

MADISON TOWNSHIP BOARD OF TRUSTEES

SPECIAL MEETING

APRIL 29, 2026

The Madison Township Board of Trustees met this day in SPECIAL session at the Township Administration building located at 5610 W. Alexandria Road, Middletown, Ohio at 6:00 p.m. The meeting was called to order by Board President Jeff Willoughby with the Pledge of Allegiance.

ROLL CALL: Mr. Willoughby – Present, Mr. McGuire – Present, Mr. Coldiron – Present, Mrs. Lapensee – Present, Mrs. Windle – Present.

NEW BUSINESS:

A. ITEM 2026 – 063 – MOTION TO APPROVE AN UPDATED CONTRACT WITH WDC FOR THE NEW FIRESTATION.

Trustee Willoughby stated that the changes that were made to the contract are based on requirements of the USDA due to our upcoming loan with their agency.

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve an updated contract with WDC for the new Fire station. Vote: AYES: Mr. Willoughby, Mr. McGuire, Mr. Coldiron. NAYS: None. The motion was declared approved.

B. ITEM 2026 – 064 – MOTION TO APPROVE RESOLUTION NO. 2026-05 EMPLOYING TOWNSHIP ATTORNEYS ON AN ANNUAL BASIS FOR THE YEAR 2026.

Trustee Willoughby stated that the board agreed to hire an attorney to protect the township's interest during the recent annexation activity involving the City of Trenton. He stated that the city has submitted an ordinance/resolution to start the annexation process for over 600 acres from Madison and St. Clair Township to the Butler County Commissioners.

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve Resolution No. 2026-05 Employing Township Attorneys on an Annual Basis for the Year 2026 with a \$5,000.00 cap. Vote: AYES: Mr. Willoughby, Mr. McGuire, Mr. Coldiron. NAYS: None. The motion was declared approved.

DISCUSSION

Health Insurance – Trustee Willoughby stated that we received our health insurance renewals and if we renew our current insurance, the increase will be 88%. He stated that our health broker

did get 3 quotes for us to consider. He asked Ms. Windle to check with the employees to make sure their doctors were covered under the other providers if they switched. Trustee Willoughby stated that the lowest cost increase will be 19% through another provider. Trustee McGuire asked Mrs. Lapensee if Fairfield Township has an employee contribution. Mrs. Lapensee stated yes, all the employees must contribute 5% toward all the costs (medical, dental and vision). Mrs. Lapensee stated that she likes the HSA option which puts more of the costs on the employee vs the township providing health reimbursement (which is currently \$15K per employee on top of the full cost of the premium). She stated that the employees could also contribute to their own HSA and that amount would be tax free which lowers their taxable income. She stated that we cannot sustain an 88% increase every year and give a \$15K reimbursement. She stated that we will have to make a change.

Trenton Annexation – Trustee Willoughby stated that he learned about the proposed annexation from a Facebook posting right before he went on vacation. He stated that Trenton made the statement that we have known about this annexation for over two years and that is just not true. He went over the map of the properties proposed to be annexed to the City of Trenton. He said it included over 600 acres from Madison and St. Clair Township and Wayne Madison Road cuts through the middle of the area. Trustee Willoughby went through all the conditions of the annexation process for a TYPE 3 Annexation. He explained them all to those in attendance and went through what the township can legally object to.

Mrs. Lapensee asked if the Board were aware of whether the City of Trenton had advised all these property owners that they would be paying double the taxes once they annex into the City? She stated that since this is a type 3 annexation, the property in Madison Township and St. Clair stays in the township forever from a taxing perspective and they will have to pay all of Madison taxes and the City of Trenton taxes which includes their 1.5% corporation tax and 1.5% employee tax and all of their city levies if they have them.

Trustee Willoughby stated that these Type 3 annexations are specific and must follow specific guidelines.

