

RECORD OF PROCEEDINGS

Minutes of Meeting

Plain Township Board of Trustee Meeting

The Plain Township Board of Trustees met in regular session at 5:30 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 Hans Schell. Others present: Fiscal Officer Bud Zappitelli, Township Administrator Ben Collins, Chief Connor, Maintenance Supervisor Bob Pharris, and Finance Officer Courtney Rogers. Visitors present: Council Member Mike Durik, School Board Member Jeremy Nicholas, and Franklin County Engineer Fritz Crosier.

ADDITIONS OR CORRECTIONS TO THE AGENDA

Ms. Rogers added Resolutions B1 and B2. Mr. Collins added F2.

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$584,599.05.

Mr. Schell seconded the motion. Vote: All Aye. (Resolution 26091601).

APPROVAL OF MINUTES

Ms. Mollard made a motion to table the minutes from the September 2, 2026 Board of Trustees Regular Meeting minutes. Mr. Schell seconded the motion. Vote: All Aye.

NEW ALBANY PLAIN LOCAL SCHOOLS LIAISON – JEREMY NICHOLAS

- **School District Liaison Report:** Jeremy Nicholas reported that the school year was off to a strong start and that the district received a five-star state report card rating, the highest rating available in Ohio.
- **School Facilities and Activities:** Updates included progress on the continuous improvement plan, the new primary school projected to open in fall 2028, the high school tech hub, the athletic complex, and homecoming week activities.
- **School District Recognition:** Trustees congratulated the school board, district leadership, superintendent, teachers, and staff on the five-star rating and recognized the district's academic excellence and diverse student population.

FRANKLIN COUNTY ENGINEER – FRITZ CROSIER

- **Franklin County Engineer Report:** Fritz Crosier, representing the Franklin County Engineer's Office, presented information on the Morse Road Corridor Improvement Project and requested Plain Township's consideration of support and possible financial participation.
- **Morse Road Corridor Project:** The project would improve Morse Road between U.S. 62 and Reynoldsburg-New Albany Road, including widening to three lanes, adding shared-use paths, improving safety, and evaluating a roundabout location.
- **Project Cost and Funding:** The estimated project cost is \$17.2 million. Funding efforts include private developer commitments, federal community project funding, anticipated city commitments from Gahanna and New Albany, Jefferson Township support, and a MORPC application due September 25.
- **Township Discussion:** Trustees discussed the project timeline, funding request, local traffic impacts, planned improvements, and whether Plain Township should make a financial contribution.
- **Letter of Support:** Trustees expressed support for Ben Collins preparing a letter of support for the Morse Road grant application. A decision on the amount of any Township contribution was deferred to a future meeting.
- **Road Funds:** Ben Collins noted that the Township had previously authorized up to \$200,000 for the 605/Walnut roundabout project and that some funds could potentially be considered for reallocation.

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

- **New Albany City Council Liaison Report:** Councilmember Mike Durik reported that City Council held a capital spending workshop regarding future capital projects; no final approvals were made.
- **Capital Project Updates:** Updates included Kitzmiller Wetland Park, possible amenities near the future athletic facilities, Cedar Brook Road considerations, city center traffic improvements, Rose Run-related work, and ongoing road and park projects.
- **Traffic Planning:** Discussion emphasized the need for forward-looking traffic studies to account for future growth, new business development, Intel-related traffic, school athletic facilities, and impacts on corridors such as 605.

ADMINISTRATOR

- **Google/Pine Meadow Noise Monitoring:** Mr. Collins reported that Pine Meadow residents requested an update regarding monitoring and observation of noise associated with Google. He noted the sound wall was still being improved and that sound collection equipment had been placed near the end of Pine Meadows, though it was not clear whether the equipment was active or whether results were available.
- **School Transportation Coordination:** The Township continued working with the school district on busing-related concerns. Maintenance staff placed additional gravel at

the end of Clouse Road and Walnut Street to help with bus maneuverability and reduce resident concerns about student pickup on Johnstown Road.

