

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: Township Administrator Ben Collins, Chief Connor, Assistant Chief Ecleberry, Maintenance Supervisor Bob Pharris, and Finance Officer Courtney Rogers. Visitors present: Mike Durik and Deputy Upton.

ADDITIONS OR CORRECTIONS TO THE AGENDA

It was decided that the trustees would take a recess to honor the Light Ohio Blue event that will process along State Route 62 in front of the fire station.

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$744,630.82. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 26050601).

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the April 15, 2026 Board of Trustees Regular Meeting minutes. Mr. Schell seconded the motion. Vote: All Aye. (Resolution 26050602)

Ms. Mollard made a motion to approve the April 29, 2026 Board of Trustees Special Meeting minutes with a corrected date change. Mr. Schell seconded the motion. Vote: All Aye. (Resolution 26050603)

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

Mr. Durik reviewed the April 21st City Council meeting with the trustees. He reported that a lot of residents from Babbitt Road were at the meeting to discuss the increased road construction traffic from Ganton Parkway. Mr. Durik indicated that once Ganton Parkway is finished, most of the current traffic will be redirected. In the meantime, New Albany will have additional police presence, as well as speed control, in the area. There were also complaints about noise

from the facilities further south. Google is aware of the noise and is working on solutions, they seem committed to improving the situation.

City Council approved issuing bonds, \$42M for road construction projects and \$9M for the municipal building parking lot and the new police training center.

At last night's meeting, City Council made a proclamation for Peace Officer Memorial Day and a proclamation for the 50th anniversary of the New Albany Founders Day parade. Founders Day is a week from Saturday.

A resident is proposing the annexation of 106 acres of land on Clover Valley, east of Jug Street. It will be reviewed at the May 19th meeting. City Council also had a request to revise zoning for 18.4 acres of the old Prairie House property. The developer, 5 Development LLC, would like to put 39 single family homes there. There was a lengthy discussion regarding density, setbacks, zero lot lines, and the general configuration of the streets and exit. There were a lot of residents listening to the discussion, but they were not allowed to comment.

FRANKLIN COUNTY SHERIFF'S OFFICE – DEPUTY UPTON

Deputy Upton informed the trustees that Jefferson Township passed a continuing tax levy that will fund a 24/7 law enforcement officer. This new position will partially work out of the new firehouse on Clark State Road. Deputy Upton believes that this will benefit Plain Township for response times.

RECESS

The trustees took a recess from 6:49 p.m. to 7:02 p.m. for the Light Ohio Blue procession.

ADMINISTRATOR

Mr. Collins reported that he attended the MORPC Northeast area meeting in Johnstown, where the township's local jurisdictions and neighbors shared infrastructure projects. The New Albany Chamber of Commerce had their monthly meeting. Mr. Collins noted that the annual community update forum is scheduled for September 16th at 7:30 a.m. The Plain Township trustee meeting will need to be rescheduled to accommodate this. Mr. Collins also reported that he attended the Coalition of Large Ohio Urban Townships with the Ohio Township Association. The constitutional amendment petition drive was discussed. CLOUT and the OTA are partnering with a large statewide coalition of interested parties, such as school districts, townships, villages, and any entity that relies on property taxes as their primary funding source. Mr. Collins also attended the Columbus Metro Club Data Center Forum. It provided a regulatory, industry, and local government view. A representative from Google was there and Mr. Collins thought he did a very nice job representing what Google is about and some of the challenges they have had industry wide.

Mr. Collins attended the Solid Waste Consortium where bid results were reviewed. Rumpke's bid was \$1.70 less per household per month for New Albany and Plain Township because the government entities are paying for the municipal services direct.

Pool membership sales are ahead of last year, by approximately \$10,000. The pool was filled today. Currently, the camera system is not working, so Ms. Reife is working with Spectrum on that. Ms. Reife also obtained a quote from Musco Lighting to replace the stadium lighting. The quote was \$145,000, which is more than Mr. Collins would like to spend right now. Plans will be made to replace the lightbulbs this year.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260506A1. 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 \$245,373 out of fund 2171-610-53060 (Pool – Contracts).

Be it resolved, to set aside and pay the June pool management payment in the amount of \$49,076 from fund 2171-610-53060 (Pool – Contracts) according to the attached schedule.

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

ZONING

Mr. Collins reported that there was a Board of Zoning Appeals special meeting last Friday. A resident requested an expedited hearing on a variance request for an in-ground pool. There are health concerns with the resident, and the BZA was able to accommodate the request.

Mr. Collins also had a meeting with a resident who is interested in developing a baseball training facility on Walnut Street next to the new fieldhouse. It would require rezoning to exception use. One challenge is that it does not have municipal water and sewer available.

Mr. Collins had another follow-up meeting with the property owner on Morse Road who seems intent on developing turf soccer fields for commercial use.

Mr. Collins also met with a developer who is interested in 40 acres on State Route 605, just south of Bevelhymer Road. The developer is interested in a more rural development, approximately 20 houses on larger lots. The developer requested an informal meeting with the township zoning commission.

ROAD/MAINTENANCE

Maintenance staff have been busy working at the pool. There have been quite a few repairs, such as the bathroom exhaust fans, bathroom faucets, and new feeder lines to the faucets in the concession stand.

The truck that is on order was supposed to go into production today, but the bed company is waiting on parts.

The Memorial Day ceremony is scheduled for 8:45 a.m. Mr. Collins believes that the high school band will be there and the township will have a color guard for the veterans.

Mr. Schell made a Motion to pass Resolution No. 260506M1 Be it resolved to authorize and pay Jason Piper to pour footers at Maplewood Cemetery up to \$15,000.00 out of fund 2041-410-58099 (Cemetery – Other Expenses). Ms. Mollard seconded the Motion. Vote: All Aye.

