

Middleton Township Trustees

Wednesday, October 15, 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. 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.

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

Chief Andy Carter introduced Thomas Saunders from AXES&IRONS and a demo truck was available in the parking lot for review. Township officials, staff and guests were invited to view the vehicle. The truck could serve as a mini-pumper and be taken to a scene as a first response vehicle. Conversation is still on-going for consideration of purchase to replace Engine 682.

Joe Pemberton, President, Suburban Natural Gas and Field Manager Matt Zeigler were in attendance to review the public awareness message, current projects and a pending rate case with the PUCO. Mr. Pemberton provided information on what to do if one suspects a natural gas leak by smell, vapor clouds as well as dead vegetation. In addition, he encouraged all to call OHIO811 before any digging. He indicated his support of the development in the township noting the diversity of the tax base and benefits of same. A rate case is pending with the PUCO, which has not occurred for seven years. The request is a 6.67% increase that would not be reflected until 2026. Mr. Pemberton also noted that there is an abundance of natural gas available.

FISCAL OFFICER REPORT

- **Mr. Moulton moved, Mr. Vetter seconded a motion to approve the October 1, 2025 meeting minutes as provided. Motion approved.**
- **Mr. Vetter moved, Mr. Moulton seconded approval of accounts and payroll as submitted. Motion approved.** A payment register is attached to the approved minutes.
- Mrs. Limes provided the September bank reconciliation for review.
- Mrs. Limes stated the township building would be in use as a voting precinct on November 4. The Board also reinforced its motion to not allow political signage within 100 feet of the building.

ROAD DEPARTMENT

- Road Supervisor Chase Greulich indicated the leaf box is on a department truck and in working order.
- The department will begin its last round of roadside mowing.
- New Belleville Ridge Joint Cemetery grounds work is on-going as foundations are being poured.
- Dunbridge Road has obstacles along the roadway from the NWWSD water/sewer project and the items will be moved to allow for safe mowing.
- The roadway damage from the recent accident at Dunbridge and Devils Hole Roads has been repaired.
- A “touch a truck” event will be held at TSC on Saturday, Nov. 1. Mr. Greulich indicated that Plain Township was not planning to participate and the township will have a snow plow on site. In addition, a township fire truck will be available.
- Mr. Greulich indicated he has four part-time snow plow drivers available for the winter season as needed.

ZONING DEPARTMENT

- Zoning Inspector Kip McDowell provided an update with regard to recently implemented security lighting at the substation south of Dowling Rd., which are out of compliance with the township zoning resolution. He indicated that two of the three lights in question have been turned off and the last light was to be shut down by Friday October 17.
- Mr. McDowell stated he has been in conversation with JEDunn regarding parking lot lighting at the data center site. Timers have been ordered per JEDunn.
- The trucking terminal lighting on Rte. 582 has been updated to adhere to zoning regulations.
- Communication was received with regard to Canada thistle growing at the Ag Incubator site and Mr. McDowell will investigate.
- Two variances will be placed before the Board of Zoning Appeals on Wednesday, October 29. They include a pond depth review at property owned by Patrick Yoder on Cross Creek Rd., and a patio enclosure in the Saddlebrook Villas.
- Right-of-way permits are being discussed among other townships and also the county with regard to their existing regulations and applications for same. A permit can be issued as well as request

for the scope of work being performed. A neighboring township requests a bond as well. The trustees would like to explore implementation of both permit and bond requirements.

- Phase 2 site plans are expected for the data center from Barge/Meta.
- Mr. McDowell stated that Attorney Peter Griggs has recommended the Board file zoning enforcement actions on nuisance properties.

Mr. Vetter moved, Mr. Moulton seconded a motion to authorize Mr. McDowell to file zoning enforcement action against Juan Davilla, 19767 Dixie Hwy, Parcel J36-610-360000011001. Motion approved.

Mr. Moulton moved, Mr. Vetter seconded a motion to authorize Mr. McDowell to file zoning enforcement action against 13673 Five Point Road, Parcel J37-100-250000012000. Motion approved.

- A question was raised with regard to the status of the Blanco property on St. Rt. 25 and Mr. McDowell noted it was still being reviewed by the Wood County Health Department.
- Mr. Moulton questioned the status of the zoning resolution update. A draft of the new resolution should be available for the zoning commission review at its November 12 meeting.
- Mr. McDowell indicated that permits are coming in at a normal rate.

VISITOR COMMENTS

- St. Rt. 25 resident Ross Fought stated his concerns about lighting at the entrance to the Meta facility.

OLD BUSINESS

- The assessment of the Reitz Road ditch is still ongoing by the county engineer's office.
- Mr. Cromley reported that the pump station is not installed yet in Dunbridge, but the building structure is scheduled to be set in the near future.
- The draft cybersecurity resolution will be reviewed by township IT consultant Dave Johnston with Ohio Fully Integrated Technologies, and a proposal to document/finalize the comprehensive township plan, including annual employee training, will be presented by year's end and implemented in the first half of 2026 in accordance with the O.R.C.

NEW BUSINESS

- Mr. Moulton discussed information with regard to Meta Community Development grant opportunities which include scholarship opportunities, community improvement projects and more. Mr. Moulton plans to share the information with the local school district superintendents, and a summary including links will be posted to the township website.
- Mr. Moulton shared that the Ohio Township Association (OTA) offers \$1,500 scholarships to eligible high school seniors and application and details are available through the OTA. A summary including links will be posted to the township website.
- Mrs. Limes provided a quote from Seifert Builders to install four (4) window blinds on interior office doors to allow for privacy as needed.

Mr. Cromley moved, Mr. Vetter seconded a motion to approve installation of four (4) window blinds at a quoted price of \$1,611 from Seifert Builders for the four glass office doors in the township administration building. Motion approved.

- Security issues were addressed specifically noting concerns around the road maintenance building and new emergency vehicle storage building. Mr. Moulton will request a proposal for video security from Dave Johnston, and advise him to contact department heads for input.

Mr. Vetter moved, Mr. Cromley seconded adjournment of the meeting at 8:00 pm. Motion approved.

Donald E. Cromley, Chairman

Michael Moulton, Vice Chairman

Fred E. Vetter, Trustee

Laurie L. Limes, Fiscal Officer