- **Student and Bus Safety:** Mr. Collins noted ongoing communication with school leadership regarding student safety, including continued monitoring of bus safety complaints on Babbitt Road.
- **Legislative and Policy Updates:** Mr. Collins attended a public policy roundtable and reported discussion of the state political climate, possible year-end legislative activity, property tax proposals, township legislative priorities, and the possibility of significant differences depending on the outcome of the governor's race.
- **Property Tax Ballot Issue:** In response to a question, Mr. Collins reported that the group pursuing a property tax-related ballot issue did not have enough signatures for the November ballot but could continue collecting signatures for a future primary or general election.
- **Township Legislative Priorities:** Discussion included property tax issues, firearms in townships, and the tax-exempt status of publicly owned property, including the lengthy approval process for exempting newly acquired public property such as the new fire station site.
- **Environmental Court Matter:** Mr. Collins attended an environmental court hearing with the fire marshal regarding a Morse Road property that originated as a zoning violation. He reported that the Township was close to an agreement involving a 90-day remedy period, pending attorney review by the tenant/operator.
- **SwimSafe Performance Incentives:** Mr. Collins explained that the SwimSafe contract includes a 3% performance incentive if the site is fully staffed. No staffing deficiencies were reported, making SwimSafe eligible for the incentive.
- **Lifeguard Certification Support:** The Township continued its practice of providing \$100 per lifeguard to help offset certification costs. Thirty-four lifeguards worked at least 100 hours at the Plain Township Aquatic Center.
- **Pool Revenue:** In response to a question, Mr. Collins noted pool revenue was slightly behind the prior year but expected final concession, vending, and Pepsi receipts to provide a fuller year-end picture.
- **Cemetery Monument Request:** Mr. Collins provided an update on a resident's cemetery monument request, including consultation with the monument company and a recommendation to replace the monument and enlarge the foundation perimeter from two inches to four inches for better protection.

Ms. Mollard made a Motion to approve the replacement of a monument and base at the cemetery in an amount up to \$3000.00. Mr. Schell seconded the Motion. Vote: All Aye. (Resolution 26091602)

Mr. Schell made a Motion to pass Resolution No. 260916A1. Be it resolved, to pay SwimSafe Pool Management, Inc., 107 Commerce Drive, Loveland, Ohio 45140, the

amount of \$10,761.19 in performance incentives for the 2026 pool management contract, from fund 2171-610-53060 (Pool – Contracts). This amount includes \$100 each for 34 lifeguard certification reimbursements for lifeguards who worked at least 100 hours at Plain Township and a 3% contract incentive for fully staffing the facility throughout the season. Ms. Mollard seconded the Motion. Vote: All Aye.

ZONING

- **Zoning Applications:** Two rezoning applications were discussed, including a proposed soccer facility on Morse Road and a proposed baseball/batting facility on Walnut Street near the new field house.
- **Soccer Facility Concerns:** The proposed Morse Road soccer facility raised concerns about evening traffic, stormwater management, artificial turf, impervious surface coverage, more than 200 parking spaces, and the limited immediate stormwater outlet to the county road ditch.
- **Traffic Study Request:** Mr. Collins stated he strongly advocated for Franklin County to require a traffic study for the soccer facility because the road is under county jurisdiction.
- **Baseball Facility Proposal:** The Walnut Street proposal involved a roughly 10-acre site with an indoor batting/baseball development facility on the front portion of the property while the resident remained on the back half.

ROAD/MAINTENANCE

- **Roads and Maintenance Report:** Mr. Pharris reported that an employee's mother had passed away, and the Board asked that condolences be shared with him.
- **Cemetery Bench Discussion:** Mr. Pharris recommended considering restrictions or a designated section for cemetery benches because benches can complicate grave digging, require movement of markers, and may create future maintenance or safety concerns.
- **Pool Generator Estimate:** Mr. Pharris reported that a generator for the pool would cost approximately \$4,500 for the generator itself and likely around \$10,000 total when including a transfer switch, pad, electrical hookup, and gas line plumbing.
- **Pool Pump and Winterization Updates:** Mr. Pharris reported replacing a sump pump at the pool for approximately \$1,200, discussed the recurring need to replace pumps in the pool pit, and noted that purchasing a trash pump for \$529 was more cost-effective than renting one for \$470 per week.

