

MADISON TOWNSHIP BOARD OF TRUSTEES

SPECIAL MEETING

JULY 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 11:00 AM. 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.

PUBLIC COMMENTS:

Greg Houser, 6328 Moder Lane, stated that he is concerned about spending all our available cash on the new fire station. He asked how much money is going to be left over once the \$3M dollars is spent. Mr. Willoughby stated that we currently have \$3.9M in the bank and after we spend \$3M, we will have \$900K left over. Mr. Houser, what will happen to the roads. He believes that they are going bad. Mr. Willoughby stated that we do spend money on roads and we have separate funds for both items. He stated that we receive money for different funds (general, road and bridge, roads and fire) and that the money can only be spent for those reasons (fire levy – fire related items; road levy – road related items). Mr. Willoughby stated that the general fund can be spent for any purpose. Mr. Willoughby stated that we have already earmarked certain funds for the fire station construction. Mr. Houser stated that once we spend the money on the fire station, he can see the township asking for an operating levy. Mr. Willoughby stated that no one has said anything about an operating levy. Mr. Houser stated that the requests for levy monies never stop and the schools will be asking again too. Mr. Houser stated that the age of people living here keeps getting older as well and everyone lives on fixed incomes. Mr. Houser stated that our taxes keep going up. Mr. Willoughby and Mr. McGuire stated that their taxes went down this time. Mr. Houser stated that this was an adjustment. Mr. Willoughby stated that despite taxes and house values going up, the township levy amounts stay the same because the effective (tax) rate goes down. (Instead of it being 3Mill rate when voted in 2022, the effective rate dropped to 2Mills as the value of the property in the township increases). Mr. Houser believes it is the pattern of this township to keep asking for levy money. Mr. McGuire and Mr. Willoughby disagreed. Mr. Willoughby went over the tax rates for the township with everyone in the audience. Mr. Houser believes that the property values will eventually go back down again because the rates are overinflated.

Kathleen Lykins, 5664 West Alexandria, asked if our taxes will go up with the renewal? Mr. Willoughby stated that the amount of levy collected will stay the same because we are only asking for renewal. He stated that response times will increase to 30 minutes if the levy is not approved. Mr. McGuire stated that they were clear while they were running that they were going to ask for the renewal to pay for the fire station and buy new equipment. Mr. Willoughby stated that part of the funds available was a grant from the state in the amount of \$1,750,000.00.

Greg Houser asked why do we need to build one fire station when Madison Township is so big? Mr. Willoughby stated that the two fire stations we have now are not functional and that we are already running out of the middle of the township for all calls. Mr. Houser acknowledges that the stations are old, but he believes that they are still functional. Chief Hall stated that the stations mentioned in each corner are volunteer stations and there are only 5 people that respond to each of those stations and most times, no one shows up for the calls. He stated that all the calls are being handled by the station on Mosiman (in the middle). He stated that he loves his volunteers, but they are all going away. Mr. Houser knows that they are all cross trained and he accepts that. Mr. McGuire stated that all the volunteers are going away and we have been forced to change our response times and locations. He stated that because we moved our response (fire and EMS) to the middle, we have lowered our response times. He stated that we now have four (4) people on duty. Mr. Houser stated that you can't fight a fire with only four (4) people on duty. Chief Hall stated that is why we have mutual aid. Mr. Houser stated that we have a very limited tax base. Mr. McGuire stated that Mr. Houser is bringing up great reasons why we have done what we have done.

Ron Maichle, 8907 Bobby Drive, asked about the recent talk about annexation to Trenton. He asked if Trenton will be handling the fire/EMS calls to that area. Mr. Willoughby stated yes. He stated that he attended the City of Trenton council meeting recently and they mentioned that the city would not be responsible for paying Madison Schools once they annexed the property. Mr. Willoughby stated that the property that the City may annex is not located in the Madison School District, it is in the Edgewood School District.

Sharon Carpenter, 5073 Mosiman Road, asked if the 3 million dollars that will be used for the fire station construction is already set aside in the levy. Mr. Willoughby stated yes and that the request will be a renewal of what is already approved. There was a general discussion about taxes and the rates vs effective rates of the millage and what was approved in 2022.

