

On Tuesday, February 10, 2026, at 6:00 PM, Mayor Joseph Galea opened the Council meeting with a word of prayer. The Pledge of Allegiance to the flag was recited by those present.

The regular meeting for the Council of the Village of Monroeville was then called to order.

Present at roll call:

Chris Raftery	and	Joseph Galea, Mayor
Mark Miller		Tom Gray, Village Administrator
Sue Rogers		Eunice Collene, Fiscal Officer
Tammy Schachter		Gabby Toscano, Solicitor
Bob Whitacre		Chief Jon Earl, MPD
Jim Ehrman		

Also attending: John Bockert; Mason Bockert; Janice Vitucci-Ehrman; Ashley Koch; Ted Caldwell; Adam & Emily Pocock; Tom & Tammy Vitaz; Kelley Foor; Dan Daugherty; Nicole Withrow; Andrew Brown; Dale Beck; Bonnie Beck; Bill & Peg Neat; Josh Braucher; Andy Homan; Alec Homan; Tom Sitterly; and Will Grosswiler.

The January 2026 financial reports, bank statements, balance sheets, check reports, and bank reconciliations were previously distributed to the Council via e-mail.

APPROVAL OF AGENDA

The Mayor asked for Council's approval of the agenda. Sue Rogers made a motion, seconded by Chris Raftery, to approve the agenda. Motion carried with no discussion.

DISPOSITION OF MINUTES

The Mayor asked Council for a motion to approve the minutes of the regular Council meeting on January 13, 2026. Chris Raftery made that motion, seconded by Jim Ehrman. The Mayor advised Eunice that he would like her to amend the minutes to include the presentation of the proclamations at the January meeting. The minutes were approved as amended without further discussion.

APPROVAL OF FINANCIAL REPORTS

The Mayor asked Council for a motion to approve the January 2026 financial reports. Sue Rogers made that motion, seconded by Bob Whitacre. Motion carried with no discussion.

APPROVAL OF THE MONTHLY CREDIT CARD REPORT

The Mayor asked Council for a motion to approve the January 2026 credit card report. Chris Raftery made that motion, seconded by Tammy Schlachter. Motion carried with no further discussion.

OPPORTUNITY FOR CITIZENS TO ADDRESS COUNCIL

Nicole Withrow, the owner of Mini Main Street, situated at 18 S Main Street, spoke on behalf of her father, David Luna, regarding the emergency sewer repair that was recently completed. During the excavation process, it was revealed that a Village utility pole, located within a 12-inch storm pipe, was directly affecting their private sewer line. This situation posed an immediate health and safety concern for both their business and their tenants. Several businesses along Main Street faced possible closure, prompting them to act quickly to complete the necessary emergency repairs. The total cost of the final invoice amounted to \$33,880. The required asphalt restoration is planned for this spring. Nicole sent photos along with a daily contractor log to the Village Administration for their review, and they are eager to work with the Village on resolving the costs. Nicole also offered to present both photos and a video to Council. The Mayor indicated that Nicole could send the information to Council via email. Additionally, the Mayor said that further information is being sought regarding what the Village's insurance would cover before any decisions are made concerning the costs, and suggested that discussions may continue at the next Council meeting.

Andrew Brown inquired about the status of the ongoing sidewalk project. Previously, he had been informed that there were delays due to certain issues with the state. Andrew requested a timeline and clarification on surveys. The Mayor asked Tom if he could provide an update on this matter during his Administrator's report, to which Tom agreed. Andrew also questioned whether the Village plans to begin plowing the downtown sidewalks on weekends. He mentioned that he has been clearing his section of the sidewalks recently and applying salt. One of his tenants experienced a fall last week, and he wishes to prevent future incidents. The specific section of sidewalk he is referencing is where the asphalt slopes down to the road. The Mayor requested Tom to address this issue in his Administrator's report as well. Andrew noted that the sidewalk patching completed last year has deteriorated, and he wanted to bring

this to the Village's attention. The Mayor responded that if the weather permits, cold patch repairs could be completed.