FIRE DEPARTMENT

- **Fire Station 122 Construction:** Chief Connor reported on the construction progress meeting for Station 122 with Elford Construction and Schorr. The pond has been dug and the pad for the station structure has been built.
- **Pipeline and Utility Coordination:** TC Energy is monitoring work around high-pressure pipelines on the property. Underground utility and storm excavation near the pipelines must be hydro-vacuumed rather than performed with machinery.
- **Station 122 Power and Schedule:** Power will still come from State Route 605 across the road and tree line rather than from the hoped-for source behind the station. The project remains generally on schedule, and a requested nine-day extension was denied as premature.
- **Station 122 Owner-Supplied Items:** Chief Connor said the department will begin compiling lists of owner-supplied items for Station 122, with a \$300,000 line item identified for those purchases. Logistics will include what to purchase, timing, storage, and involving firefighters to help ensure nothing is missed.
- **Fire Department Promotions:** Chief Connor reported receiving 12 letters of interest for lieutenant promotional testing, more than expected. Three lieutenants will be promoted from the list, and additional successful candidates may serve as designated firefighters in charge.
- **Promotion Testing Costs and Process:** The Fire Department is comparing outside promotional testing providers, including Ohio Fire Chiefs Association and Ascent. Estimated testing cost is approximately \$16,000 for 12 candidates, with written exams and all-day assessments likely targeted for February or March.
- **Third-Party Testing Support:** Trustees expressed support for using an outside testing entity because it provides a rigorous, clean-slate, third-party assessment process.
- **A&F Challenge Coverage:** Chief Connor reported that eight members would work overtime for the A&F Challenge, with overtime reimbursed by A&F. Staffing was increased because the prior year involved multiple simultaneous emergencies in a crowded event area.
- **A&F Partnership:** The Board and Chief Connor recognized A&F as a strong community partner that supports public safety needs associated with the event.
- **Fire Department Beds and Equipment Disposition:** New bunk beds have been ordered. The Board will consider a resolution to dispose of obsolete beds, with old bed frames to be donated to the Licking County Coalition for Housing. Installation of the new beds was expected on October 2.
- **Firefighter Appreciation Month:** Chief Connor noted a proclamation recognizing September as Firefighter Appreciation Month and thanked the Township for recognizing firefighters' daily service to the community.
- **Fire Department Open House:** The fire department open house is scheduled for Sunday, October 4, with Captain Herren coordinating details and parking expected to be available.
- **Road Project Near Fire Station:** Chief Connor reported concerns about the road project in front of the fire station, including delayed traffic transfer, congestion, and limited room for large vehicles. The department joined weekly project meetings to monitor progress and impacts.

- **Confined Space Training:** The Fire Department is hosting confined space certification training for rescue technicians due to rescue responsibilities and the presence of underground spaces associated with construction projects.
- **Operational Recognition:** Chief Connor recognized Chief Ecleberry for his operations work and scheduling support. Trustee comments also recognized Chief Ecleberry and Captain Herren for their work on the 9/11 memorial.

Mr. Schell made a Motion to pass Resolution No. 260916F1. Be it Resolved, that the following township personal property is declared unneeded, obsolete, or unfit for township use and is to be disposed of by donation to the Licking County Coalition for Housing:

- 12 Mattresses
- 12 Boxsprings
- 12 Bedframes

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

Ms. Mollard made a Motion to pass Resolution No. 260916F2.

WHEREAS, firefighters serve a vital role in protecting the lives, property, and well-being of the residents of our community; and

WHEREAS, the men and women who serve as firefighters respond to fires, medical emergencies, motor-vehicle accidents, severe weather events, and other emergencies, often under difficult and dangerous circumstances; and

WHEREAS, firefighters routinely place the safety and welfare of others before their own, demonstrating courage, professionalism, compassion, and a strong commitment to public service; and

WHEREAS, many firefighters devote countless hours to training, emergency response, public education, community events, and other activities that strengthen the safety and preparedness of our community; and

WHEREAS, Plain Township recognizes that the contributions of firefighters extend beyond emergency response and include service, leadership, teamwork, and support for residents throughout the community; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Plain Township, County of Franklin, State of Ohio, that September is hereby proclaimed Firefighter Appreciation Month in Plain Township.

