

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, Jill Beckett-Hill and Hans Schell (left at 6:19pm). Others present: Fiscal Officer Bud Zappitelli, Township Administrator Ben Collins, Chief Connor, Assistant Chief Ecleberry, Maintenance Supervisor Bob Pharris, and Finance Officer Courtney Rogers. Visitors present: Deputy Upton and Alan Klodell.

ADDITIONS OR CORRECTIONS TO THE AGENDA

Ms. Rogers noted that B2 is in the board packet but not listed on the agenda. Mr. Collins added A3 and noted a typo in A2.

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$328,495.62. Mr. Schell seconded the motion. Vote: All Aye. (Resolution 26090201).

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the August 19, 2026 Board of Trustees Regular Meeting minutes. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 260902)

Ms. Mollard noted that she liked the new bullet-point format of the meeting minutes.

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

Mr. Durik was not in attendance.

FRANKLIN COUNTY SHERIFF LIAISON – DEPUTY UPTON

- Traffic congestion on State Route 62/Johnstown Road and the Babbitt Road corridor was attributed largely to construction and temporary traffic controls.

- Continued reports of vehicles passing stopped school buses were discussed. School-bus cameras are capturing incidents; identifying license plates will support sheriff follow-up in unincorporated areas.
- The county initiated a process to reduce the Smothers Road speed limit from 55 mph to 45 mph between Sunbury and Harlem roads, subject to state approval.

PUBLIC COMMENTS

- Mr. Klodell addressed the Trustees and reported damage to his late wife's memorial bench and concrete base at Maplewood Cemetery. He requested restoration, preferably replacement of the damaged bench and base.
- Trustees and staff discussed repair and replacement options.
- No final remedy was selected. Staff will research options, consult relevant vendors and maintenance personnel, and return with recommendations for public discussion at a subsequent meeting.

ADMINISTRATOR

- The school district planned for buses to pick up students on Johnstown Road at Clouse Road and Walnut Street. With the intense traffic on Johnstown Road and other considerations, the school district asked the township to help improve the bus turnaround area at the end of each road. The county has marked the ROW and township staff will review how to help the buses with the turnaround.
- Masonry repairs at the township office were completed after detached brick and inadequate/rusted wall ties were discovered.
- Maplewood Cemetery mausoleum repairs were estimated at up to \$8,800. A \$5,000 State of Ohio cemetery grant was secured, reducing the expected local share.
- Pool membership sales reached approximately \$246,000, about 5% above the prior year; concessions were up about 14%, and swim lessons increased about 25%. Daily visits were lower.
- Two additional weekday pool operating days generated about \$1,800 against an estimated \$4,000 cost. Trustees will revisit the post-school-start operating schedule before next season's membership sales.
- The pool loan will be retired at the end of 2028.
- Health reimbursement expenses were approximately \$130,000 through September 1st, returning to the expected range after the prior year's increase.

CEMETERY IMPROVEMENT PLANNING

- Trustees reviewed the 2024 cemetery concept plan, including phased improvements, landscaping, a scattering garden, columbaria/cremation interment options, and a maintenance building.
- The full concept was estimated at approximately \$2.7 million before current cost escalation; trustees favored identifying smaller achievable phases.
- Staff and trustees will review priorities, updated designs/materials, current costs, revenue potential, public interest, and possible presales; the topic is expected to return for discussion in mid-October.
- Possible follow-up with OHM was discussed to develop construction-level plans and updated alternatives.

Mr. Schell made a Motion to pass Resolution No. 260902A1.

Be it Resolved, that in accordance with Ohio Revised Code 507.11, the Board of Trustees hereby restates the Plain Township employee purchase authority limits as follows:

