

RECORD OF PROCEEDINGS



BROWN TOWNSHIP REGULAR SESSION

Held: February 17, 2026

The Brown Township Board of Trustees convened in regular session on Tuesday, February 17, 2026 from 7:00 p.m. to 8:04 p.m. in the second-floor meeting room at 2491 Walker Rd Hilliard, Ohio 43026. Trustee Chair Sayre called the meeting to order with the following members present:

Pam Sayre, Present
Pete Marsh, Present
Joe Martin, Present
Becky Kent, Present

Approval of Minutes

Trustee Martin made a motion to approve the minutes of the January 20, 2026 Regular Session and January 30, 2026 Special Meeting. Trustee Marsh seconded the motion. Motion passed three AYES, no NAYS. Motion carried.

Fiscal Actions

Bills were presented for payment. Trustee Marsh made a motion to approve the payment of bills. Trustee Martin seconded the motion. Motion passed three AYES, no NAYS. Motion carried.

The Trustees previously reviewed the February 2026 payroll report. Trustee Martin made a motion to approve the payroll report. Trustee Marsh seconded the motion. Motion passed three AYES, no NAYS. Motion carried.

The Trustees previously reviewed the bank reconciliation and the supporting financial reports for the month of January 2026. Trustee Marsh made a motion to approve the bank reconciliation. Trustee Martin seconded the motion. Motion passed three AYES, no NAYS. Motion carried.

Sheriff's Report

Brown Township's Community Liaison, Deputy Haren, was not present for the meeting but sent a report. For 1/20/2026-2/17/2026, there were 62 calls for service, 9 reports taken, and 4 arrests/citations in Brown Township.

Norwich Fire Department Report

Norwich Fire Chief David Baird and Fireman Jake Bickenheuser were present for the meeting. During January 2026, Norwich Township answered 642 calls for service with 173 Fire runs and 469 EMS runs.

Of those 642 calls, there were (24) EMS runs and (5) Fire runs in the unincorporated areas of Brown Township. There were also (6) EMS runs and (2) Fire run in the incorporated area of the Township.

Notable Incidents:

- Two business fires occurred approximately two to three weeks prior to the meeting. One business owner, a former IT director, complained about forced entry during fire suppression operations. The Fire Chief clarified that the business owner is responsible for repairs to damaged doors, as this is not a taxpayer expense for private property damage.

Amazon Fuel Cell Project: The Fire Chief reported on the AEP fuel cell project currently in early stages of development:

- The project involves an 8-inch high-pressure gas line at 150 PSI, reduced to less than 1 PSI
- Fuel cells will occupy 6.79 acres of the Amazon lot

- This will be the largest fuel cell array in North America; only a larger facility in South Korea exists (currently under construction)
- A comparable 50-megawatt facility exists in Connecticut
- The project is a temporary power solution for approximately seven years until AEP can provide sufficient power to the data center
- The Fire Department has requested third-party emissions testing and on-site monitoring of gas leaks, which differs from Amazon's proposal for remote monitoring only
- The project has EPA approval and City of Hilliard permission, though some public and private opposition exists
- The State Fire Marshal attended the initial meeting

Data Center Access Issues: The Fire Department continues to experience cooperation and access challenges with local data centers:

- Security personnel require identification verification before allowing emergency vehicles entry
- Some buildings have been refused access entirely, regardless of emergency circumstances
- Three data center campuses operate within the Fire Department's jurisdiction
- The Fire Department is working regularly with security teams to address these issues

Front Door Closer Replacement: The Fire Chief reported that the front door closer at the station is outdated and requires replacement. All Secured provided a quote of \$450 for a new name-brand door closer, including parts and labor. Trustee Martin made a motion to approve the expense. Trustee Marsh seconded the motion. Motion passed three AYES, no NAYS. Motion carried. Captain Jeff Evans will schedule installation by the end of the week.

Jerome Township Moratorium: The Fire Chief discussed Jerome Township's efforts to extend a moratorium on data center development. Jerome Township faces similar challenges with fewer resources and has experienced significant fire losses, including a \$50 million loss at an Amazon facility. The Fire Chief noted that Washington Township has also implemented its own moratorium.

Lobby Improvements: The board discussed improvements to the lobby entrance area to accommodate walk-in visitors requiring assistance. Heidi will bring down a couple chairs and assist with acquiring a suitable table.

- Addition of chairs and a table in the lobby area
- Installation of a pamphlet rack to replace outdated materials
- Heidi will assist with acquiring a suitable table

Audience Participation

Land Auction - Walker and Davis Roads: A resident asked for any information regarding a land auction at the corner of Walker and Davis Roads. The property is currently in Hilliard's service area and conservation commercial zoning district. If annexed into Hilliard, residential zoning would require rezoning and could accommodate approximately 33-34 houses on 30% of the property. The board expressed concerns about potential large-scale development in the area. Trustee Sayre stated that the parcel is currently valued at \$416,000 on the auditor's website.

The parcel was included in an Alton Place Development Map showing up to 518 houses. Trustee Marsh determined this was likely a marketing map created by Alton Place developer Dwight for promotional purposes and not based on actual development plans. The board agreed to contact the developer about removing this map from their website.

