RECORD OF PROCEEDINGS

ASHVILLE COUNCIL

REGULAR SESSION

The Council of Ashville convened in Regular Session from 6:35 PM to 8:58 p.m. in the Charles K. Wise Council Chambers at 200 East Station Street, Ashville, Ohio 43103. President Pro-Temp, Jeff Martin, called the meeting to order with the Pledge of Allegiance.

ROLL CALL

Jesse Burke-present; Ron Teeters-present; Jeremy Scoby-present; Dave Rainey-present; Darryl Glick-present; Jeff Martin-present

MINUTES

Jeff Martin noted that the minutes incorrectly reflected Dave Rainey as being excused when he was present at the meeting.
Ron Teeters moved, seconded by Jeremy Scoby, to approve the minutes for the August 3, 2026 Regular Session as corrected.
Roll Call Vote: Jesse Burke—yes; Ron Teeters—yes; Jeremy Scoby—yes; Dave Rainey—yes; Daryl Glick—yes; Jeff Martin—yes. The motion carried.

AGENDA

Ron Teeters moved, seconded by Jesse Burke, to approve the amended agenda.
Roll Call Vote: Jesse Burke—yes; Ron Teeters—yes; Jeremy Scoby—yes; Dave Rainey—yes; Daryl Glick—yes; Jeff Martin—yes. The motion carried.

PRESENTATIONS

OHIO STATE UNIVERSITY — DATA CENTER ENVIRONMENTAL HEALTH LITERATURE REVIEW

Dr. Ahmad El Hellani, faculty member with The Ohio State University College of Public Health, appeared before Council with members of his research team to present a literature review concerning the potential environmental and health impacts associated with data center infrastructure.

El Hellani explained that the review was based primarily on peer-reviewed literature and agency reports and did not include primary data collection. The research team reviewed approximately 3,000 articles, screened 37 articles in full, and ultimately included 27 articles in its review, consisting of 13 peer-reviewed articles, eight preprints, and six agency reports.

The presentation addressed potential impacts related to air quality, water consumption, and noise. The researchers discussed particulate matter and nitrogen oxide emissions associated with power generation and noted that much of the existing research concerns diesel generators. They stated that comparable health-impact studies involving natural-gas generators are limited or unavailable, and therefore a direct correction factor between diesel and natural-gas emissions could not be established.

The researchers also discussed water consumption by data centers. They noted that water demand varies depending on facility size, cooling technology, and location. The proposed Ashville data center was described as utilizing a closed-loop cooling system, which differs from the open-loop systems addressed in

much of the available literature. The researchers stated that additional information regarding water replacement within a closed-loop system would be necessary to better understand water demand.

Noise impacts were also discussed, including low-frequency noise associated with cooling systems. The researchers reviewed information submitted by Trinity Consultants concerning the proposed Ashville data center and noted that the company's analysis indicated noise levels would not be a concern for residential areas. The researchers emphasized, however, that they had not independently verified those results and that primary measurements after the facility is established would be necessary to independently evaluate actual noise impacts.

The research team recommended increased transparency regarding environmental information, including carbon emissions, water consumption, and other data generated by the developer and its consultants. They also recommended continuous monitoring of air quality, water quality, and noise and suggested that communities partner with academic or independent institutions to establish long-term environmental monitoring programs.

For the Village specifically, the researchers recommended that Council obtain access to data generated by EdgeConneX and its consultants that had been submitted to the Ohio Power Siting Board. They also recommended continued partnership with Ohio State University or other independent institutions for future longitudinal environmental monitoring. The researchers indicated that grant funding could potentially cover the cost of future primary research.

Council members asked questions concerning the differences between diesel and natural-gas generators, the effect of facility size on emissions, water consumption associated with closed-loop cooling, and the availability of peer-reviewed research. Council expressed interest in potentially partnering with Ohio State University on future primary data collection. The Ohio State representatives indicated that such work could potentially be funded through grants, which could reduce or eliminate costs to the Village.

GAI CONSULTANTS — AIR MODELING AND NOISE STUDY REVIEW

Representatives of GAI Consultants, including Josh Schaefer, John Weber, and Jeff Jackson, participated remotely to present an update concerning their review of the noise study and air modeling associated with EdgeConneX's submission to the Ohio Power Siting Board.

GAI explained that its review included both an administrative/completeness review and a technical review of the submitted materials. The consultants stated that they had identified several areas where additional information or clarification should be requested but had not identified a significant deficiency that would constitute a "showstopper."

Regarding the noise study, GAI identified several areas requiring additional clarification, including construction-related noise and whether nighttime construction considerations had been adequately addressed and documented. The consultants also recommended additional information concerning noise levels at property boundaries, noise-sensitive areas, long-term operational noise, additional traffic-related noise, noise mitigation measures, and the methodology used for baseline ambient sound measurements.

GAI explained that noise-sensitive areas generally include residences, places of worship, cemeteries, parks, and other areas where reasonable expectations of limited noise intrusion exist. The consultants further noted that the submitted noise analysis provided projected sound levels but did not clearly demonstrate the differential between existing ambient noise and projected noise from the facility.

