

Middleton Township Trustees

Wednesday, August 19, 2026

6:00 p.m.

Mr. Moulton called the meeting to order at 6:00 p.m. The Pledge of Allegiance was spoken. In attendance were Trustees Moulton, Petrea, 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 live to the internet by a visitor - not at the authority of the township trustees.

VISITOR COMMENTS

Representatives from Williams, the power facility and pipeline company, were in attendance to take questions from officials, residents and non-residents. Mr. Moulton stated that questions would be taken from township residents first and questions would be gathered and addressed at one time.

Williams Representatives included: Maggie Wallen, Mike Hopkins, Mike Rhodes, Coty Lee, Adam Weightman, and Marcus Wingfield.

- Jim Demond, Mercer Road, questioned the status of the company as a public utility. It was stated the company is not a public utility in the tradition sense; it is considered a power generation utility project by the Power Siting Board. The gas is not being sent direct to consumers, but is powering infrastructure and only transporting the material.
- Mr. Demond stated that special permitting has been issued
- Mrs. Petrea requested clarification on environmental permitting and cultural preservation issues. In addition, Mrs. Petrea stated concerns over collection of taxes based on the company's status as a public utility.
- It was noted that the township Fire Chief and Assistant Fire Chief have been on site to review and assess construction plans
- Mr. Vetter stated the pipeline and power plant can have different classifications based on interstate versus intrastate lines. Mr. Demond followed up noting Williams appears to be classified as a generation plant, not a public utility.
- Roy Miller, Cross Creek Road, questioned the amount of water being used by the plant and it was noted by Cody Lee that only restrooms in the control rooms would be the main water use. Mr. Lite indicated that the cooling system is a closed loop system. The water is coming from Northwestern Water & Sewer District (NWWSD) and the natural gas line will be tied into the NEXUS line already in place.
- It was stated that the system is similar in structure to geothermal and not a large user of water. The pond on-site is required by the Wood County Engineer for storm water runoff.
- Patricia Fugee, Dowling Road, stated her concerns about how quickly the approval was met for the company, noting concerns for neighbors with noise and heat pollution.
- It was stated that sound studies for over 50mw were held at the New Albany facility with six turbines running and they generated very little noise.
- Maggie Wallen stated that Williams would be providing ground water testing at the approval of residents, and the testing would include pre-construction and post-construction testing.
- Mrs. Petrea questioned the difference in sound versus vibration and it was stated that sound walls are in place to help decrease the sound. The amount of power that is needed will ramp up as the plant is under construction and sound mitigation is expected especially with the plant located next to the interstate.
- Brayden Hickerson, Five Point Road, questioned safety practices that would be in place for detection of leaks and gas line monitoring. It was stated that all lines are monitored remotely and in person and that they have the ability to block lines immediately. A mechanical integrity program is in place and Williams moves the most natural gas in the country and stands by their efforts for no harm to come to residents. Mr. Hickerson questioned low-frequency noise emissions.
- In addition, Williams stated they met with the local Farm Bureau and the pipeline is being buried six feet versus a standard three feet to provide a better solution for farm ground impacted.
- Tracy Wyatt, Hull Prairie Road, questioned if sales tax abatements were in place and Mrs. Wallen indicated she would investigate. In addition, Ms. Wyatt questioned what happens if well water is damaged Mrs. Wallen stated "we will fix it, better than we found it."
- Beth Cole, Dowling Road, requested installation of quality systems for air quality and how production of formaldehyde could be generated. She stated concerns about 'waste heat recovery' efficiently.

VISITOR COMMENTS (cont'd)

- Ms. Wallen stated that the turbines are very effective and greenhouse gas pollution is at lower levels than EPA standards.
- Question arose about decommissioning the Meta site when Meta. It was noted that while there is no way to know the exact timing or if that situation will present itself, a new business model can be reviewed at that time.
- Mr. Hickerson questioned the use of local nurseries for plantings and landscape management.
- Braden Lynard, Hull Prairie Road, questioned light pollution and how lighting would be manned.
- Mr. Miller questioned the time frame of the project start.
- Ms. Wyatt questioned the number of jobs in construction with Williams noting jobs are posted for the project on their website.
- A target date for operations to begin is December 2027 with variables due to weather-related issues.
- Visitors thanked the company representatives for the attendance and stated their appreciation for the landmark Carpenter barn smiley face being restored.
- Chris Coultrip, Thomson Road, Perrysburg Township, addressed Mr. Vetter with regard to his involvement as a property owner with regard to Meta transactions.
- Mr. Hickerson stated his thanks for repairs to roadway damage at Reitz and Hull Prairie Roads. He also questioned water table studies and Mr. Moulton stated the EPA handles the studies for the state.
- Ms. Wyatt stated a request for Mr. Vetter to recuse his vote with regard to Limes property rezoning. She indicated concerns for conflict of interest and questioned the township trustees signing Non-Disclosure Agreements (NDA).
- Mrs. Fugee shared additional concerns about light and sound pollution and Mr. Vetter stated that the township has regulations in place for both issues.
- Questions were raised over what entity would oversee well testing.
- Mr. Vetter stated that residents should not expect to have well issues due to the Meta facility.

FISCAL OFFICER REPORT

- **Mrs. Petrea moved, Mr. Moulton seconded a motion to approve the August 5, 2026 meeting minutes as provided. Motion approved.**
- **Mrs. Petrea 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 July 2026 bank reconciliation for review.

