

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, Assistant Chief Ecleberry, Maintenance Supervisor Bob Pharris, EMS Coordinator Brad Essick, and Finance Officer Courtney Rogers. Visitors present: Larry Potter.

ADDITIONS OR CORRECTIONS TO THE AGENDA

Resolution F2 will be moved to after Fiscal on the agenda

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$458,932.16.
Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 26060301).

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the May 20, 2026 Board of Trustees Regular Meeting minutes. Mr. Schell seconded the motion. Vote: All Aye. (Resolution 26060302)

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

Mr. Durik was not in attendance. Ms. Mollard thanked everyone who attended the groundbreaking ceremony: Council Members Durik, Schull, and Brisk, as well as Mayor Spalding, City Manager Joe Stefanov, and the Plain Local School District partners.

PUBLIC COMMENTS

Mr. Potter explained that the Boy Scout and Cub Scout charter organization, Franklin Church, decided not to continue scouting at the beginning of the year. All Saints Episcopal Church will become the charter organization. They are also going to add a girl's troop. The number of

members has dropped during the transition. Mr. Potter advised that the Wreaths Across America date has been set for December 19, 2026. Mr. Potter presented a certificate of commendation to the Plain Township Fire Station in recognition of exemplary patriotism in the display of United States of America flag. Mr. Potter also read an abbreviated version of the Declaration of Independence in celebration of the 250th anniversary.

ADMINISTRATOR

Mr. Collins asked Mr. Pharris if the township has any Revolutionary War veterans at Maplewood Cemetery. Mr. Pharris replied that he thinks there are one or two veterans at the township cemeteries. Mr. Collins would like to identify any veterans and recognize them as part of the Ohio 250 anniversary celebrations.

Mr. Collins reported that all sales at the pool are up over last year. The first 8 days of the pool being open were a wash with the rainy weather. The maintenance staff are making repairs to the pool umbrellas. The township ordered a new large umbrella and is looking to get the others repaired. The vendor that is going to repair the umbrellas also thinks he can make them.

The intergovernmental agreement with Franklin Soil and Water Conservation District needs to be amended to include a reimbursement for invasive species replacement.

The Solid Waste Consortium sent their contract out for bids earlier this year. Rumpke was the only company that came back with a reasonable bid. It is a 16% increase over the current rate that will be locked in for 5 years.

The State Route 605 and Walnut Street roundabout is now open. New Albany is still waiting for their contractor to schedule paving work.

Healthy New Albany was awarded a \$450,000 grant for the new pantry from the State Capital Budget program. Plain Township has donated a book of 20 pool passes to the food pantry.

Ms. Beckett-Hill inquired about the large power lines that AEP is installing along Bevelhymer Park and Walnut Street. Mr. Collins explained that it is not a city of New Albany project. It is part of the new substation and transmission line upgrade that is state regulated.

Mr. Collins congratulated Chief Connor and Assistant Chief Ecleberry on a wonderful groundbreaking event and thanked them for planning it. He also thanked the maintenance staff for getting everything set up and tearing it down.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260603A1.

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 July 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.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260603A2. Be it resolved, that the Board of Trustees hereby approves an amended intergovernmental agreement with the Franklin Soil and Water Conservation District for the provision of technical and educational services for the calendar year 2026 as detailed in the attached agreement, in order to comply with the National Pollutant Discharge Elimination System permit then in effect, and authorizes the township administrator to execute this agreement for and on behalf of the Board of Trustees of Plain Township and to authorize payment to the Franklin Soil and Water Conservation District for the 2026 calendar year up to \$2,670 for services, up to an additional \$500 in streamside resident incentives, and up to \$3,000 in invasive species replacement incentives, to be paid out of fund 1000-110-53060 (General – Contractual Services). Mr. Schell seconded the Motion. Vote: All Aye.

Mr. Schell made a Motion to pass Resolution No. 260603A3. Be it resolved, to buy back one (1) grave lot at Maplewood Cemetery from Nancy Greenwald, for One Thousand Dollars (\$1000.00), from line 05-A-12 (Cemetery – Other), which reflects the original purchase price of \$1000.). Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

ZONING

Mr. Collins reported that there have been some complaints about tall grass at a couple of properties that were purchased by investors. The township is reaching out to them. There is a property on Morse Road that a fence company is utilizing. They requested a permit for a fence, and said it was for personal residential use, but Mr. Collins has questions about the nature of the use. The township is monitoring it.

