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. Beckett-Hill called the meeting to order. Ms. Beckett-Hill led the Trustees in the Pledge of Allegiance to the flag.

Roll Call: Members Present: Jill Beckett-Hill and Hans Schell. Others present: Fiscal Officer Bud Zappitelli, Township Administrator Ben Collins, Chief Connor, Assistant Chief Ecleberry, and Finance Officer Courtney Rogers. Visitors present: Mike Durik and Jeremy Nicholas.

ADDITIONS OR CORRECTIONS TO THE AGENDA

Mr. Collins noted that the agenda has been updated with Resolution A2.

PAYMENT OF THE BILLS

Ms. Beckett-Hill made a motion to pay the pending warrants in the amount of $320,374.26. Mr. Schell seconded the motion. Vote: All Aye. (Resolution 26100701).

APPROVAL OF MINUTES

Ms. Beckett-Hill made a motion to table the September 16, 2026 Board of Trustees Regular Meeting minutes. Mr. Schell seconded the motion. Vote: All Aye. (Resolution 26100702)

NEW ALBANY PLAIN LOCAL SCHOOLS LIAISON – JEREMY NICHOLAS

- There was no Board of Education action since Mr. Nicholas' prior report.
- Primary school construction remains on track.
- The district and city are discussing improvements at Swickard Woods Boulevard and Fodor Road, including a possible traffic signal and added capacity; intersection construction is expected in fall of the following year.
- The athletic campus received ARB approval; baseball and softball fields remain scheduled to open in February 2028.
- Project Atlas/Bayer Pharmaceuticals was announced. Potential school revenue effects are being evaluated.

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

- Mike Durik reported that City Council presented two lifesaving awards to bystanders who assisted during an overdose at Sheetz. They administered Narcan.
- Council also recognized New Albany High School diver Samantha Petroff for winning the state diving championship.
- Council declared Stormwater Awareness Week and made a proclamation to make October Hindu Heritage Month.
- City Council handled minor zoning and annexation matters.
- Oktoberfest was well attended.
- Diwali celebration will be November 7
- The search continues for Joe Stefanov's replacement. The search for a new police chief is down to three candidates.
- New Albany's $1 million investment in a pharmaceutical training center, with other public partners, was cited as supporting the Bayer project and future pharmaceutical recruitment.

PUBLIC COMMENTS

None

ADMINISTRATOR

- Mr. Collins met with New Albany's Deputy Director of Public Service regarding the Swickard Woods project. He raised concerns about pool-season disruption, school traffic, continuous traffic lanes, parking-lot access, and preserving access for future pool work.
- Pool revenue totaled $515,000, up from $503,000 the prior year. Membership sales increased $11,000 while daily-visit revenue decreased $4,000. A full analysis is pending.
- Concession performance improved; a concession-contract proposal is expected within 90 days. Sales did not reach the $100,000 incentive threshold. Healthier food options and reusable cups were noted.
- Pool winterization is not complete. Forty-two fabric filter covers likely need to be replaced before next season; the prior total was about $7,500, with an informal current estimate near $10,000. More frequent backwashing was attributed to dust from the K–2 building project.
- Residents on Walnut Street, East of Johnstown Road, requested a posted speed limit sign. Under Ohio law, the default speed limit for an unincorporated township road is 55-mph. Mr. Collins would prefer a 35-mph speed limit. The township will need to request that the county engineer perform a speed analysis and then make a request to ODOT to

approve a speed limit.

- Traffic backups near major work sites continued; restricted gate access for the larger construction projects was identified as a possible cause. The information was shared with the city and school district.
- Initial health-insurance renewal quoted by UHC at 25% was negotiated to 12%; further plan changes were being explored to reach a single-digit increase. Since 2017, premiums were reported up 5.8% over nine years. Current family premium cost was stated as approximately $1,860 per month, compared with roughly $3,500–$4,000 at other townships.
- Franklin County Conservation District was recognized as a township partner for invasive-species programs, streamside preservation, commercial stormwater review, and site inspections.

Mr. Schell made a Motion to pass Resolution No. 261007A1. Be it Resolved, to pay Live With Lyfe, LLC for in-person human resources training for all township employees in an amount of $7,500 for training sessions to be provided on three consecutive days for 90 minutes each day, to be paid out of fund 1000-120-58099 (General – Other Expenses).

Live with Lyfe, LLC
3637 Quickwater Rd
Grove City, OH 43123

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

Mr. Schell made a Motion to pass Resolution No. 261007A2.