ADMINISTRATIVE REPORTS

Administrator – Tom presented his report that had been previously submitted to Council. Tom responded to Andrew Brown's questions concerning the downtown sidewalks. The Village has contracted a firm to outline the requirements necessary for Council to develop plans and specifications that will meet state approval. A formal agreement has not been made yet. Information has been received by the Village regarding the project's scope, the level of work involved, and a potential cost point. The Village will seek grant funding to facilitate the project. Tom cannot confirm that sidewalk work will commence in the immediate future, but it is on the agenda for this year.

As far as the downtown sidewalk clearing, Tom is reevaluating what our weekend deployments might be after hours and on weekends. Tom has discussed this internally with his staff, and employees will be deployed on the tractor in order to ensure downtown sidewalks are cleared.

Andrew asked Tom whether the Village has returned to a "planning phase" regarding sidewalk repairs. Tom responded that the scope of work is subject to dynamic changes. The state of Ohio mandates that the Village adhere to ADA compliance. The challenge for Andrew's side of the street lies in fitting that compliance with the grade differential. The opposite side of the street presents fewer difficulties. The Village has already addressed the state's preliminary points of view on how to manage the elevation changes. On Andrew's side, properties 5, 7, and 9 S Main Street present different challenges. Previous excavation revealed coal in the area and an open space. Further discovery needs to be done in order to come up with an appropriate design. Tom will keep Andrew informed about the ongoing situation.

Tom requested Council's approval to permit Dave Hamons to attend the 2026 AMP Technical Services Conference, which will take place in Columbus on April 21-22. The estimated cost is approximately \$700, which includes conference registration, two nights of lodging, and miscellaneous expenses. Sue Rogers made a motion, seconded by Chris Raftery, to approve Tom's request as presented. Motion carried with no discussion.

Fiscal Officer – Eunice presented her report that had been previously submitted to Council. She and her staff are focused on a great deal of training within the office, some of which is rapidly approaching. Today, Eunice received notification from Doug and Sue Long that the Village has been granted the Tree City USA designation by the Arbor Day Foundation, and she expressed her gratitude for their hard work. Eunice also reminded Council that she had previously sent them the details regarding the Public Records training. She advised Council members to submit a copy of their certificate upon completing the training, as it will be required for audit purposes.

Police – Chief presented his report that had been previously submitted to Council. The recent decline in activity can be attributed to the cold weather and snowy conditions, as confirmed by the FLOCK cameras. There has been an increase in school citations, while GATSO citations have seen a decrease. A new cruiser has been ordered and is expected to be available within 6 to 8 months. Cruiser 18 has undergone repairs, and Chief is still in discussions with the insurance company, which is coordinating with the insurance of the driver at fault. The FLOCK cameras have proven to be useful in several circumstances. At present, there are eight FLOCK cameras installed in the Village. Chief requested Council's approval to fund eight FLOCK cameras for one year, at a total cost of \$24,000. Chris Raftery made a motion, seconded by Sue Rogers, to approve the expenditure of \$24,000 for the eight FLOCK cameras. Motion carried with no discussion.

Chief had previously received authorization to recruit a part-time police officer, and this expense was accounted for in his 2026 budget. Chief interviewed an outstanding candidate who is present at tonight's meeting. Chief requested Council's approval to hire part-time officer Kelley Foor. Chief noted that Kelley comes to the Village of Monroeville from the Village of Fayette Police Department, where she served as a K-9 Officer. The Mayor requested a motion from Council to approve the hiring of Kelley Foor as a part-time Police Officer. Sue Rogers proposed that motion, seconded by Jim Ehrman. Motion carried with no discussion. The Mayor administered the Oath of Office to Officer Kelley Foor.

Solicitor – Gabby Toscano, attending on behalf of Jim Barney, had no information to report.

Mayor – The Mayor had no information to report.

BOARD AND COMMISSION REPORTS

HRJFD

Huron River Joint Fire District convened on February 3, 2026: Bob reported there were 137 calls in 2025. In January, there were 20 calls, some of which were weather-related.

PLANNING COMMISSION

The Planning Commission convened on February 2, 2026: Chris Raftery indicated that the commission is currently revising the Village zoning ordinance, which remains unfinished. The upcoming meeting is set for Monday, March 2, 2026. Chris clarified that after the process is completed, a public hearing will be held to review the zoning modifications.