- **Purchases - \$10,000 per transaction limit – Administrator Ben Collins**
- **Purchases - \$10,000 per transaction limit for vehicle or facility repairs – Fire Chief Pat Connor**
- **Purchases - \$5,000 per transaction limit – Fire Chief Pat Connor**
- **Purchases - \$2,500 per transaction limit – Assistant Fire Chief Greg Ecleberry, Maintenance Superintendent Bobby Pharris, and Finance Officer Courtney Rogers**
- **Purchases - \$1,000 per transaction limit – Senior Maintenance Specialist Michael Bullard**
- **Purchases - \$750 per transaction limit – Battalion Chief Chris Pabst, Administrative Assistant Debbie Barnett, Administrative Coordinator Mary Fee, Maintenance Specialists Doug Hollis and Corey Fleig**
- **Credit Line - Englefield Oil - Emergency Fuel – (Account Limit \$10,000) – Maintenance Department and Fire Department**
- **Credit Line - Sam's Club (Account Limit \$15,000) – Bobby Pharris, Mary Fee, and Courtney Rogers**
- **Credit Line - Micro Center (Account Limit \$5,000) – Pat Connor, Jason Miller, Mary Fee, Ben Collins, and Courtney Rogers**
- **Credit Line - CDW-G – (Account Limit \$2,500 per transaction) – Pat Connor, Jason Miller, Mary Fee, Ben Collins, and Courtney Rogers**
- **Credit Line - Staples (Account Limit \$10,000) – Mary Fee (Primary Purchaser)**

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

Mr. Schell made a Motion to pass Resolution No. 260902A2. Be it resolved to accept an award from the Ohio Department of Commerce, Division of Real Estate and Professional

Licensing, Cemetery Grant program for \$5,000 to fund repairs of non-routine, exceptional maintenance of registered cemeteries. Ms. Mollard seconded the Motion. Vote: All Aye.

Mr. Schell made a Motion to pass Resolution No. 260902A3. Be it resolved, to buy back one (1) grave lot at Maplewood Cemetery from Dorothy C. Mowbray, for Four Hundred Fifty Dollars (\$450.00), from line 05-A-12 (Cemetery – Other), which reflects the original purchase price of \$450.00. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

ZONING

Mr. Collins reported:

- A proposed soccer complex on Morse Road is expected to seek rezoning to exceptional use. Staff expressed concern about peak-hour traffic and the possible absence of a traffic study; the application will proceed through the applicable review bodies before trustee consideration.
- A county-approved parcel combination created a lot that does not comply with township zoning. Following township outreach, the county auditor added an applicant affidavit requiring confirmation of zoning compliance.
- No new information was reported on the potential development north of Walnut Street along State Route 605.
- The New Albany Company has acquired 30 acres and are in discussion to purchase an additional 26 acres, south of the 100 acres that they own in the northeast corner of the township. Future use remains uncertain.
- Illegal open-burning matters remain under enforcement. A Morse Road construction-debris case was referred to environmental court, with a September 10 hearing noted.

ROAD/MAINTENANCE

- Following a power outage and water intrusion at the pool basement, staff will price a backup generator sufficient to operate the sump pumps and report back.
- Staff reported delays with a vehicle repair vendor and discussed using another provider.
- Storm-damaged vegetation was cleared from the Pine Meadows right-of-way; a drainage concern on Bevelhymer Road was traced to private plumbing/septic connections and will be addressed by the resident.
- Three estimates were obtained for the leaking roof at 39 Second Street; the selected proposal was substantially lower than the alternatives.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260902M1. Be it resolved to increase the purchase order to pay Jason Piper to pour footers at Maplewood Cemetery from \$15,000 to \$20,000 out of fund 2041-410-58099 (Cemetery – Other Expenses).

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

Ms. Beckett-Hill made a Motion to pass Resolution No. 260902M2. Be it resolved to pay Allied Roofing an amount not to exceed \$7,500.00 for the replacement of the roof on the rental property at 39 Second Street, to be paid out of 1000-220-58023 (General – Fire-Repairs).

Allied Roofing
1960 Integrity Drive S.
Columbus, Ohio 43209
614-444-2909

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

Ms. Beckett-Hill made a Motion to pass Resolution No. 260902M3. Be it resolved to pay Jody Plant an amount not to exceed \$8,800.00 for the repair of the mausoleum at Maplewood Cemetery, to be paid with the balance of fund 2043-410-58099 (Special Mausoleum Fund), currently at \$2,034.30, and the remaining \$6,765.70 to be paid out of fund 1000-410-58030 (General – Cemetery-Improvement of Sites) with \$5,000 to be reimbursed by the State of Ohio Cemetery Grant.

Jody Plant Masonry
201 South Main Street
Johnstown, Ohio 43031

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

FIRE DEPARTMENT

- Station 122 construction was reported generally on schedule. The building pad and pond excavation are underway; encountered shale was resolved without material impact.
- Electrical service must come across State Route 605 rather than from the rear. Work near high-pressure gas lines will require hydro-vac excavation and on-site utility oversight.
- The requested nine-day extension was not approved at this stage. Code-related requests concerning storm-shelter occupancy and dormitory/bathroom clearances are being prepared.
- Multi-agency training at the school annex was publicized as an exercise. A school tabletop exercise with police and school administrators is planned for September 21.
- Officer promotional testing options are being priced; final cost authorization will return after the number of candidates is known.

