

Middleton Township Trustees

Wednesday, August 20, 2025

6:00 p.m.

Mr. Cromley called the meeting to order at 6:00 p.m. The Pledge of Allegiance was spoken. In attendance were Trustees Cromley, Moulton, and Vetter as well as Fiscal Officer Limes. Liz Bostdorff served as Clerk for the meeting.

The sign-in sheet for employees and visitors is attached with the approved minutes.

Noted on the sign in sheet is a statement indicating the meeting may be recorded or streamed live to the internet by a visitor - not at the authority of the township trustees.

FISCAL OFFICER REPORT

- **Mr. Vetter moved, Mr. Moulton seconded a motion to approve the August 6, 2025 special meeting minutes as provided. Motion approved.** The special meeting was held to review text amendment updates to the zoning resolution.
- **Mr. Vetter moved, Mr. Moulton seconded a motion to approve the August 6, 2025 meeting minutes as provided. Motion approved.**
- **Mr. Cromley moved, Mr. Vetter seconded a motion to approve the August 13, 2025 special meeting minutes as provided. Motion approved.** The special meeting was held to open road bids.
- **Mr. Moulton moved, Mr. Vetter seconded approval of accounts and payroll as submitted. Motion approved.** A payment register is attached to the approved minutes.
- Mr. Moulton stated that an invoice would be arriving to pay for the website project design.
- The Board reviewed an invoice from P&R Communications and questioned whether some of the invoice would be handled through the Emergency Vehicle Storage Building (EVS)
- Mrs. Limes provided the property tax distribution reports for the Trustee review.
- The May 2025 bank reconciliation was provided for review.
- **Mr. Vetter moved, Mr. Moulton seconded a motion to pay The Spieker Company \$132,004.40 based on the pay application #3 revised. Motion approved.**
- **Mr. Moulton moved, Mr. Cromley seconded a motion to approve the fire chief office furniture and filing room table quote of \$9,078.33 to Ammons Commercial Interiors. Motion approved.**
- **Mr. Vetter moved, Mr. Moulton seconded a motion to approve the health insurance renewal of 4.3% with Medical Mutual for the township officials and full-time employees. Motion approved.**

FIRE DEPARTMENT

- Chief Andy Carter fielded a question regarding how to obtain a fire fighter class. He noted he will be adding an application on the township website.
- Questions were raised about any financial assistance that could be gleaned from the data center project. The Trustees stated that there is no indication at this time, but discussions will continue as the project moves forward.

EMS DEPARTMENT

- Chief Jerry Saunders provided an application for review for a part-time paramedic.
Mr. Moulton moved, Mr. Cromley seconded a motion to approve hiring Brian Perkins as a part-time paramedic with a one-year probation period, based on passage of background and pre-employment drug testing. Motion approved.

ROAD DEPARTMENT

- Road Supervisor Chase Greulich updated the Trustees with regard to the Hull Prairie Road ditch and a large hole that has developed at both King Road and Ovitt. The County Engineers' office has been contacted and will be assessing the situation with Mr. Greulich.
- Large potholes have been handled on Getz Road.
- Mr. Greulich consulted with the Board about the need for crack/seal on Cross Creek Road between St. Rt. 64 and Liberty Hi Road.
- Fire trucks have been moved to W.W. Williams for pump test and service.
- Mr. Cromley thanked Mr. Greulich for his efforts moving fire trucks around and back to the station in Dunbridge.

ZONING DEPARTMENT

- Zoning Inspector Kip McDowell provided the Board with a rezoning hearing request. A special meeting will need to be called for the purpose of rezoning two parcels that have been reviewed by the Wood County Planning Commission and the township zoning commission.
Mr. Moulton moved, Mr. Cromley seconded a motion to approve a special meeting on Tuesday, September 9 at 7:00 p.m. for the purpose of reviewing recommendations to rezone two parcels from A-1 Agricultural to M-1 Light Industrial: the first parcel is approximately 75 acres and owned by Eckel Trustees; and the second parcel for review is approximately 37 acres owned by Speck Trustee. Motion approved. Mrs. Limes will submit the legal notice to the newspaper and township website.
- Mr. McDowell provided the zoning permit report noting that temporary office spaces operated by JE Dunn are included.
- Currently Mr. McDowell is working with the county prosecutor's office regarding nuisance issues which include: Juan Davilla on St. Rt. 25 and Rhonda Thomas at Pargillis and Five Point Roads.
- There have been complaints with regard to thistle and weeds in various properties. Mr. McDowell is reaching out to the property owners directly.

