

RECORD OF PROCEEDINGS

Minutes of Meeting

Plain Township Board of Trustee Meeting

The Plain Township Board of Trustees met in regular session at 8:00 a.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, Fiscal Officer Bud Zappitelli, Chief Connor, Maintenance Supervisor Bob Pharris, and Finance Officer Courtney Rogers.

Visitors present: Mark Wilson

ADDITIONS OR CORRECTIONS TO THE AGENDA

None

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$685,317.24

Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 26071501)

Ms. Mollard questioned the concrete/asphalt repair costs of approximately \$13,000, which were explained as work related to cemetery drive sealing.

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the July 1, 2026 Board of Trustees Regular Meeting minutes. Mr. Schell seconded the motion. Vote: All Aye. (Resolution 26071502)

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

None

NEW ALBANY PLAIN LOCAL SCHOOLS – MARK WILSON

School district liaison Mark Wilson provided updates regarding the baseball and softball phase-one construction project, noting that the school board and city council had approved the lease

and that the fields are expected to be released no later than February 2028. The fields are expected to include artificial turf infields and natural grass outfields.

Mr. Wilson also reported that seven applications were received for the school board vacancy created when John McClelland moved to City Council. Interviews are expected to be conducted in public, followed by executive session discussion, with selection and swearing-in anticipated at a special meeting on Friday, July 24th.

PUBLIC COMMENTS

None

ADMINISTRATOR

Mr. Collins reported that the Plain Township pool hosted swimming championships with strong attendance and favorable weather. The Plain Township Gators won the swimming championship for the sixth consecutive year. The township's communications intern documented the event and is preparing highlight content for social media and the township website.

Mr. Collins provided an update on the lease space at 45 Second Street, noting interest from a potential physical therapy tenant. There are two potential long-term tenants, as well as a tenant that was interested in a short-term 3-month lease.

The Board discussed a boundary adjustment to the annexation agreement involving Plain Township, the City of New Albany, and the City of Columbus. The discussion included the New Albany Company's pending acquisition of approximately 550 acres near Peter Hoover Road and Walnut Street, updates to service-area boundaries, inclusion of Thompson Road Park, potential future annexation of Metro Parks land, and long-term considerations for roadway improvements and growth boundaries.

Mr. Collins also discussed Bevelhymer Road corridor concerns, including traffic, limited easement space for a leisure trail, statutory limitations on lowering speed limits, bridge and culvert constraints, possible funding sources, and coordination with the county engineer.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260715A1.

WHEREAS, the cities of New Albany and Columbus are parties to a Water Service Contract and a Sewer Disposal Contract, each of which establish the terms of service including the service area boundaries of the cities of New Albany and Columbus; and

WHEREAS, the cities of New Albany and Columbus recently amended the Service Area Boundary Map set forth on the Water Service Contract and Sewer Disposal Contract Exhibit A, dated May 13, 2026; and

WHEREAS, amendments to the Service Area Boundary Map have a direct impact on the Growth Areas that were designated and agreed to in the Annexation Agreement executed by Plain Township, the City of New Albany, and the City of Columbus on February 26, 2008, and the First Amendment executed by the parties on June 15, 2009; and

WHEREAS, the original Service Area Boundary Map was attached to the Annexation Agreement effective in 2008 and identified therein as Exhibit A, and the same was previously amended in 2025; and

WHEREAS, Plain Township, the City of New Albany, and the City of Columbus wish to replace the 2025 updated Service Area Boundary Map with the current Service Area Boundary Map effective in 2026; and

WHEREAS, Plain Township, the City of New Albany, and the City of Columbus also desire to replace the Agreement Territory Map identified in the Annexation Agreement and First Amendment, where they were designated as Exhibit B; and

WHEREAS, per section 1.3 of the Annexation Agreement, alteration of the Agreement Territory must be approved by the legislative authorities of all the parties.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAIN TOWNSHIP BOARD OF TRUSTEES, FRANKLIN COUNTY, OHIO:

Section 1. That this Board of Trustees hereby approves the amendment of the Annexation Agreement between Plain Township, the City of New Albany, and the City of Columbus, which was executed by the parties on February 26, 2008, and the First Amendment executed by the parties on June 15, 2009; and

