tax Proration Agreement, from the New Albany Company LLC for use by the Township as a location for a new Plain Township Fire Department station. The approval of this Donation Agreement is conditioned upon The New Albany Company LLC providing the Township with an access easement across the remaining southern portion of their property to New Albany Road East at a mutually agreeable location.

**BE IT FURTHER RESOLVED**, that the Board hereby authorizes, empowers, and appoints, on behalf of the Board, Benjamin C. Collins, Township Administrator, to take, on behalf of the Township and, if necessary and/or desirable, with the assistance of Township legal counsel, any and all actions, so long as those actions are not inconsistent with this Resolution or adverse to the Township to carry out the donation of the Premises. This authority shall include, but is not limited to, the authority to execute any donation agreement, deed, easement and to act as the Township's representative at any closing for the Premises, and to take such other actions, including the execution and delivery of such other documents, as they may deem necessary or desirable in connection with the closing of the donation.

**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.

Ms. Beckett-Hill indicated that the township would find out more details once this is approved by the New Albany Company, for example, the next steps of the transfer, the lot split and the address. Ms. Mollard asked when the township will know what will be on the other half of the lot. There are currently no details on that. Mr. Collins explained that The New Albany Company wants to move forward with signatures on the donation agreement and all the additional documents and then the deed transfer will be forthcoming. Mr. Zappitelli asked about the request for an entrance off New Albany Road. Ms. Beckett-Hill indicated that it is addressed in the agreement but not guaranteed. Mr. Collins said that NACo shall use commercially reasonable efforts to provide a right of access between the Property and New Albany Road E, whether by easement (new or modification of existing) or other agreement. NACO and the Township will meet to discuss and determine the location of access to New Albany Road E so as not to unreasonably interfere with NACO's current or planned development of the adjacent or nearby property. Mr. Zappitelli stated that the feedback from residents in his neighborhood is positive.

### **FISCAL OFFICE**

Ms. Rogers stated that the October 2025 Bank Reconciliation and Month-end reports will be presented at the next meeting. Ms. Rogers included a draft of the 2026 Temporary Appropriations for review tonight. She indicated that there will be a couple of changes to the Pool-Contracts fund and the EMS fund. She has not included anything for the fire station construction or the SAFER grant. Ms. Rogers explained that the temporary appropriations are only needed to open the new year in the accounting system and allow the fiscal office to start paying expenses right away. The permanent appropriations will be presented after the fiscal office closes out 2025. There was discussion relating to the need for a special meeting for an end-of-year bill pay. Ms. Rogers does not think that it will be necessary. The fiscal office will still be able to process the EFT's for year end and a check run can probably wait until the beginning of January.

Ms. Mollard asked about the planned cemetery improvements. Mr. Collins reminded the board that he suggested pausing on the improvements to the cemetery until the township gets the bonds issued. There is a commitment within the bond issuance not to issue additional debt for at least 12 months, and that the fire station is the priority. Mr. Collins reported that the township can apply for the State Capital Grant Program for a project. Cemeteries are more likely to be funded than fire stations, so the township can investigate that. Ms. Mollard asked about starting to do pre-sales for the Columbaria niches in order to get a sense of demand.

### **JOINTS PARKS DISTRICT**

Ms. Mollard reported that the fieldhouse timeline is on track. Since the project has not required any contingency spending, the board is going to investigate putting some things back into the budget that had been cut for cost savings.

### **NEW ALBANY COMMUNITY FOUNDATION**

At the last meeting, the school board gave a report and talked about the potential threat of the win-win agreement with Columbus City Schools. That agreement expires in 2 years and if the City of Columbus decides to back out, that would be a very different scenario for the school district. Ms. Mollard stated that with all the abatements that the City of Columbus is doing, they are not making the school's whole the way the City of New Albany does.

Sales for the Remarkable Evening are strong, and endowment fundraising is strong.

### **OLD BUSINESS**

Mr. Collins reminded the trustees that the township reached out to the New Albany-Plain Local school board about attending the December 8<sup>th</sup> meeting and giving an update.

Mr. Collins reported that the elevator at the McCoy center needs to be repaired. The total cost is \$12,000. They are also still working on the seating arrangements to accommodate ADA seating on the main floor.

Ms. Mollard has not received any feedback on the philanthropy policy. She would like to finalize that at the next meeting.

There was discussion about having a luncheon on November 24<sup>th</sup> for the maintenance staff. Mr. Collins will check everyone's availability.

#### EXECUTIVE SESSION

**Mrs. Mollard made a motion to adjourn into executive session at 7:53 p.m. pursuant to Ohio Revised Code 121.22 (G)(1) for compensation. Ms. Beckett-Hill seconded the motion. Vote: All Aye**

**Mr. Collins and Mr. Zappitelli joined the Executive Session at 8:00 p.m.**

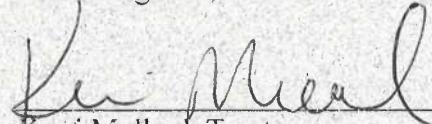
**Ms. Mollard made a motion to close out of executive session at 8:14 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye**

#### ADJOURNMENT

**Ms. Mollard made a motion to adjourn the meeting at 8:14 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye**

#### BOARD OF TRUSTEES:

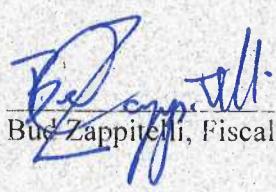
David Ferguson, Trustee



Kerri Mollard, Trustee



Jill Beckett-Hill, Trustee



Bud Zappitelli, Fiscal Officer