ORDINANCES & RESOLUTIONS FOR PASSAGE

The Mayor asked for a motion to suspend the rules for the following legislation. Sue Rogers made that motion, seconded by Tammy Schlachter. Motion carried with no discussion.

Ordinance 2026-01 *An Ordinance amending or supplementing certain funds for appropriations Ordinance no 2025-24, and declaring an emergency* was presented for passage. Chris Raftery made a motion, seconded by Tammy Schlachter, to pass Ordinance 2026-01 by title only. Motion carried with no discussion.

APPROVAL OF BILL SUMMARY

The Mayor asked Council for a motion to approve the January 2026 bill summary. Bob Whitacre made a motion, seconded by Chris Raftery, to approve the bill summary as presented, which included memo expenses and check # 047501 to check # 047561, for a total of \$703,741.61. Motion carried with no discussion.

COUNCIL BUSINESS

Jim Ehrman addressed the proposed data center at Industrial Parkway. Jim pointed out that data centers consume large amounts of electricity, which can lead to failures in electrical grids. The generators utilized by data centers produce significant noise and exhaust pollution. The proposed site for the data center is near a public school and an athletic track facility, raising concerns. Data centers can require over 500,000 gallons of water daily to cool their computer systems. The Village's water plant has a maximum production capacity of 500,000 gallons per day. Consequently, the energy and water demand of a data center would significantly burden the Village's infrastructure, impact residents, and lead to increased utility rates. Additionally, data centers often receive tax incentives without delivering the promised economic benefits, shifting financial responsibilities onto local communities and schools. At present, there are no zoning regulations governing data centers. Although Jim was not present when the Council approved the bitcoin mining initiative, he has been informed that a misleading representation of the bitcoin operation was presented to the Council, which does not align with the current situation. He expressed confusion as to why this situation was not communicated to the Council. Jim believes that the Village Administration is lacking transparency with both the Council and the residents of Monroeville. He encouraged those present to examine a handout he prepared after the meeting was adjourned. Jim Ehrman made a motion to place the data center project on hold, and not move forward, until such time that data center regulations, both zoning and building, and to enforce any violations of these regulations without delay, and to reevaluate the benefits and the risks that may be encountered with data centers, along with a vote from the residents of Monroeville, before moving forward or stopping this project, seconded by Mark Miller. The Mayor informed Jim that he is requesting multiple action items within his motion, and that his motion must focus on a single subject or consist of separate motions. Discussion. Mark asked if one motion can be made at a time, and the Mayor confirmed. Jim Ehrman made a new motion to place the data center project on hold, and not move forward until, at which time, the Village has developed data center regulations, both zoning and building, seconded by Mark Miller. Gabby clarified to the Mayor that it seems the manner in which the motion is structured suggests that Councilman Ehrman may be seeking a moratorium. A moratorium serves as the legal means to temporarily halt something that is otherwise permissible. The only method to achieve this is through formal legislation. Although the Council may pass a motion proposing a moratorium, this represents the concept that the Council wishes to pursue in order for it to possess the necessary legal authority. Gabby indicated that the motion for tonight could involve moving forward with the drafting of a Resolution or Ordinance for a moratorium. Discussion ensued. John Bockert expressed his opposition to the data center, mentioning that he operates a business in the Industrial Park. He inquired whether the individuals who purchased the land had consulted with anyone in the Village to obtain feedback on the appropriateness of their presence in the Village. The Mayor confirmed this. John then asked if they had received any guidance from the Village. The Mayor stated that they inquired with the Village regarding the possibility of selling them the power, to which the Village consented. John expressed concern that this could pose an issue in the future, especially since the company had received approval. Ashley Koch questioned why Council had previously decided to suspend the rules and pass legislation for an ESA (Electric Service Agreement) in a single meeting, instead of