FIRE DEPARTMENT

Mr. Collins shared that the township had the bond rating meeting with S&P analysts yesterday. Management has been working with Baker Tilley on the presentation and supporting documentation. The meeting was held virtually and everyone felt that the presentation went very well and all parties were well prepared. S&P will have the rating back to the township on May 13th.

The pre-bid meeting for Station 122 was held last week. It was well attended, with some of the big companies represented. Schorr Architects Inc. is fielding all questions and inquiries. The current timeline is estimated to be 10 months. There were questions regarding the availability of materials, and it may make sense to extend the timeline by a month or two, to allow for more competition between bids. The current schedule is to receive bids back on May 19th, with the Board awarding the contract on May 20th. The groundbreaking is scheduled for June 3rd, and the bond issuance will be June 10th.

The fire department is still working on the logistics of the groundbreaking, such as parking, tents and seating, as well as shovels. The contractor would traditionally prepare the site, but the township will not be able to rely on that because of the timetable.

The resolution on the agenda for tonight is to fill open part-time positions. Four part-timers were hired full-time and there were also a few open spots. The nine hires will bring the part-time total back to fifteen.

Chief Connor expects one of the injured firefighters to request light-duty soon, once his doctor releases him. The department already has one firefighter on light-duty now.

Chief Connor reported that two of our firefighters received an EMS award at the Mount Carmel East Trauma Symposium for their response to a motorcycle accident. Firefighter Justice was a presenter at the event and spoke about how the military EMS and treating people on a battlefield has transferred to civilian EMS care.

Ms. Mollard wanted to publicly wish Mayor Spalding well. She would like the record to reflect that on behalf of the township trustees, he is in their thoughts and prayers and has the support of the trustees in whatever he needs. Mr. Durik said that Mayor Spalding spoke highly of the emergency response team. Ms. Mollard would like Mr. Collins to send a formal letter of well wishes from the township.

Ms. Mollard made a Motion to pass Resolution No. 260506F1.

Be it Resolved, to offer conditional employment to Anthony Hoover, Chloe Best, Hunter Embrey, Aaron Sines, and Isaac Farrant as part-time Firefighter EMT-Basics at \$20.66 per hour, pending results from a background check and drug screen.

Be it Resolved, to offer conditional employment to Chase Robinson, Dane Dwenger, Philip Jones, and Timothy Tanner Wilson as part-time Firefighter Paramedics at \$21.74 per hour, pending results from a background check and drug screen.

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

FISCAL OFFICE

Ms. Rogers presented the April 2026 Bank Reconciliation and Month-End reports. The April 2026 credit card statements were also shared.

It was also shared that the 1st half real estate tax settlement is delayed and is not expected until mid-June. This is a significant delay from prior years. Plain Township requests advances annually, so the township has received a percentage of the expected settlement. This delay will also delay the TIF receipts from New Albany, as the city has 60 days from the date of settlement to pay the township.

Ms. Rogers also reported that she and Mr. Zappitelli met with RedTree in anticipation of selling the bonds. RedTree is going to open a separate account that the bond proceeds will be deposited in. This will prevent co-mingling of the funds. There is no additional fee associated with RedTree managing another account. Mr. Nelson also explained how Arbitrage works on tax-exempt bonds that are invested at a higher yield than the yield due on the bonds.

NEW ALBANY JOINT PARKS DISTRICT

The Joints Parks District has earned too much interest from the bond proceeds, and they are trying to spend those dollars. JPD has offered to give the township a tour of the fieldhouse. JPD is currently working on pricing for memberships and rentals for the facility.

THE NEW ALBANY COMMUNITY FOUNDATION

The City of New Albany just gave a presentation at the quarterly meeting. They would like the township to present at their next meeting, which is in July. The Foundation is still trying to secure speakers for A Remarkable Evening.

NEW ALBANY SUSTAINABILITY STAKEHOLDERS

There is an upcoming meeting.

NEW ALBANY PLAIN LOCAL SCHOOL BOARD

Ms. Beckett-Hill would like the township to give a presentation to the school board.

At the last school board meeting, it was announced that the Superintendent, Michael Sawyers, is retiring. His last day will be August 1st. Ms. Mollard would like Mr. Collins to prepare a Proclamation for Mr. Sawyers.

MCCOY CENTER FOR THE ARTS

No updates

NEW ALBANY CITY COUNCIL

No updates

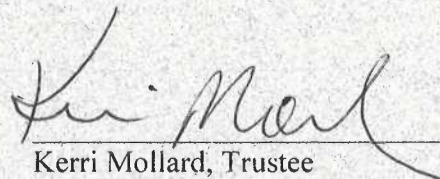
NEW BUSINESS

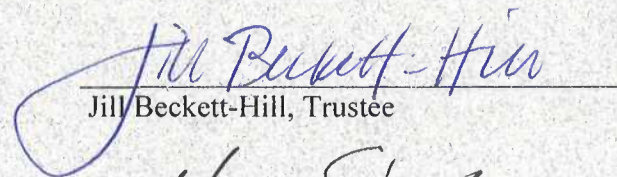
Ms. Beckett-Hill proposed changing the start time of the evening meetings to 5:30 p.m. versus 6:30 p.m. The trustees seemed to be in favor of it. Mr. Collins may have a conflict with the earlier time this summer. No action was taken. It will be discussed at the next meeting.

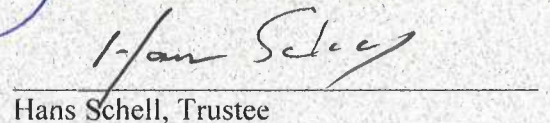
ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 7:50 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