VISITOR COMMENTS

- Rick Lundy, Cross Creek Road, made a request for repair and paving on Cross Creek Road east of St. Rt. 25. Mr. Moulton stated he would reach out again to the Trustees of Center Township, as this road is jointly maintained.
- Township resident Max Flordalisi questioned the lighting at the data center location. Mr. Vetter stated that they are continuing to work on the issue and he is in conversation with representatives for a night time review.
Mr. Flordalisi also asked about the timing on the Devils Hole Road paving project. The Trustees informed him that the project will be handled by The Shelly Company and to be completed by October 31 with no set start date. The Trustees also confirmed that ODOT is committed to \$100,000 toward the Devils Hole Road repaving project.
- Sandy Blanchard questioned the special meeting and if the Board would be making a final decision that evening.
- Discussion revolved around water, access to the data center, cooling the facility and ponds on site.
- Jim DeMond, Mercer Road, discussed concerns over run off and less land for filtering same.
- Melissa Petrea noted the land use map indicates that the northern part of the land is already zoned M-1. Mr. Cromley stated that even with the tax abatement, once completed, the buildings would be taxed 4 times higher than other industrial buildings.
- Mr. Flordalisi acknowledged that the tax abatement was handled at the county level. Mr. Vetter followed up with details on the abatement and reviewed the status of property taxes and how townships function with the funding from same. He also noted that an 18% sales tax would need to be implemented to replace the existing property taxes.
- A review was held of when land was rezoned in the area as well as statements from the Board members regarding how the rezoning process has not changed in decades (normally zoned prior to sale as is the state norm)
- Residents on Devils Hole Road raised concerns about having water/sewer forced. The Board indicated they had not heard anything about that happening.

OLD BUSINESS

- Safety Day will be held Saturday, September 13 from 10 am – 2 pm. Mr. Moulton indicated that the Health Department will be bringing a mobile unit and the FirstEnergy demonstration trailer will not be on site.
- Work is on-going at the EVSB site. Mr. Vetter reviewed the decision to build and the purpose of storing vehicles in a central location. It was also reaffirmed that the Board has no plans to close the station in Haskins. The Dunbridge station location is still being evaluated. Mr. Vetter confirmed there are plans for living quarters and potentially additional bays in future expansion.
- Volunteer fire fighters and the number of personnel needed to handle the run volume were discussed. Also, the township's contracts with Plain and Webster Township were explained to the visitors.
- Questions arose about the fire hydrant in Dunbridge and a potential change to ISO ratings.
- Mr. Cromley provided an update on the water/sewer project which included: updates to timing on paving Dunbridge Road, rebuilding the sidewalk, charges to the township for paving a portion of Dunbridge Road, discussion on using township property to park vehicles and stage construction, with a wrap up by noting that the NWWSD waived the township portion of payment due to the use of township property for the project.
- The lighting at the old USF Holland facility was discussed with Mr. Vetter noting that the new company was told they are out of compliance with current zoning regulations.

NEW BUSINESS

- Mr. Moulton stated he attended the Ohio Conference on Freight and shared that there will be an increase in freight travel due to the new bridge in Detroit for customs. The township should expect more truck traffic coming through on I-75. Also studies are on-going for autonomous trucks and experimental autonomous trucks even on rural routes. Mr. Moulton also shared that the summer TMACOG conference covered data centers and the property tax petition.

Mr. Cromley moved, Mr. Vetter seconded a motion to move to executive session for the purpose of personnel discussions at 8:10 p.m. Role was called: Mr. Cromley – YES; Mr. Moulton – YES; Mr. Vetter – YES.

The Board returned to regular session at 8:30 p.m.

Mr. Cromley moved, Mr. Moulton seconded adjournment of the meeting at 8:32 pm. Motion approved.

Donald E. Cromley, Chairman

Michael Moulton, Vice Chairman

Fred E. Vetter, Trustee

Laurie L. Limes, Fiscal Officer