

MADISON TOWNSHIP BOARD OF TRUSTEES

SPECIAL MEETING

AUGUST 24, 2026

The Madison Township Board of Trustees met on this day in SPECIAL session at the Township Administration building located at 5610 W. Alexandria Road, Middletown, Ohio at 6:00 PM. 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.

DISCUSSION:

Trustee Willoughby gave an update on the Trenton Annexation petition process that was filed by the city a few weeks ago. Mr. Willoughby stated that the township was invited to a meeting with the City of Trenton 2 years ago. He stated that the township listened to the city talk about the development potential for the area in Madison and the surrounding area (specifically the property that is now being annexed). He stated that there were no proposals at the time and then the township never heard anything back from them. He stated that it is a false statement that the city has been working with the township on any of the development that has been taking place (with the data centers). Mr. Willoughby stated that he has been working on an agreement with the City of Trenton (property taxes) since April of this year. He stated that Trenton is looking at these developments strictly from a financial perspective with no protection for the township residents who surround their borders. Mr. Willoughby stated that from the beginning, he has expressed his opinions to the city and wanted certain items addressed with the annexation such as: storm water, screening, noise, water quality, traffic, no annexation agreement, etc. He stated that AWS offered each township \$5M to not object to the annexation and money for a parcel that had utilities on it (1.3M). He stated that we were also working on a TIF for a 30-year period where we would receive part of the millage for that parcel (350,000 per year). He stated that the top priority has been the residents in our township. He stated that we were still working on two outstanding issues: road maintenance and the no annexation agreement. He stated that the city made a final offer today at 1:00 PM (a take it or leave it offer) and still did not address any of the issues that had been brought forth earlier.

Amy Hubbard, 403 E. Aberdeen Drive, Trenton, asked for clarification on the offer. Mr. Willoughby stated that this statement came from the City of Trenton. Mr. Willoughby read the resolution aloud.

NEW BUSINESS:

**A. ITEM 2026 – 131 – MOTION TO APPROVE RESOLUTION NO. 2026-13
RESOLUTION OBJECTING TO AN ANNEXATION PETITION TO ANNEX
600.418 ACRES OF LAND TO THE CITY OF TRENTON.**

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve resolution 2026-13 a resolution objecting to an annexation petition to annex 600.418 acres of land to the City of Trenton for three (3) reasons – petition does not meet the contiguity requirements set

forth in ORC Section 709.021, the petition does not contain an accurate legal description as required by ORC Section 709.021 and 709.02(C)(1), and that it will create road maintenance issues for the county by dividing road maintenance of Wayne Madison Road (there is no attached road maintenance agreement). Vote: AYES: Mr. Willoughby, Mr. McGuire, Mr. Coldiron. NAYS: None. The motion was declared approved.

PUBLIC COMMENTS:

Amy Hubbard asked if this would be brought before the board. Mr. Willoughby stated that we will pass along our resolution to the county and they will now have to have a hearing.

Carla Harrison, 5454 Mosiman Road, asked if there have been any ecological studies on this property or if there were any environmental impacts? Mr. Willoughby stated that he does not believe there have been any. He stated that we have only been dealing with the property taxes.

Amy Hubbard stated that she has brought this up many times at council meetings and has been told all ecological information meets the city's standards. She stated that we have not seen any reports.

Mr. Willoughby stated that the city told him that they do not have any interest in annexing any more property in the township. He stated that he did see that the city has an item on their agenda to purchase more property to the south. He stated that they have made statements that they will not purchase any property unless they intend to annex them. He stated that this is very disingenuous and is not bargaining in good faith.

Carlene Stewart, 5288 Circle Parkway, stated that none of the adjacent properties have any say on this issue. Why is this. Mr. Willoughby stated that all the property owners have signed the petitions that are being annexed.

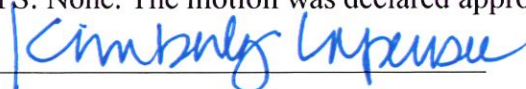
Marla Gorman, Woodsdale Road, stated that they rent other properties to farm in the area (Duke's property) and AWS dug test holes for an additional utility line and damaged their crops without notifying them.

Mr. Willoughby stated that the City of Trenton is not meeting the law and there are problems with their annexation petition. He stated that they are not meeting the contiguity requirement, their legal description is not correct, and they will be creating maintenance issues with the county on Wayne Madison Road. Mr. Willoughby stated that there are only a few legal reasons to object.

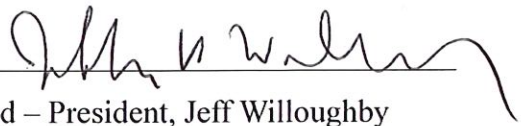
Ray Payne, 6235 Otter Creek Drive, asked if the legal description meets the requirements or if we are just going by what the City says. Mr. Willoughby stated that our attorney has researched all these items for us.

ITEM 2026 – 132– ADJOURNMENT

Mr. McGuire made a motion to adjourn the meeting at 6:24 PM. 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