Another property on Morse Road received a temporary permit for a driveway to access the property because there was no existing farm access. This is the property that intends to apply for zoning for a soccer facility. The owners are evaluating whether a traffic study will be required.

A small neighborhood off Lee Road is adjacent to the MI Homes Walnut Woods development. Since MI Homes installed a retention basin, one of the residents has experienced an inundation of storm water. Mr. Collins said that he will reach out to MI Homes.

ROAD/MAINTENANCE

Mr. Pharris reported that the new truck is in, but all the parts are not available.

Maintenance staff fixed the heater at the pool. It required a new board that was not covered by warranty. The winch on one of the big umbrellas was repaired and the cranking levers on two of the cantilever umbrellas were refurbished.

There have been three funerals since the last board meeting. Maintenance staff have been keeping up on mowing.

FIRE DEPARTMENT

Chief Connor reported that the preconstruction meeting is scheduled for June 22, 2026. Once the Notice to Proceed document is signed, the clock starts for the 12-month construction timeline.

Chief Connor reported that runs are picking up. Two days this week, the department had 16 and 13 runs each.

All the new hires, full-time and part-time, are doing great and fitting into the team.

The new engine that is on order is scheduled for delivery next April 2027.

Ms. Mollard thanked Ms. Beckett-Hill for all her work and expertise in the fire station renovation project as well as the planning and design on Station 122. Ms. Beckett-Hill thanked our community partners for helping to get this project done. Ms. Mollard also wanted to share her gratitude for the voters who approved the levy that will make Station 122 possible.

Mr. Collins reviewed the bond bid process. He informed the board that the township received 7 bids. The best offer was from William Baird at 3.73%. Ms. Rogers shared that the range was 3.73% to 3.85%. The township is still on schedule to close on the bonds on June 16th.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260603F1. Be it resolved, that the Board of Trustees of Plain Township hereby approves the waiver of fire inspection and plan review fees for the City of New Albany Police Station renovation project, located at 50 Village Hall Road. Ms. Mollard seconded the Motion. Vote: All Aye.

Resolution 260603F2 was moved to after the Fiscal Office.

FISCAL OFFICE

Mr. Zappitelli asked to schedule a special meeting to establish a bond retirement fund and a fund to receive and spend the bond proceeds for the station construction. The board proceeded to make a voice vote to give the fiscal office the authority to create these funds. However, the board also realized that they need to move the June 17th meeting because there will not be a quorum.

Ms. Mollard made a motion to move the Plain Township regular board meeting from Wednesday, June 17th to Monday, June 15th. Mr. Schell seconded the Motion. Vote: All Aye. (Resolution 26060303)

Ms. Mollard made a motion to authorize the Fiscal office to create a fund for the receipt of the bond proceeds, the number of the fund is to be determined. Mr. Schell seconded the motion. Vote: All Aye. (Resolution 26060304)

Ms. Mollard made a motion to authorize the Fiscal office to create a fund for bond retirement, the number of the fund is to be determined. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 26060305)

It was explained that the new Stryker equipment, a LUCAS hear monitor and associated equipment, will be purchased using the OneOhio Opioid grant money and unencumbered EMS money. This new equipment will be added to the Stryker agreement for maintenance and replacement.

Mr. Schell made a Motion to pass Resolution No. 260603B1. Be it Resolved, to increase Fund 2903-000-45019 OneOhio Opioid Settlement Fund receipts by \$2,024.05

And

Be it Resolved, to increase appropriations in Fund 2903-220-54034 by \$56,397.47.

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

Mr. Schell made a Motion to pass Resolution No. 260603F2. Be it resolved to pay Stryker Sales, LLC the amount of \$101,763.78 for the purchase of a new heart monitor, LUCAS device and associated equipment and batteries, and including a 6 year maintenance and replacement agreement to align with the existing Stryker ALS 360 lease agreement, with \$56,000 to be paid out of fund 2903-220-54034 (OneOhio Opioid Settlement Fund) and \$45,763.78 to be paid out of fund 2281-230-54031 (EMS – Equipment). This purchase will equip a second Plain Township Fire Engine to respond to drug overdose medical emergencies.

**Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213**

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

Ms. Mollard made a Motion to pass Resolution No. 260603B2.