Section 2. That this amendment to the Annexation Agreement and First Amendment shall consist solely of the replacement of the Service Area Boundary Map and the Map of the Agreement Territory, identified in those agreements as Exhibits A and B respectively, with maps that are substantially similar to those attached hereto; and the Amended Service Area Boundary Map shall be the version which was approved by Columbus City Council and made effective on May 13, 2026; and

Section 3. That this Board of Trustees hereby authorizes the Township Administrator to execute any documents and/or take the necessary actions to replace the previous exhibits with the amended Exhibits A and B attached hereto; and

Section 4. That this Board of Trustees finds and determines that all formal actions of this Board concerning this legislation were taken in an open meeting of this Board, all in compliance with Ohio law including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

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

ZONING

Mr. Collins reported that there is a property on Tippet Road that has been abandoned. The basement of the property has flooded and there are notices to not connect the utilities. Mr. Collins made the fire department and sheriff's office aware of the situation. The township typically hires a third-party contractor to clean up the outside yard and then the township would place a lien on the property.

Mr. Collins reported that legal action continues regarding a Morse Road property where a fence company is allegedly operating from a residential property. The township is working with the county prosecutor, and a draft affidavit has been submitted for review before filing for an injunction.

The Board discussed a potential soccer field proposal. The county engineer and drainage engineer are reviewing stormwater solutions. Mr. Collins noted that a traffic study may be required due to projected peak traffic impacts from two full-size soccer fields. The property owner has not submitted an application for rezoning, which would be required.

Mr. Schell made a Motion to pass Resolution No. 260715Z1.

WHEREAS, the overgrown weeds and vegetation located at Plain Township Parcel Number 220-001909 and located at 8085 Tippet Road, New Albany, Ohio 43054 constitute a nuisance that is present and ongoing;

THEREFORE BE IT RESOLVED, that the Plain Township Board of Trustees hereby orders the owner Shannon Duclos 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 their 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. Beckett-Hill seconded the Motion. Roll Call Vote: All Aye.

ROAD/MAINTENANCE

Mr. Pharris reported that the new truck was taken in to be built and should be ready in approximately two to three weeks.

The Board discussed a spraying incident near Mr. Kirby's property at Market Street and State Route 605, including concerns related to bees. Future spraying near that property will be avoided for the remainder of the year while less invasive or organic options are explored for next year.

Mr. Pharris also reported that the sign on State Route 62 has been reinstalled and moved farther from the roadway to reduce the likelihood of future damage.

Cemetery operations were discussed, including upcoming funerals and the need to identify a new location for excess dirt disposal.

FIRE DEPARTMENT

Chief Connor reported that crews are managing hot weather conditions and staying hydrated. All units are continuing training and have been doing a lot of walkthroughs. This helps Fire Marshall Sponaule understand layouts and response considerations. The fire department toured the Williams gas-fired generator power facility.

Chief Connor reported that the SAFER grant performance progress report was accepted by FEMA. A financial report was submitted, and reimbursement of \$140,527 was requested, with funds expected within three to five days.

Station 122 was originally designed to have one water meter. City of Columbus reviewed the plans and indicated that the township will need two. Schorr Architects are revising the plans. No construction has started at Station 122 site. It is expected to begin in a couple of weeks. Mr. Zappitelli inquired about a payment schedule for the construction of the new station. Mr. Collins expects there to be monthly payments once construction starts, but the township does not have a payment schedule.

Chief Connor also mentioned that there has been a lot of social media traffic regarding Station 36. The moderator of the social media page is critical of Columbus' fire responses and the state of the fleet and equipment. The Plain Township fire department has been mentioned several times.

Mr. Schell made a Motion to pass Resolution No. 260715F1.