Big Darby Accord Advisory Panel Report

Mellissa Brinkerhoff was not present for the meeting but provided the following report from the February 10, 2026 meeting (summarized):

Anderson Farms (Case AP-26-01)

The panel reviewed the revised development proposal for Anderson Farms (150 acres plus 25 acres offsite on Alton Darby Creek Road). Minor changes were made since January, including entrance adjustments, an added retention pond, and a written open space plan. However, the panel determined that the revisions did not adequately address prior concerns or demonstrate alignment with the core principles of the Big Darby Accord. Questions were also raised regarding the proposed use of City of Columbus emergency services with mutual aid from Norwich Township and potential impacts on local staffing and costs.

Due to continued concerns, the applicant requested to table the case. It will be reconsidered on March 10, 2026 at 1:30 p.m. at the Judicial Services Building in Columbus.

Letters from Brown Township Trustees and the Darby Creek Association were acknowledged and taken seriously. A local resident also spoke in opposition.

Circle K – Roberts Road (Case AP-26-02)

The panel reviewed a 1.2-acre commercial proposal at Roberts and Alton Darby Creek Roads, presented by the City of Hilliard.

Additional environmental conditions were added, including:

- Use of native species landscaping
- Stormwater filtration to capture hydrocarbon pollutants
- Downward-facing lighting to reduce impact on migratory birds

The proposal was approved unanimously (5–0) with conditions.

Additional Presentation

The Ohio Department of Natural Resources provided an IPS Study presentation.

Zoning Commission Update

The Zoning Commission's February meeting was moved to February 24th due to scheduling conflicts. The commission is approximately three-quarters through the initial review of the comprehensive zoning plan. The grant deadline requires the plan to be submitted to the board by May, with placement on the November ballot requiring board approval by early August. The consultant does not appear concerned about the timeline.

Once the zoning commission presents the plan to the board, the board may recommend changes through standard legislative procedures before the plan is submitted to the ballot. No additional review process is required once board approval is obtained, provided all changes are completed before the ballot deadline.

Developments

Alton Place

A gas station was approved by the Big Darby panel for the northeast corner and will proceed to the Zoning Commission, Hilliard Planning and Zoning, and City Council.

A daycare proposal was discussed for the southwest corner of the Alton Place development.

Anderson Farm

The Anderson Farm development, proposing 1,174 units under the Big Darby Accord amendment, was tabled pending advisory panel review. The development is expected to return for consideration in the following month.

Newsletter

Deadline: March 15, 2026. Content:

- Fire Department training article
- Governor DeWine's speech warning against eliminating property taxes, highlighting township funding challenges if property taxes are removed
- Public zoning comment event announcement (details to be finalized).

Old Business

Township Website and Email

The board discussed ongoing problems with the Rackspace email system, specifically difficulty opening email attachments. The issue appears to be browser-related, possibly due to popup blocking settings.

The board discussed transitioning from Rackspace to Microsoft Office. Trustee Martin is waiting on a proposal for this and a township website revamp.

Dever Building Update

The board reviewed progress on the Dever building renovation:

- Paint and sign installation are planned
- Door and casing painting scheduled to begin
- Sign installation planned for the week of February 23rd
- Ceiling tile count is underway for replacement pricing

Trustee Sayre, Heidi, and Becky will be meeting with a vendor to discuss new blinds for the Dever Building as well as administration offices.

New Business

Insurance Renewal

Trustee Martin made a motion to approve the insurance policy renewal for \$10,924. Trustee Marsh seconded the motion. Motion passed three AYES, no NAYS. Motion carried.

Dever Building Water Softener Issues

The board discussed maintenance issues with the water softener in the Dever Building. Kinetico was called for service and found:

- The filter had not been changed in an extended period and was full of sludge
- Salt had not been added to the tank in a long time
- Low water usage is preventing proper regeneration of the system

Service Performed:

- Filter replacement completed
- Water was run for two hours on different days to facilitate system regeneration
- Follow-up testing was scheduled

Maintenance Contract: Kinetico offers quarterly maintenance contracts. A proposal for the service and pricing is pending. The board also discussed alternative suppliers for salt and water softener maintenance.

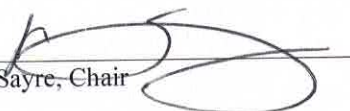
Cole Gillfillan will provide a quote to deliver softener salt and place it in the Dever Building garage.

Drainage Issues - Amity Road

Trustee Martin reported on ongoing drainage issues near Amity Road close to the airport runway. A property owner has complained about water backing up on his property and is threatening legal action against the county and other parties. This is not the first complaint from this property owner regarding drainage issues.

Adjournment

With no further business to discuss, Trustee Sayre asked for a motion to adjourn. Trustee Martin made a motion to adjourn the meeting. Trustee Marsh seconded the motion. Motion passed three AYES, no NAYS. Motion carried. Meeting adjourned at 8:04 p.m.


Pam Sayre, Chair


Becky Kent, Fiscal Officer

All formal actions of the Trustees/ Fiscal Officer of Brown Township concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.