WHEREAS, urban stormwater runoff impacts water quality in Plain Township; and

WHEREAS, population growth, residential and commercial development, and the resulting changes to the landscape will increase stormwater quality and quantity concerns throughout Franklin County; and

WHEREAS, these impacts cannot be entirely avoided or eliminated, but can be minimized; and

WHEREAS, it is currently recognized that control of stormwater quantity and quality is most effectively implemented when people and organizations understand the related causes and consequences of polluted stormwater runoff and flooding, and the actions they can take to control these; and

WHEREAS, the need arises not only from the regulatory requirements of EPA General Construction and Municipal Stormwater rules, but also from the recognition that citizens and local decision-makers will benefit from a greater awareness of how the cumulative impacts of decisions at home, at work and through local policies impact our water quality, stream corridors, and flooding; and

WHEREAS, the development and implementation of effective, outcome-based stormwater education and outreach programs will meet the related federal stormwater pollution control requirements and those of the communities they serve so that Plain Township and Franklin County continue to be a great place to live, work, and play.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Plain Township, Franklin County, State of Ohio, joins the Franklin Soil & Water Conservation District and Communities across Ohio in proclaiming the first week of October (October 1st-7th) as Stormwater Awareness Week.

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

ZONING

- Two rezoning applications were received for recreational facilities: two full-size synthetic-turf soccer fields with nets, lights, and screening on Morse Road west of Pine Meadow; and a privately operated baseball-training facility on a five-acre Walnut Street parcel west of Bevelhymer, with indoor batting/pitching space and a small outdoor field.
- Both applications are expected before the Rocky Fork advisory panel next week, the Franklin County Planning Commission in November, the township zoning commission thereafter, and the trustees at their second November meeting; public hearings and possible action are anticipated in December.
- An injunction was in effect against a fence company operating from a residential property on Morse Road; further violations could result in contempt.

ROAD/MAINTENANCE

- The oldest maintenance truck required brake work and has had rising maintenance costs. Staff were asked to review state purchasing options for an early-2027 pickup replacement. The new dump truck is in service.
- Pool equipment and furniture were moved to off-season storage.
- RAR Monuments are not comfortable storing an existing cemetery monument. Staff are evaluating temporary relocation to a nearby vacant grave while the concrete base is demolished and repoured; the family representative, Mr. Klodell, was reported satisfied and appreciative.

FIRE DEPARTMENT

- Chief Connor gave an update on Station 122 construction. The living-quarters footers are poured and the pond completed; CMU work is expected by month-end. Apparatus bays

would follow. Occupancy, storm-shelter, and ADA issues have been resolved with New Albany.

- A revised monument-sign concept is being submitted to New Albany. The dedication-plaque wording is substantially developed, but material and placement remained under review; exterior placement near the entrance is favored.
- The original June 1, 2027 completion date appears unlikely; June 21 was shown as a possible, non-final date. Trustees requested clearer documentation of seven claimed weather delays and questioned treating each delay as an equivalent extension when other work could continue.
- Hydrovac excavation around TC Energy high-pressure gas lines is scheduled for October 18. A four-day estimate totaled approximately $50,000, including about $42,000 for work and $6,000 in Elford fees plus other charges. Hourly versus fixed-price treatment remained unresolved; a future change order and trustee vote were expected.
- Columbia Gas might require a separate hydrovac crossing, creating another unknown cost. The construction contingency was reported at approximately $500,000.
- Extended-care calls increased 12% year over year. At 245 Main Street, 11 of 12 recent calls resulted in transport; at 7320 Smith's Mill Road, 12 of 13 resulted in transport, with one accidental alarm. EMS review found no current pattern of abuse; call growth was linked to aging populations.
- Promotional testing was tentatively scheduled for the first week of March, including training, written examination, and assessment days.
- Twenty-four SCBA packs were planned overall: 12 under the current purchase and 12 in the next budget year. Grant prospects were considered poor because other departments had more outdated equipment.
- Jefferson Township Station 142 grand opening was announced for October 26 at 10:00 a.m., 7300 Clark State Road.

Ms. Beckett-Hill made a Motion to pass Resolution No. 261007F1. Be it resolved to pay the Ohio Fire Chiefs' Association $15,840 for twelve officer candidate assessments and testing, out of fund 2111-220-58099 (Fire Fund – Other Expenses).

Ohio Fire Chiefs' Association
450 W. Wilson Bridge Road, Suite 150
Worthington, OH 43085

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

Ms. Beckett-Hill made a Motion to pass Resolution No. 261007F2. Be it resolved to pay Atlantic Emergency Solutions up to $128,000.82 for the purchase of new self-contained breathing apparatus (SCBAs) from Atlantic Emergency Solutions through the Central Ohio Organization of Public Purchasers out of fund 4910-220-55000 (Capital Equipment-Fire – Fire Equipment). Mr. Schell seconded the Motion. Vote: All Aye.

FISCAL OFFICE

- Credit-card statements, bank reconciliation, end-of-month reports, and September 2026 monthly financial reports were presented.
- A bank transfer for fire-station expenses is anticipated. The required bond-spending threshold and deadline was discussed. The township needs to spend down 10% - 15% by early December.
- Elford has not submitted its first pay request despite follow-up. Staff requested a cost schedule to plan transfers and payments, particularly for upcoming structural-material deliveries.

Ms. Beckett-Hill made a Motion to pass Resolution No. 261007B1.