BE IT FURTHER RESOLVED that the Board of Trustees encourages all residents, businesses, community organizations, and institutions to recognize and express their

appreciation for the dedication, sacrifices, and service of the firefighters who protect and serve our community.

BE IT FURTHER RESOLVED that the Board of Trustees extends its sincere gratitude to all current and former firefighters of the Plain Township Fire Department for their commitment to the safety and welfare of the residents of Plain Township and New Albany.

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

FISCAL OFFICE

- **Fiscal Office Report:** The Fiscal Office reported credit card statements and bank reconciliation items, along with two agenda-added resolutions related to fire station bond proceeds and bond-funded project costs.
- **Bond Interest Allocation:** The Board discussed whether interest earned on the fire station bond proceeds should remain in the fire station bond fund or be placed in the general fund. The auditor recommended a trustee-approved resolution documenting the decision.
- **Investment Accounts:** Trustees discussed the Township's investment and banking accounts, including STAR Ohio, Huntington sweep, U.S. Bank bond accounts, and U.S. Bank Trust/Red Tree. It was noted that an additional \$5 million had been moved into the US Bank Trust account, which is managed by Red Tree, bringing that account to approximately \$9 million, while approximately \$5 million remained in STAR Ohio.
- **Investment Management:** The Fiscal Office and advisors are monitoring investments to maximize interest earnings. Funds were moved from STAR Ohio to US Bank because US Bank was earning a higher return.
- **Arbitrage and Bond Monitoring:** The Board discussed arbitrage considerations related to interest earned on bond funds, noting the need to monitor earnings, project spending, and any construction delays. Interest earned may need to be used for the project or returned, and the Township will continue monitoring the issue with Red Tree.
- **Fire Station Project Spending:** The Board discussed the timing of fire station construction invoices. Elford has not yet submitted an invoice. Ms. Rogers offered to report back on total project spending to date.

Mr. Schell made a Motion to pass Resolution No. 260916B1.

WHEREAS, the Board of Township Trustees of Plain Township, Franklin County, Ohio (the "Board"), has heretofore authorized the issuance and sale of bonds for the purpose of paying the costs of constructing a new fire station for the Township; and

WHEREAS, in connection with the issuance of said bonds, the Board created a special fund, designated the "Fire Station 122 Bond Proceeds and Construction Expenses Fund,"

pursuant to Ohio Revised Code Section 5705.09, for the purpose of receiving and holding the proceeds of said bond sale to be applied to the costs of said construction; and

WHEREAS, pending expenditure for said construction purposes, the proceeds of said bond sale have been and continue to be invested by the Fiscal Officer in accordance with the Township's investment policy and Ohio Revised Code Section 135.14; and

WHEREAS, said investments have earned, and will continue to earn, interest income; and

WHEREAS, Ohio Revised Code Section 133.35 and Section 5705.10 provide that interest earned on the proceeds of bonds issued for a permanent improvement shall be deposited into the fund into which the proceeds of such bonds were originally deposited, to be used for the same purposes as such proceeds, unless otherwise provided by the legislative authority; and

WHEREAS, it is necessary and in the best interest of Plain Township that all interest earnings derived from the investment of said bond proceeds be receipted into the Fire Station 122 Bond Proceeds and Construction Expenses Fund and applied toward the costs of constructing the new fire station;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Plain Township, Franklin County, Ohio, that:

Section 1. The Fiscal Officer of Plain Township is hereby authorized and directed to receipt all interest proceeds earned on the investment of the bond sale proceeds issued for the construction of the new fire station into the special fund heretofore created for that purpose, known as the " Fire Station 122 Bond Proceeds and Construction Expenses Fund."