ROAD DEPARTMENT

- Road Superintendent Chase Greulich updated the Trustees noting the County Engineers' staff were successful in clearing brush behind guardrails on the township road overpasses.
- Branches that were impeding the roadway along Dowling Road were removed.
- Striping and painting of roadways was reviewed. A large pothole / sink hole was repaired on Hull Prairie Road.
- Roadways are impeded by brush at Cross Creek and Mercer Roads and also Cross Creek Road and St. Rt. 25.
- Signage to help eliminate unauthorized vehicle traffic for the township complex was discussed.
- Mrs. Petrea mentioned that the sign grant was approved and details are being handled for final reporting.
- The following roads will be flagged for striping by the county engineers' office: Hull Prairie Road north from St. Rt. 582; Ovitt Road; Dunbridge Road from Dowling Road to Sugar Ridge Road; and Mercer Road from St. Rt. 582 to Sugar Ridge Road.
- The Reitz Road ditch project needs resident addresses gathered to bring in properties on the north side of the ditch.
- Berming is needed on Mercer Road from St. Rt. 582 to Dowling Road.

ZONING DEPARTMENT

- Zoning Inspector Kip McDowell indicated that letters have been sent to various residents with regard to combatting weeds.
- A special meeting is needed to review recommendations for a rezoning request from A-1 agricultural to M-1 light industrial. Mr. McDowell clarified that the zoning commission, during their meeting on August 12, requested a review by Attorney Peter Griggs of the special use of the A1 property. Mr. Griggs stated the special use would not be allowed on A1.

- **Mr. Moulton moved, Mrs. Petrea seconded a motion to approve a special meeting for the purpose of rezoning hearing for Thursday, September 3 at 6:00 p.m. The rezoning hearing purpose will be to review recommendations from the Wood County Planning Commission and the Middleton Township Zoning Commission with regard to a rezoning request from A. Schaller Limited Partnership to rezone approximately 39.2 acres from A-1 agricultural to M-1 light industrial. Motion approved.**
- Mr. McDowell indicated that a rezoning request from A1 agricultural to R3 residential for property at Hull Prairie and Roachton Roads has been sent to the Planning Commission and will be reviewed at the September 1 meeting. The Zoning Commission will review the request on September 9.
- Mr. McDowell has received information of a potential residential home project on parcels located at Five Point and River Roads.
- Mrs. Petrea questioned a situation in Saddlebrook regarding a complaint from the Homeowners' Association (HOA) with regard to a home occupation business in operation. Mr. McDowell sent a letter to the homeowner as well as the HOA.

EMS DEPARTMENT

- It was noted that discussions are on-going with the staff Paramedics with regard to cross training efforts to become fire fighters.
- The EMS department has been asked to provide coverage at Otsego High School home football games. **Mr. Moulton moved, Mr. Vetter seconded a motion to approve EMS coverage for Otsego Local Schools during home football games during the fall of 2026. Motion approved.**

TRUSTEE REPORTS

- Mrs. Petrea reviewed Lake Erie West Regional Council (LEWRC) meetings she had recently attended highlighting a continued marketing campaign and a transportation long-term plan to connection Bowling Green to Perrysburg and Perrysburg to Waterville. In addition, bike safety efforts and bike routes are a focus of LEWRC. LEWRC has been invited to attend the township Safety Day with more information the bike safety and routes.
- Mrs. Petrea noted that the Purple Air monitor installation was reviewed by Attorney Peter Griggs and he stated the township has authority to authorize the installation. Trustee Vetter indicated he wants this reviewed by the Assistant Prosecuting Attorney Linda Holmes.
- Mr. Vetter provided an update to the Emergency Vehicle Storage Building noting the final wiring efforts are underway. Large equipment will be moved over the course of the next weeks.
- Mr. Moulton updated the Board on the ambulance status and conversations with Burgess Ambulance with regard to the ambulance on order. He stated a draft addendum will be put together based on input from Assistant Prosecuting Attorney Linda Holmes. Mr. Moulton moved, Mr. Vetter seconded a motion to approve a draft addendum to the Burgess Ambulance agreement to include, but not be limited to, the following: December 31 delivery date, discount on the paint quote, reduced custom striping costs, and extended warranty. Motion approved.

OLD BUSINESS

- A Road Use Maintenance Agreement for the roadways affected by the pipeline installation is needing reviewed and finalized. A meeting of the Williams representative, county engineer and township officials is needing to be held.
- An update to the township aggregation agreement was provided by Palmer Energy and will be posted to the township website.

NEW BUSINESS

- Mr. Vetter indicated that the property on the southeast corner of St. Rt. 25 and St. Rt. 582 is for sale. At question is whether the old underground fuel tanks have been removed. It is a property that the township could consider purchasing.

Mr. Moulton moved, Mr. Vetter seconded a motion to move to executive session for the purpose of legal matters at 8:50 p.m. Role was called: Mr. Moulton – YES; Mrs. Petrea – YES; Mr. Vetter – YES
The Board returned to regular session at 9:00 p.m.

Mr. Vetter moved, Mrs. Petrea seconded adjournment of the meeting at 9:00 pm. Motion approved.

Michael Moulton, Chairman

Melissa S. Petrea, Trustee

Fred E. Vetter, Vice Chairman

Laurie L. Limes, Fiscal Officer