

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, Jill Beckett-Hill, and Hans Schell. Others present: Fiscal Officer Bud Zappitelli, Township Administrator Ben Collins, Chief Connor, Fire Marshal Sponaugle, Maintenance Supervisor Bob Pharris, and Finance Officer Courtney Rogers. Visitors present: Mike Durik, Ryan Nelson and David Donnelly from RedTree Investments, and residents Ali Behaein and Dustin Pargeon.

ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the February 18, 2026 Board of Trustees Regular Meeting minutes. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 26030401)

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

Mr. Durik reported that city council approved the zoning for the new fire station. There was also a presentation on the planned events for the Fourth of July festivities. There will be an ice cream social and a drone show on July 3rd. On July 4th, there will be a parade, as well as other events. The fireworks will be twice as big as in years past in honor of the 250th anniversary. A resolution was also approved to begin the release of the funds from the expanded budget.

City Council also approved \$5M in funding for a new bio educational center. The state and other agencies are committing \$30M. The center is intended to train people in the biomedical field.

Mike Ferguson was added to the IDEA Committee.

REDTREE INVESTMENTS – RYAN NELSON AND DAVID DONNELLY

Mr. Nelson explained that he is a co-founder of RedTree Investments. RedTree's sole focus is assisting public entities with their investments. They manage a little over \$10B in Ohio and

work with 300 public entities. City of New Albany, New Albany Joint Parks District, and the New Albany Plain Local Schools are a few of their clients. Mr. Nelson explained that RedTree uses US Bank to hold the securities for them. When asked if RedTree ever uses a different bank. Mr. Nelson shared that there are very few banks that offer custodial services in the country. In Ohio, it is just US Bank or Fifth Third Bank. And the township must follow the Ohio Revised Code on how they invest funds. Generally, the maximum investment is going to be a maturity of five years. Mr. Nelson proceeded to give a broad economic update, saying that the economy continues to grow at a moderate pace, however, the job market has stagnated, wage growth has stalled, and it is the highest unemployment rate for college graduates. RedTree is paying close attention to what is currently going on in the Middle East and with the replacement of the Federal Reserve Chair. RedTree will be meeting with Mr. Zappitelli and Ms. Rogers in the coming months to appropriately allocate the tax levy and bond funds between short-term and long-term investments. Mr. Nelson prefers a 50/50 mix of investments and cash. Mr. Nelson also shared that the township earned about \$150,000 in interest in 2025.

ADMINISTRATOR

Mr. Collins reported that the remediation at 39 2nd Street is almost complete. The kitchen cabinets should be delivered tomorrow and installed over the weekend, and then the maintenance staff will install the countertop. Mr. Collins has the Proof of Loss and estimates from OTARMA, there is a \$2500 deductible. The township has received the initial payment from OTARMA. Total cost of the mitigation and restoration is approximately \$45,000.

Mr. Collins stated that lease rates in the area have increased over the past year. He updated the comparables from January 2025. Rates at the time were around \$20 per square foot and they are currently averaging around \$28 per square foot. Ms. Beckett-Hill suggests working with a local firm to help market the space.

Pool membership receipts are just under \$39,000 to date. That covers the March and April 2026 pool management payments.

On March 21st, the township is hosting a honeysuckle removal project to fulfill the National Pollutant Discharge Elimination System requirement to have a public engagement event. Metro Parks will provide the tools and equipment.

Mr. Collins included materials regarding the improvements to Morse Road. Ms. Mollard signed letters of support for the congressional delegation.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260304A1.

Whereas, the Plain Township Board of Trustees has approved a pool management contract extension, including opening and closing, with SwimSafe Pool Management, Inc. for the 2026 pool season, in the amount of \$245,273 out of fund 2171-610-53060 (Pool – Contracts).

Be it resolved, to set aside and pay the April pool management payment in the amount of \$34,250 from fund 2171-610-53060 (Pool – Contracts) according to the attached schedule.

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

Ms. Beckett-Hill made a Motion to pass Resolution No. 260304A2. Be it resolved, to pay PuroClean Water, Fire, and Mold Experts up to up to \$29,293.33 for restoration services, out of fund 1000-220-58023 (General-Fire-Repairs). These costs will be reimbursed by the township insurance carrier minus the \$2,500 deductible.

**PuroClean
2967 East 6th Avenue
Columbus, Ohio 43219
614-309-5739**

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

Mr. Schell made a Motion to pass Resolution No. 260304A3. Be it resolved, to pay Waymakers Restoration up to up to \$15,865.16 for water mitigation services, out of fund 1000-220-58023 (General-Fire-Repairs). These costs will be reimbursed by the township insurance carrier minus the \$2,500 deductible.