Resolution 261007 B1

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

(BOARD OF TOWNSHIP TRUSTEES)
OHIO REVISED CODE, SECTIONS 5705.34, 5705.35

The Board of Trustees of PLAIN *Township, Franklin County Ohio, met in* Regular *(Regular or Special) session on the* 7th *day of* October *2026, at the office of* Plain Township Fire Station *with the following members present:*

Jill Beckett-Hill, trustee
Hans Schell, trustee

Ms Beckett-Hill *moved the adoption of the following Resolution:*

RESOLVED, By the Board of Trustees of PLAIN *Township, Franklin County, Ohio, in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2027; and*

WHEREAS, The Budget Commission of Franklin County, Ohio, has certified its action thereon to this Board together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Board, and what part thereof is without, and what part within, the ten mill tax limitation; therefore, be it

RESOLVED, By the Board of Trustees of PLAIN *Township, Franklin County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further*

RESOLVED, That there be and is hereby levied on the tax duplicate of said Township the rate of each tax necessary to be levied within and without the ten mill limitation for tax year 2026 (collection year 2027) as follows:

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY THE BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	Amount to be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget Commission Inside 10 Mill Limitation	County Auditor's Estimate of Full Tax Rate to Be Levied Inside 10 Mill Limit	Outside 10 Mill Limit
General Fund		$1,474,455.14	1.20	
Road & Bridge Fund				
Cemetery Fund				
Police Fund				
Fire Fund	10,781,333.17			15.10
Road District Fund		373,417.95	1.95	
General (Note) Bond Retirement				
TOTAL	$10,781,333.17	$1,847,873.09	3.15	15.10

and be it further

RESOLVED, That the Clerk of this Board be and is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

Mr. Schell *seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:*

Jill Beckett-Hin	Yes
Mr. Schell	Yes

Adopted the 7th *day of* October *2026.*

Fiscal Officer of the Board of Township Trustees of

PLAIN *Township*

Franklin County, Ohio.

CERTIFICATE OF COPY
ORIGINAL ON FILE

The State of Ohio, Franklin County, ss.

I, Eugene Zappitelli III *Clerk of the Board of Trustees of*

PLAIN *Township, in said County, and in whose custody the Files*

and Records of said Board are required by the Laws of State of Ohio to be kept, do hereby

certify that the foregoing is taken and copied from the original minutes of

Plain Township - Franklin County

now on file with said Board, that the foregoing has been compared by me with said original

document, and that the same is a true and correct copy thereof.

WITNESS my signature, this 7th *day of* October *2026.*

Fiscal Officer of the Board of Township Trustees of

PLAIN *Township*

Franklin County, Ohio.

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

Ms. Beckett-Hill made a Motion to pass Resolution No. 261007B2. Be it Resolved: To transfer $281,500 from 2111-220-59010 (Fire - Transfers-Out) to 4910-000-48092 (Capital Equipment - Fire - Transfers–In). Mr. Schell seconded the Motion. Vote: All Aye.

Mr. Schell made a Motion to pass Resolution No. 261007B3. Be it resolved, to authorize and pay the amount of $19,715.98 to Software Solutions, 8534 Yankee Street, Suite 2B, Dayton, Ohio 45458 for the Annual Software Support Contract (11/1/26-10/31/27) and Server Hosting for the VIP Accounting Software to be paid out of the following funds:

General-Twp-Other Expenses	1000-120-58099	$ 2,546.23
Cemetery – Other Expenses	2041-410-58099	$ 277.01
Fire District – Other Expenses	2111-220-58099	$ 14,720.97
Roads District – Other Expenses	2141-330-58099	$ 591.60
Pool – Other Expenses	2171-610-58099	$ 683.78
EMS - Other	2281-230-58099	$ 896.39
Total		$ 19,715.98

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

NEW ALBANY JOINT PARKS DISTRICT

No update

THE NEW ALBANY COMMUNITY FOUNDATION

No update

NEW ALBANY SUSTAINABILITY STAKEHOLDERS

No update

NEW ALBANY PLAIN LOCAL SCHOOL BOARD

No update

MCCOY CENTER FOR THE ARTS

No update

NEW ALBANY CITY COUNCIL

No additional update to Mr. Durik's contribution. The trustees will attend the next City Council meeting and make a presentation.

OLD BUSINESS

- Township office space has been vacant for about one year. A local company offered $3,000 for half the space, while township all-in monthly cost is approximately $5,000 ($3,500 rent, about $1,100 real-estate taxes, plus utilities/other costs). Parking for box trucks, a trailer, and pickups, shared egress, ADA access, and restroom configuration are concerns. Mr. Collins will gather additional details and report back; trustees expressed openness to negotiation or a leasing incentive.
- Google provided building-by-building updates on fan replacement and noise-reduction work; one building was complete and another is approximately halfway complete. Additional sound testing near Pine Meadow remained pending.
- Video and photography of township activities were in process; final payment would be due after remaining videos were received. Future documentation of the new building's progress will be discussed later.

ADJOURNMENT

Ms. Beckett-Hill made a motion to adjourn the meeting at 6:38 p.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