- Additional paramedics are planned for the A&F Challenge on September 18th, with reimbursement through special duty fees.
- Fire staff are planning a September 11 remembrance; final details will be shared.
- Upcoming construction will restrict Station 121 access and parking for several weeks. Staff will plan apparatus routing, meeting access, and open-house logistics.
- Increased EMS calls to assisted-living/nursing facilities were discussed, including 22 calls to one location in the prior month. Staff will continue educating management and reviewing specific incidents.
- EMS billing remained below the prior year, partly because transports to the nearby hospital generate less mileage revenue, while units return to service sooner.

Ms. Mollard made a Motion to pass Resolution No. 260902F1. Be it resolved to approve an amount not to exceed \$22,000 for the purchase of twelve (12) new beds for Station 121, including the necessary mattresses, mattress pads, remotes, bed frames, bunkie boards, setup, and labor, from Fund 2111-220-58099 (Fire-Other Expenses). The approved funds will be allocated between the following two vendors.

The purchase shall consist of the following:

- **Sleep Number Corporation: Twelve (12) Twin XL mattresses, twelve (12) mattress pads, twelve (12) remotes, and associated setup and labor.**
- **Amazon: Twelve (12) bed frames and twelve (12) bunkie boards.**

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

FISCAL OFFICE

- County receipt distributions had been delayed but were reported nearly current; a first half year-to-date comparison was consistent with expectations.
- Trustees supported revised purchasing and credit-card authority limits aligned with statutory responsibilities and current personnel roles.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260902B1. Be it resolved, to amend Exhibit A of the Plain Township Credit Card Account Policy first adopted on January 23, 2019 in order to update the users and account limits. Ms. Mollard seconded the Motion. Vote: All Aye.

Ms. Mollard made a Motion to pass Resolution No. 260902B2. Be it Resolved, to increase appropriations in Special Mausoleum Fund 2043-410-58099 by \$2,034.30.

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

NEW ALBANY JOINT PARKS DISTRICT

- Ms. Mollard will attend next week's meeting

THE NEW ALBANY COMMUNITY FOUNDATION

- The trustees will make a presentation to the New Albany Community Foundation on October 28th at 7:30 am

NEW ALBANY SUSTAINABILITY STAKEHOLDERS

- No update

NEW ALBANY PLAIN LOCAL SCHOOL BOARD

- No update

MCCOY CENTER FOR THE ARTS

- McCoy Center operations are changing so the city will contract directly for services, eliminating employees under the prior arrangement.
- A proposed 5% capital-maintenance increase follows a 25% increase the prior year; partners will discuss sustainable expectations.

NEW ALBANY CITY COUNCIL

- No update

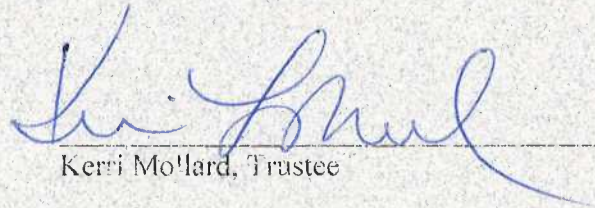
OLD BUSINESS

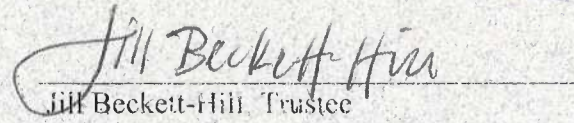
- A township update to New Albany City Council was tentatively planned for October 20 at 6:00 p.m.
- Ms. Beckett-Hill will miss the next meeting
- Ms. Mollard will miss the first meeting in October
- Ms. Beckett-Hill met with a videographer and is waiting on a quote. Mr. Collins was pleased with the Marketing and Social Media Intern. However, no headway was made on redesigning the newsletter.

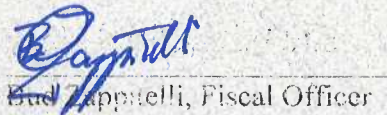
ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 7:04 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:


Kerri Mollard, Trustee


Jill Beckett-Hill, Trustee


Bud Zappitelli, Fiscal Officer

Hans Schell, Trustee