conducting three separate readings. The Mayor then asked Tom if he recalled the reason it was enacted as an emergency measure, to which Tom replied that he did not remember. Dave Mahl mentioned that he has not yet received a request for a zoning permit concerning a data center. Mark Miller spoke about the sound levels currently being experienced at the Industrial Parkway. The Mayor inquired whether Mark had submitted a noise complaint to the Zoning Inspector, to which Mark confirmed. Dave indicated that he had received the complaint and had requested two to three locations to obtain appropriate machinery that complies with the decibel requirements outlined in the ordinance. Mark said his noise complaint was provided to Dave in October 2025, and he has yet to receive a response. Discussion regarding the bitcoin property, as it looks blighted, lean-tos have been created, and a question of whether an investigation has been conducted into the recent fire that took place. Jan Ehrman asked if Jim Ehrman needs to withdraw and/or amend his motion in order for a moratorium to be placed. The Mayor said the motion needs to be withdrawn or amended. Jim Ehrman asked the Mayor to place a motion amendment that places the data center project on hold, and not move forward, until which time the Village has developed data center regulations. Gabby said if it's Council consensus, they could make a motion to proceed with the drafting and the proposal of a data center moratorium, to be presented to Council at a later date. Jim Ehrman withdrew his prior motion. Gabby reminded Council that there are specific requirements for moratoriums. Moratoriums have to be temporary in nature, usually six months to a year. The purpose of a moratorium is so that the Village can address specific issues, whether it be development or infrastructure. There has to be a specific purpose and a plan of action to address the concern. Mark inquired of Chris whether there are any regulations related to data centers in light of the pending zoning changes. Chris responded that there are none. Jim Ehrman made a motion to place data center projects on hold and not move forward until which time the Village has developed data center regulations. The Mayor suggested that a motion be made to direct the Village solicitor to draft an ordinance for a moratorium on data center projects in the Village of Monroeville. Jim asked if he needed to withdraw his motion again, and the Mayor said no. Jim Ehrman made a motion that the Village Solicitor create a moratorium to prohibit any data centers until such time that regulations have been developed, seconded by Mark Miller. Discussion regarding timeframes on the moratorium. Gabby verified that the timeframe can be decided on when the legislation is presented. Motion carried with no further discussion. Discussion concerning the ongoing litigation with Gray Matter took place, yet no significant points were addressed.

Mark informed Tom that he had recently examined the Council minutes dated March 11, 2025. During that meeting, Tom mentioned that all the water flowing into the Eagle View subdivision originated from surface water and downspouts from Wade's, as well as from small basins situated between Wade's and US Route 20, and a basin located between Wade's and 7-Eleven. Mark made a motion to cancel the previously approved \$7500 contract with Makeever & Associates for a water study. Ashley Koch asked Mark if he could also move to enforce the ordinance as it relates to the zoning violation against Mr. Wade. Mark explained to Ashley that he can only make one motion at a time. Emily Pocock inquired of the Mayor why Nick Wade is not responsible for the payment of the water study, considering it pertains to his issue. The Mayor responded that the Council does not exclusively view it as Nick Wade's problem, given the presence of other businesses in the vicinity and the existence of abandoned drain pipes. Bob questioned Tom whether R.A. Bores had conducted work in that area. Tom clarified that a site walk had been performed; however, R.A. Bores is unable to carry out the engineering or certify the project, nor can they fulfill the EPA requirements for stormwater improvement or expansion. This task must be undertaken by a qualified engineering firm. There was a discussion regarding differing opinions on who should bear the cost of the water study. Tom stated that for any work to commence where the connection to the stormwater system is established, a design must be submitted by a professional engineering firm to delineate the parameters of the project. Additional feed points extend significantly beyond the 100 Sandusky Street area, and these need to be identified and incorporated into the plan. Mark Miller's motion to cancel the contract with Makeever & Associates for a water study died due to a lack of a second motion. No further discussion.

A special Council meeting was scheduled for February 24, at 6 pm, regarding the moratorium.

ADJOURNMENT

There being no other business to come before them, the Mayor asked Council for a motion to adjourn. Sue Rogers made that motion, seconded by Chris Raftery.

Meeting adjourned at 7:55 pm.

Eunice A. Collene, Fiscal Officer

Joseph Galea, Mayor

Regular Council Meeting February 10, 2026

The minutes of this meeting were recorded by Administrative Specialist Heather Alicea. Fiscal Officer Eunice A. Collene examined them for both form and content, subsequently approving them as transcribed.

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