WHEREAS, the Plain Township Board of Trustees has been awarded a federal Staffing for Adequate Fire and Emergency Response (SAFER) grant through the Federal Emergency Management Agency (FEMA) to fund fire department staffing and recruitment/retention efforts; and

WHEREAS, the purpose of the SAFER Grant is to provide funding to assist fire departments in hiring, recruiting, and retaining firefighters in order to help ensure adequate staffing levels and the ability to protect the health and safety of the public and emergency response personnel; and

WHEREAS, pursuant to Ohio Revised Code Section 5705.09, the Board of Township Trustees is authorized to establish special revenue funds to account for proceeds from specific revenue sources that are legally restricted to expenditures for specified purposes; and

WHEREAS, the SAFER Grant funds are restricted by federal law, grant terms, and conditions to specific purposes related to fire department staffing and may not be commingled with other Township funds; and

WHEREAS, the Board of Township Trustees finds it necessary and appropriate to establish a dedicated fund to properly account for all SAFER Grant receipts and expenditures in accordance with applicable federal requirements, the grant agreement, and Ohio law; and

NOW, THEREFORE, BE IT RESOLVED that:

SECTION 1. The Plain Township Board of Trustees hereby authorizes and directs the Township Fiscal Officer to establish a new Special Revenue Fund, to be known as the SAFER Grant Fund (Fund Number 2991) for the sole purpose of accounting for revenues received from the federal SAFER grant and corresponding allowable expenditures.

SECTION 2. The Township Fiscal Officer is hereby authorized and directed to submit a request to the Auditor of State for approval to establish this fund, pursuant to Ohio Revised Code Section 5705.12, if such formal approval is deemed necessary by the Auditor of State.

SECTION 3. It is found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Ohio Revised Code Section 121.22.

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

Ms. Mollard made a Motion to pass Resolution No. 260603B3.

**Be it Resolved, to increase Fund 2991-000-45019 SAFER Grant receipts by \$575,000
And**

Be it Resolved, to increase appropriations in SAFER Grant Fund 2991 by \$575,000

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

Ms. Rogers updated the Board that the township received the final distribution of real estate taxes from Franklin County in the amount of approximately \$1.5M. The township should receive the TIF proceeds from the city of New Albany in approximately 60 days.

Mr. Zappitelli asked Mr. Collins to update the board on the Montauk/Google situation. Mr. Collins explained that the township is waiting for additional information on the first half distribution and the treatment of an existing 100% abatement for the new construction value on the Montauk Google site. On the city of New Albany TIF payment, there will be a makeup provision from an error at the county level from last year. The city of New Albany will need to identify whether the error was corrected. The problem is if the county did bill them for property taxes on the abated value, and Montauk paid the property taxes, Montauk is owed that money back. According to the treasurer's report, it was \$817,000 to Plain Township. If there is a claw back, someone would have to pay that money back to Franklin County so that they could refund Montauk. Mr. Collins said that Plain Township is entitled to 100% of the property taxes that would have been due if the abatement had not been approved by the city of New Albany.

NEW ALBANY JOINT PARKS DISTRICT

Ms. Mollard reached out to Dave Wharton about a tour with the township trustees. He will get back with available dates.

THE NEW ALBANY COMMUNITY FOUNDATION

Ms. Mollard reported that the township submitted the grant to the donor that the New Albany Community Foundation introduced the township to. The donor would like to tour the Fire Station on June 29th.

NEW ALBANY SUSTAINABILITY STAKEHOLDERS

No update.

NEW ALBANY PLAIN LOCAL SCHOOL BOARD

Ms. Beckett-Hill reported that the school board meeting on June 29th would be better for a township update.

MCCOY CENTER FOR THE ARTS

No updates.

NEW ALBANY CITY COUNCIL

Mr. Schell reported that the New Albany City Council made a proclamation to declare June Pride month. City Council also had an executive session to interview 3 candidates for the City Council opening. The Franklin County Auditor was there to talk about the 2026 property reassessment.

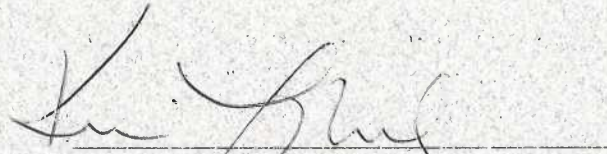
OLD BUSINESS

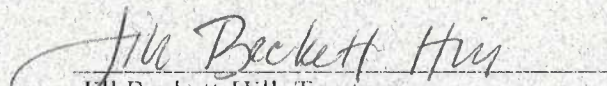
Mr. Schell shared that a resident has hired an attorney to file a nuisance suit against Google. He is trying to round up other residents to join him. Mr. Collins reported that he touched base with the city manager for any updates. There are no updates on the delivery of new equipment for purposes of reducing the noise and light pollution at the Google site.

ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 7:34 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