**Waymakers Restoration
3687 Corporate Drive
Columbus, Ohio 43213
614-325-0678**

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

Mr. Schell made a Motion to pass Resolution No. 260304A4. Be it resolved, that the Plain Township Board of Trustees hereby approves an agreement with Hook and Ladder Sweet Treats, LLC to operate snack and ice cream vending machines at the Plain Township Aquatic Center for the 2026 pool season.

**Hook and Ladder Sweet Treats, LLC
1657 Victor Avenue
Obetz, Ohio 43207**

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

ZONING

Mr. Collins invited two residents that are interested in serving on the zoning commission to the meeting. Mr. Ali Behaein and Mr. Dustin Pargeon both live on Bevelhymer Road. Mr. Pargeon works at Worthington Enterprises and moved to New Albany in 2008. His wife has been a long-time resident. Mr. Behaein also moved to New Albany in 2008. He has three children, two were "lifers" at NAPLS and his youngest is in 8th grade. Mr. Behaein has a mathematics background but has worked in real estate, investment and development, and property management.

ROAD/MAINTENANCE

Mr. Pharris shared that the road closure on State Route 605 is causing longer driving times for the maintenance staff. He noted 14 dump trucks on Bevelhymer Road on Monday; he is anticipating a lot of failure on the edge of the road by the time the roundabout is completed.

Maintenance staff were able to lower the estimates for mitigation and restoration at 39 2nd Street by doing some of the work themselves.

The old dump truck has been traded in. Mr. Pharris does not expect the new dump truck to take as long to receive as the last one.

FIRE DEPARTMENT

Chief Connor shared that the fire station design team had two “page turn” days this week to go over interior selections, mechanical, electrical, plumbing and IT selections. Chief Connor indicated that the township is still working on a few details for the lot split. Currently, April 20th is marked for construction documents and bid. Bid openings are tentatively scheduled for May 11th, and for the Board to award a bid on May 13th. Completion of the project should be April 30, 2027. Ms. Mollard would like to get a date on the calendar for the groundbreaking. She is traveling June 4th through June 23rd of 2026.

The swearing-in ceremony of the new firefighters will happen on March 18th at 6pm in the bay. The trustee meeting will happen afterwards at 6:30pm.

Chief Connor would also like to decide what the township is doing with a social media consultant.

The resolution on the agenda is to fix a resolution from January 21st where some items were mislabeled.

Fire Marshal Sponauble was in attendance to discuss a residential development that is planned for land behind the fire station. He just received the plans from EMH&T today, even though the plans were submitted to the city for development review on February 11th. This is another example of the communication breakdown between the city and fire department for plans reviews. It is an MI Homes planned development with 243 units. It will be built in eight phases. Fire Marshal Sponauble is tasked with verifying turning radiuses, hydrant locations, and landscaping. Mr. Durik stated that city council has not seen these plans either. There were concerns with street parking and access points in and out of the neighborhood.

Getting started on the 2025 annual report was discussed. The stakeholders will start writing their letters for the report. It was decided to use last year’s template.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260304F1. Be it resolved, Resolution No. 260121F2 for the disposal of obsolete items is amended as follows:

- 1. The item “Akron Turbojet Nozzle 1 ¾” is corrected to reflect a lot of two (2) Akron Turbojet Nozzles, 1 ¾”.**

2. The item “1 ¾” Akron SaberJet Nozzle” is hereby removed.
3. Remove the 2001 HME/Central State Fire Engine that was donated to the Delaware Area Career Center

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

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$377,402.29.

Mr. Schell seconded the motion. Vote: All Aye. (Resolution 26030402)

FISCAL OFFICE

The February 2026 Bank Reconciliation and Month End Reports were presented.

Ms. Rogers indicated that the savings account at Huntington National Bank was closed. The fiscal office had left it open for a few months to ensure that all automatic deposits and withdrawals had been successfully transitioned to the checking account.

The trustees appreciated RedTree doing a presentation. Mr. Schell understands the benefit and sees the value in having a team that does this full-time managing the investments.

