

MADISON TOWNSHIP BOARD OF TRUSTEES

SPECIAL MEETING

AUGUST 7, 2025

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 Brian McGuire with the Pledge of Allegiance.

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

PUBLIC COMMENTS:

None.

NEW BUSINESS:

Work session Discussion of the Fire Station Design and Cost

Mr. Willoughby stated that the Architect for the new fire station had some questions for the board and asked that we discuss a couple of issues regarding the design. They are:

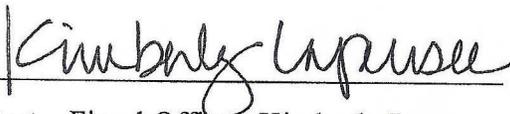
- Three bay vs Five bay building – Mr. Willoughby stated that the architect has presented two options building options. The first drawing has five bays with underground detention. He stated that the second drawing has three bays with detention in front of the building located along West Alexandria Road. Mr. Willoughby stated that there is an eight-foot drop from the front of the township building to the road. Mr. Willoughby stated that the underground detention will cost around \$267,000.00 vs the detention pond cost of \$39,000.00. There was a discussion on where detention could be located other than out front if they chose the 5-bay option. (The open lot next door where the septic system may be located or behind the township road garage where it could be released to the creek which is toward the rear of the property.) Mr. Willoughby stated that he would ask the architect if either of those options would be feasible. The board also discussed the 3-bay option vs five bay. The board decided that they would like to see the five-bay option be built so that it is all built at once and is ready for future growth and does not need to be added onto in the future.
- Depth of the Building – He has presented two options. Option 1 has a 70-foot depth with a cost of \$4,686,072.86. Option 2 has an 80-foot depth with a cost of \$5,286,434.69. The trustees discussed the two options. Chief Hall asked if we explore a 75-foot depth. He stated that his longest engine is around 35'-0" long and the ambulance is 30'-0" long. Mr. Willoughby stated that he will get back to the architect and ask for a quote for the third option of 75'-0" deep.
- Financing – Mr. Willoughby stated that the architect had given us some rough numbers on costs and how to pay for the new building. Mr. Willoughby stated that he suggested that we put down

\$2,700,000.00 on the new building and our loan amount would vary depending on the depth between \$2,586,434.69 and 1,986,072.84. Mr. Willoughby asked about the viability of using \$2,500,000.00 from the fire fund and \$200,000.00 from the general fund for the down payment which would leave the loan payment between \$186,083.76 and \$142,890.12 a year. He stated that we would have to apply for a loan through the USDA which would require us to have a continuous levy for the life of the loan (30 years). He stated that we would also sell the other three fire stations to generate money toward paying down the debt. Mrs. Lapensee stated that she will have to run some numbers to see if that is a viable option for the township. She reminded everyone that we will have to pay money out of the general fund for some of the public works benefits in 2026.

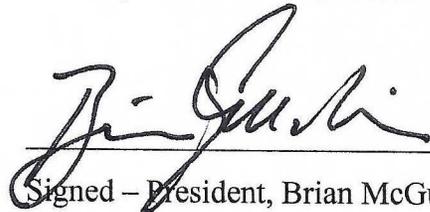
Decisions made by the board – The board agreed to move forward with a five-bay option, 75'-0" deep and finance with a USDA loan for a 30-year period hopefully using at least \$2,500,000.00 as a down payment. The storm water location is unknown currently.

ITEM 2025 – 130– ADJOURNMENT

Mr. Willoughby made a motion to adjourn the meeting at 6:50 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, Brian McGuire