WHEREAS, the City of New Albany requests the dedication of Right-of-Way along State Route 605, known as New Albany Condit Road, adjacent to the location of future Fire Station 122; and

WHEREAS, the Board of Trustees of Plain Township, Franklin County, Ohio, on behalf of Plain Township, is the owner of certain real property identified as 7373 New Albany Condit Road, and consisting of the following described lands situated in the State of Ohio, County of Franklin, City of New Albany, lying in Lot 15, Section 8, Quarter Township 2, Range 16, United States Military Lands, being a 6.350 acre tract of land as described in

Instrument Number 202603060026373 of the Franklin County Recorder's Office (Parcel # 222-005623-00); and

RESOLUTION

NOW THEREFORE, be it resolved by the Board of Trustees of Plain Township, Franklin County, Ohio:

RESOLVED, that the Board of Trustees hereby dedicates 0.034 acres of Right-of-Way to the City of New Albany, said Right-of-Way being substantially the same as that detailed in the attached survey.

BE IT FURTHER RESOLVED, that the Board hereby authorizes, empowers and appoints, on behalf of the Board of Trustees, Ben Collins, Township Administrator to execute any documents necessary to complete the Right-of-Way dedication as described herein, along with any changes or amendments thereto, provided that the approval of those changes and amendments by the Township Administrator, and the character of those changes and amendments as not being inconsistent with this Resolution or adverse to Plain Township shall be evidenced conclusively by the Township Administrator's signature.

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

FISCAL OFFICE

Ms. Rogers informed the trustees that she made a few changes to the tax budget draft that she presented at the last meeting.

Mr. Collins inquired about the transfers-in for the FEMA Safer Grant.

Ms. Rogers indicated that she would have a resolution at the next meeting to approve the journal entries to move the SAFER Grant personnel expenses from the Fire fund to the SAFER grant fund.

Mr. Collins inquired about the request for inside millage. He stated that the State house is requiring local jurisdictions to request any increase to the available millage over the previous year.

Mr. Zappitelli shared that the bond funds are invested through RedTree and they expect to earn \$250,000 to \$300,000 in interest.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260715B1. Be it Resolved, to decrease receipts and appropriations in Fund 4101 Fire Station 122 Bond proceeds by \$357,640,

AND

Be it Resolved, to increase receipts in Fund 3102 Fire Bond retirement fund by \$357,640 and increase appropriations by 172,929.17,

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

Ms. Mollard made a Motion to pass Resolution No. 260715B2. Be it Resolved: To accept the attached 2027 Tax Budget and submit it to the Franklin County Auditor's Office.

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

Ms. Mollard made a Motion to pass Resolution No. 260715B2. Be it Resolved: That the Plain Township Board of Trustees requests all available inside millage for the unincorporated part of the Township and allocate it to our Road District Fund (2141-000-00000). The funds will be used for necessary road improvements.

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

NEW ALBANY JOINT PARKS DISTRICT

Ms. Mollard could not attend.

THE NEW ALBANY COMMUNITY FOUNDATION

There is a meeting next week.

NEW ALBANY SUSTAINABILITY STAKEHOLDERS

No updates

NEW ALBANY PLAIN LOCAL SCHOOL BOARD

Ms. Beckett-Hill will attend the special meeting next week.

MCCOY CENTER FOR THE ARTS

No updates

NEW ALBANY CITY COUNCIL

Mr. Schell reported that city council pushed the Prairie House decision and the rezoning of land near Beech Road was discussed.

OLD BUSINESS

Ms. Mollard reminded the trustees about the tour of the fieldhouse.

Mr. Schell shared that he has not heard any resident complaints regarding the noise out at Google. The residents have hired an attorney.

NEW BUSINESS

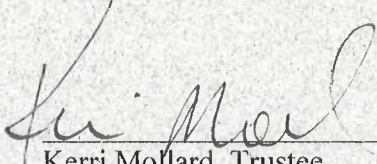
Ms. Beckett-Hill will not be able to attend the September 16th meeting. Ms. Mollard asked to move the meeting to the evening to accommodate the New Albany Chamber of Commerce breakfast event.

Ms. Beckett-Hill also reminded the group of the change in time for the evening meetings starting in September.

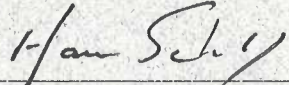
ADJOURNMENT

Ms. Beckett-Hill made a motion to adjourn the meeting at 8:23 a.m. Mr. Schell seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:


Kerri Mollard, Trustee


Jill Beckett-Hill, Trustee


Hans Schell, Trustee


Bud Zappitelli, Fiscal Officer