Michael Dawson, 7956 Edgewater Drive and 2910 Tytus Avenue, Middletown, asked if the city could abate all property taxes for the property for the Prologis building? Or other buildings that are still going to remain forever in the township. Mrs. Lapensee stated that we do receive taxes from the last annexation but it on a gradually decreasing scale (starts at 80% and gets less over a 12-year period).

Nicole Poplin, 3401 Radabaugh Road, asked if the township could ask for a moratorium on data centers. Trustee Willoughby stated that he would ask the attorney and discuss this at our next meeting.

Barry Blankenship, First Street, Trenton, stated that he would like to see us ban data centers from the townships. He stated that he does not want any more data centers in this area. He questioned whether they could get the electricity that will be needed for these projects.

Michael Garver, Carson Road, Lemon Township, stated that Lemon Township did send a letter to the county to ask for a moratorium for 12 months to study the effects of these data centers. He

urged the board to decide tonight to help residents and save the rest of the property in the township. He stated that he would like to see smaller ones instead of larger buildings. Mr. Garver asked the board to take this action twice. Trustee Willoughby declined because it would have been an illegal action.

Trustee Willoughby and Trustee McGuire stated that they are both against these developments and the annexation submitted by the City of Trenton.

Benjamin McCall, Liberty Township, stated that he would like to see more transparency from governments and these projects. He stated that the generators will run at 72 dbs. during the day and 52 dbs. at night. He stated that he believes it will have a negative effect on our emergency services and all the residents surrounding this area.

Trustee Willoughby stated that he is not impressed with AI and believes it is just being developed to replace people. He stated that he believes it should be slowed down to catch up with the energy being developed.

Michael Dawson, 7956 Edgewater Drive and 2910 Tytus Avenue, Middletown, stated that this whole thing is already a deal done and the city will end up with all the money. He stated that we should negotiate with them to get as much money from the deal as possible which will help the township with their operations.

Donna LeFevre, Deer Run Road off Pierson, stated that we have been blind sided by all these projects and we should have fought them sooner.

Gary Embrey, Wayne Madison Road, St. Clair Township, stated that he is afraid that this new data center will have a negative effect on his well. He stated that he has already had to drill 2 new holes for his well due to the continuing development from the City of Trenton. He believes it will eventually affect us all and have a negative impact on the surrounding residents.

Marla Gorman, Woodsdale Road, stated that she would like to see the speed limit changed on Woodsdale. She stated that there was a terrible accident there the other day and has always been a problem. Trustee Willoughby stated that they can request a study from the engineer's office.

Gary Embrey, Wayne Madison Road, stated that he talked to the county engineer's office about doing a traffic study on Wayne Madison and they told him it was the City's problem to solve. He stated that there are about 14,000 cars a day on that roadway.

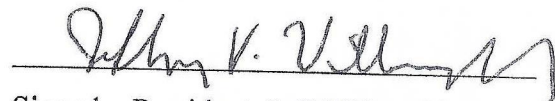
Angie Marcum, S. First Street, Trenton, stated that she was concerned about the environment and is against data centers. She requested that the township request the moon and make it unpalatable to be located here. She stated that Jobs Ohio has been the one pushing this project. She stated that she read from the minutes when we attended a meeting with the City in April of 2024. She asked how we got to this place? Trustee Willoughby stated that that we were notified of a meeting with the City of Trenton back in April of 2024, in which we attended. He stated that the property owner intended to develop their property (Proeshel) and that the City wanted to collaborate with us on a JEDD. Trustee Willoughby stated that we never heard back from the City or the owners again on the possibility of working together or if the property was going to be

developed. He stated that he just found out right before he left to go on vacation that the City intended to annex the properties.

ITEM 2026 – 065– ADJOURNMENT

Mr. McGuire made a motion to adjourn the meeting at 7:17 p.m. Mr. Coldiron seconded the motion. A roll call of the vote resulted: AYES: Mr. McGuire, Mr. Coldiron and Mr. Willoughby; NAYS: None. The motion was declared approved.


Attest – Fiscal Officer, Kimberly Lapensee


Signed – President, Jeff Willoughby