Section 2. All interest so receipted shall be held and expended solely for the purposes for which the Fire Station Construction Fund was established, namely, the costs of constructing the new fire station, including all necessary and incidental expenses related thereto, in accordance with Ohio Revised Code Sections 5705.09, 5705.10, and 133.35.

Section 3. The Fiscal Officer is further authorized and directed to make all appropriate certifications, entries, and amendments to the Township's certificate of estimated resources and appropriation measure as may be necessary to reflect the receipt of said interest into the Fire Station 122 Bond Proceeds and Construction Expenses Fund, in accordance with Ohio Revised Code Chapter 5705.

Section 4. It is hereby found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its committees, if any, which 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.

Section 5. This Resolution shall take effect and be in full force at the earliest period allowed by law.

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

Ms. Mollard made a Motion to pass Resolution No. 260916B2.

WHEREAS, the Board of Township Trustees of Plain Township, Franklin County, Ohio, adopted Resolution No. 250910F2, which approved a total expenditure of \$397,720.00 for architectural services to be provided by Schorr Architects; and

WHEREAS, a portion of the funds authorized under Resolution No. 250910F2 have been expended, leaving a remaining unencumbered balance of \$120,420.05 on the existing purchase order for Schorr Architects; and

WHEREAS, the Board of Township Trustees desires to authorize a new purchase order in the amount of the remaining balance so that the services approved under Resolution No. 250910F2 may continue without interruption; and

WHEREAS, sufficient funds are available and appropriated in Fund 4101, Account 4101-220-58099, for this purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Plain Township, Franklin County, Ohio, that:

Section 1. The Fiscal Officer is hereby authorized and directed to issue a new purchase order to Schorr Architects in the amount of \$120,420.05, representing the remaining unencumbered balance from the total of \$397,720.00 originally approved under Resolution No. 250910F2.

Section 2. The new purchase order shall be charged to Fund 4101, Account 4101-220-58099.

Section 3. This purchase order is issued for the continuation of the same architectural services authorized under Resolution No. 250910F2 and does not constitute an increase in the total amount previously approved for Schorr Architects.

Section 4. This Resolution shall take effect and be in force immediately upon its adoption.

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

NEW ALBANY JOINT PARKS DISTRICT

- Kerri reported that the Joint Parks District did not have a quorum and she did not attend.

THE NEW ALBANY COMMUNITY FOUNDATION

- No new updates

NEW ALBANY SUSTAINABILITY STAKEHOLDERS

- Ms. Mollard noted that New Albany Sustainability Stakeholders would meet the next day and that Mr. Collins would attend. Ms. Mollard and Mr. Collins discussed sharing the Township's cemetery vision with the group, especially sustainable options for burial of cremated remains.
- Ms. Mollard asked whether future City of New Albany surveys could include cemetery-related questions. Mr. Durik noted recent surveys were already underway but offered to help with future opportunities.

NEW ALBANY PLAIN LOCAL SCHOOL BOARD

- No update

MCCOY CENTER FOR THE ARTS

- No update

NEW ALBANY CITY COUNCIL

- No additional update

OLD BUSINESS

- Mr. Schell reported a resident concern from Pine Meadow regarding mosquitoes, noting wet conditions may be contributing to the issue. Mr. Collins explained that New Albany and Plain Township are under the same Franklin County contract, with Vector Disease Control serving participating communities. The current contract focuses more on West Nile virus management than nuisance mosquito spraying. Mr. Collins raised resident requests for additional mosquito service with Franklin County Public Health. He noted the contract has two one-year renewals remaining, and that the Township would like to bring back nuisance spray treatment in the next contract.

Signature page follows

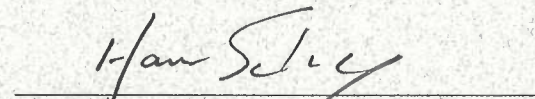
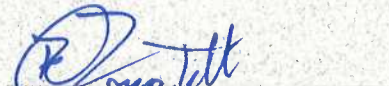
ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 7:00 p.m. Mr. Schell seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:


Kerri Mollard, Trustee

Jill Beckett-Hill, Trustee


Hans Schell, Trustee
Bud Zappelli, Fiscal Officer