Mrs. Lykins asked how long the levy period is for. Mr. Willoughby stated that they placed a 5-year levy on the ballot in 2022 and will be asking to extend that for another five (5) years. Mrs. Lykins asked what would happen if the levy is not approved? Mr. Willoughby stated that if the levy fails, then the service to the community will be greatly reduced.

Mrs. Carpenter stated that if the levy fails, won't it be harder to get a levy passed and will the amount collected for 3 mills be increased (because the one from 2022 will end in 2027). Mrs. Lapensee stated yes, because the value of the property in 2022 was less than it will be in 2027.

Greg Houser asked how much money do we expect to get from the sale of the old stations once the new station is built? Mr. Willoughby stated that he does not know but they will have to get an appraisal. Mr. Houser stated that he does not see the township getting much money for those stations. He asked what the payment will be for the loan? Mr. Willoughby stated around \$162,000 a year.

Thomas Hall, 6364 Trenton Franklin Road, stated that there are 4 people paid to be at the station 24/7 and 90% of them are cross trained. He stated that these paid personnel beat the volunteers from those corner stations to all the calls. He stated that holding onto those stations is not logical because the volunteers are showing up 6 to 8 minutes after the paid personnel do from the middle station. Mr. Hall stated that staffed stations save lives. He stated that we are no longer in an environment where we have 20 minutes to respond to a call. He stated that once the EMS/Fire

crews arrive at your house, there is a minimum of 15-minute drive to the hospital. He stated that we send multiple people on the call and this helps with better care in the ambulance. Mr. Hall stated that the levy will not increase your tax bill; it will stay the same. He stated that this levy will allow us to operate four (4) people around the clock. He stated that without the levy, we will have to look at decreasing staffing, which is around 1 million of the operating costs. He stated that operating costs continue to increase. He stated that this is why we are hiring cross-trained personnel because if we have a fire in Catalina, the middle station will beat the north fire station there 9 times out of 10. Mr. Houser stated that they won't beat the north station if there is a train. Mr. Hall stated that there is automatic mutual aid when we are tied up on other calls or there is delay in reaching the area. There are no longer volunteers to rely on, and we staff stations because staffed stations save lives. He stated that only 6.72% of our taxes pay for fire/EMS. Mr. Hall stated that we do have mutual aid agreements with everyone surrounding us and we help each other out. He stated that there may become a time if we can't staff our stations that the other townships or cities will respond and start hard billing the residents for EMS services.

NEW BUSINESS:

**A. ITEM 2026 – 106 – MOTION TO APPROVE RESOLUTION NO. 2026-11
DECLARING THE NECESSITY FOR LEVY OF A TAX.**

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve a resolution declaring the necessity for the levy of a tax (fire levy renewal). Vote: AYES: Mr. Willoughby, Mr. McGuire, Mr. Coldiron. NAYS: None. The motion was declared approved.

**B. ITEM 2026 – 107 – MOTION TO APPROVE A CHANGE ORDER IN THE
AMOUNT OF \$13,052.18 FOR THE PARK SHELTER PROJECT TO
STAPLETON SERVICES LLC.**

Trustee Willoughby stated that the park project has required increases in permit fees for building, electrical and plumbing and the architect left off items in the plans that also need to be addressed – grease interceptor, wall mounted fans and additional concrete.

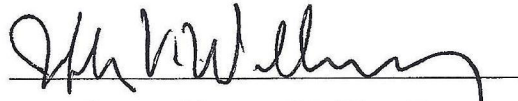
Mr. McGuire moved, Mr. Coldiron seconded the motion to approve an increase in appropriations in the park fund of \$13,052.18 and a change order in the amount of \$13,052.18 for the park shelter project to Stapleton Services LLC. Vote: AYES: Mr. Willoughby, Mr. McGuire, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2026 – 108 – ADJOURNMENT

Mr. McGuire made a motion to adjourn the meeting at 11:36 AM. 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