Mr. Schell made a Motion to pass Resolution No. 260304B1. Be it Resolved: To authorize the Plain Township Fiscal Officer to enter into a contract with Julian & Grube, Inc for a three-year engagement at \$2,800 per year out of Fund 1000-110-53060 (General – Contractual Services) to compile our financial statements on the cash-basis of accounting for the years ending 2025 through 2027. The Township’s financial statements will be prepared in a format that substantially conforms to the reporting model prescribed by Governmental Accounting Standards Board Statement No. 34. “Basic Financial Statement – and Management’s Discussion and Analysis – for State and Local Governments” (GASB No. 34). Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

NEW ALBANY JOINT PARKS DISTRICT

Ms. Mollard reported that because of the field house construction, the Parks District is not planning any other large capital projects. However, the Parks District may have to get a whole new irrigation project and pump. They are currently earning 3.8% interest on their cash at Star Ohio. Their RedTree account has earned \$700,000 in interest. There could be a penalty for earning too much interest because of the delays. The field house construction is progressing, and the Parks District is anticipating a December date for occupancy. There will be concrete repairs at the tennis bubble on Thompson Road. The relationship with the tennis vendor was renewed through 2030.

THE NEW ALBANY COMMUNITY FOUNDATION

Ms. Mollard had coffee with Craig Moore. He shared that there is a potential donor interested in the fire department and first responder services. The township will do a presentation to the Community Foundation in July.

NEW ALBANY SUSTAINABILITY STAKEHOLDERS

There is an upcoming meeting. Ms. Mollard would like to work on what the township would like to present.

NEW ALBANY PLAIN LOCAL SCHOOL BOARD

The groundbreaking for the schools was last week. The next meeting is March 16th.

MCCOY CENTER FOR THE ARTS

Ms. Beckett-Hill reported that the McCoy Board is still working through the changes to the board seats. Mr. Collins reported that he met with the city manager and the school superintendent. Tentatively, the plan is to provide the names and resumes of the members to be reassigned. The goal is to have that process completed by the end of the calendar year.

NEW ALBANY CITY COUNCIL

Mr. Schell attended the city council meeting last night and remarked on how strong the relationship is between the township and the city.

OLD BUSINESS

Mr. Schell noted that he is getting texts from residents that live out towards Google, and apparently the fan noise is bad. Mr. Schell has a meeting with Jennifer Chrysler and the engineers from Google next week to talk about possible solutions. Mr. Collins asked to be included in this meeting. Mr. Collins reported that the QTS project has been problematic for township residents. For a period, there were spotlights pointed toward someone's front porch on a 24-hour generator cycle with truck traffic starting at 4am. Mr. Collins stated that there is a commitment from the city to address these issues. Mr. Zappitelli indicated that there are Nottingham Trace resident complaints connected with noise from Edge Connects.

Mr. Zappitelli also noted that he received many texts from residents complaining about the increased traffic and people speeding through the neighborhood because of the State Route 605 road closure for the roundabout at Walnut Street. Mr. Durik indicated that the city is considering putting temporary measures in place like a radar stop and "road closed" signs prior to the neighborhood.

NEW BUSINESS

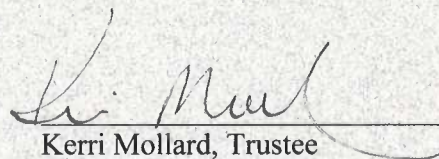
Mr. Collins shared that the Franklin County Public Health District Advisory Council meeting is March 19th. Ms. Mollard and Ms. Beckett-Hill are not available to attend.

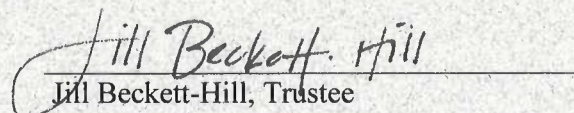
Ms. Mollard made a motion to designate Mr. Schell as Plain Township's representative at the Franklin County Public Health District Advisory Council meeting on Thursday, March 19th. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 26030403)

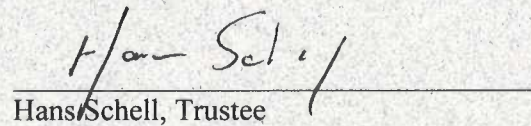
ADJOURNMENT

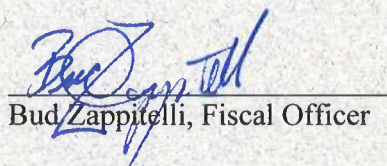
Ms. Mollard made a motion to adjourn the meeting at 8:13 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:


Kerri Mollard, Trustee


Jill Beckett-Hill, Trustee


Hans Schell, Trustee


Bud Zappitelli, Fiscal Officer