Regarding air modeling, GAI explained that the proposed facility would be considered a major source of air pollution and would therefore be subject to detailed air modeling and permitting requirements. The consultants stated that the submitted modeling generally indicated a minimal increase in air pollution impacts, but several areas required additional information.

The areas identified for additional information included variable-load operating conditions, building downwash, receptor grids and property boundaries, merged-plume assumptions, startup and shutdown operations, and visibility considerations. GAI noted that the submitted information did not provide sufficient building downwash information to independently complete that portion of the review.

The consultants explained that Ohio EPA would conduct its own review of the air permit application and modeling and would have access to additional data and modeling resources. They also discussed the potential for public comment and a public hearing during the permitting process.

Council discussed the implications of startup and shutdown operations and the possibility that the facility could operate at levels higher than those currently anticipated by the developer. GAI explained that the air permit application evaluates the facility's potential to emit based on maximum potential operation and that permanent permit conditions could be used to establish limitations on certain operations, including startup and shutdown activities.

GAI stated that its review was continuing and that a draft letter report addressing the air permit, air modeling, and noise study would be provided to the Village the following week. The report was expected to contain additional detail and recommendations for further review.

LOCAL WASTE SERVICES — REFUSE CONTRACT

Kaylee Bolinger, Customer Service Manager for Local Waste Services, presented information concerning the Village's upcoming refuse contract.

Bolinger explained that the Village's current refuse contract expires at the end of 2026 and that the Village has historically participated in the Consortium 3 competitive bidding process. She presented a proposed five-year contract beginning January 1, 2027, and ending December 31, 2031.

Under the proposed contract, the residential base rate would be $24.14 per month with no increases during the five-year term. Services would remain unchanged and would include trash and recycling service and one trash cart and one recycling cart per household. Additional carts would be available directly through Local Waste Services.

Bolinger also provided information concerning Rumpke's bid, which proposed a rate of $27.35 per month. Copies of the Local Waste Services contract, bid information, Rumpke pricing pages, and prior and

proposed Consortium 3 invitations were provided to the Village for review.

Council discussed the timeline for making a decision. Bolinger stated that November would be preferable, although a decision in December would still allow the contract to be completed before its January 1, 2027, start date.

DEPARTMENTAL REPORTS

Street/Service Department

Greg Sturgill reported that recent rainfall had resulted in continued efforts to keep storm drains clean, maintain pond flow, and remove tree branches from roadways.

Village Administrator

Bert Cline reported that wastewater flows had been significantly affected by rainfall, with one day experiencing approximately 3.5 million gallons of flow. The plant was reported to be operating well.

Discussion followed concerning the need for replacement of the existing water treatment plant, which is nearly 100 years old. Additional reasons for replacement include water hardness, outdated softening equipment, elevated iron levels, aging filter media, and the need for extensive maintenance. The current plant was reported to operate approximately 23 hours per day, leaving limited time for maintenance.

Council also discussed the distinction between the water treatment plant, wastewater treatment plant, and the infrastructure improvements required by the EPA. Infiltration and inflow from stormwater entering the sanitary sewer system were identified as a significant cause of excessive wastewater flows during periods of heavy rain. The wastewater treatment plant currently has sufficient capacity under normal conditions, but excessive stormwater flows can exceed its treatment capacity.

The existing water plant has a capacity of approximately 800,000 gallons per day, while the proposed replacement plant is expected to have a capacity of approximately 1.3 million gallons per day. Council discussed the need for wastewater capacity to accommodate future water usage. The wastewater plant expansion is not expected to need to be operational simultaneously with the new water plant because water consumption is expected to increase gradually as development occurs.

LEGISLATION

ORDINANCE FOR THIRD READING

2026-15 AN ORDINANCE CREATING, ESTABLISHING, AND ADOPTING SECTION 351.15 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF ASHVILLE (2-HOUR PARKING ON A PORTION OF CHERRY STREET)

Council considered Ordinance 2026-15, creating and adopting Section 351.15 of the Codified Ordinances establishing two-hour parking on a portion of Cherry Street.

Due to ongoing discussion concerning the proposed parking regulations and the Safety Committee's review, Ron Teeters moved, seconded by Jeremy Scoby, to postpone consideration of Ordinance 2026-15 until the September 8, 2026, regular Council meeting.

Roll call vote: Jesse Burke—yes; Ron Teeters—yes; Jeremy Scoby—yes; Dave Rainey—yes; Daryl Glick—yes; Jeff Martin—yes. The motion carried.

ORDINANCE FOR THIRD READING

2026-16 AN ORDINANCE AUTHORING THE VILLAGE ADMINISTRATOR TO NEGOTIATE WITH POTENTIAL DEVELOPERS EITHER THE PAYMENT OF IMPACT FEES OR JOINING THE ASHVILLE NEW COMMUNITY AUTHORITY DISTRICT IF CIRCUMSTANCES WARRANT

Ron Teeters moved, seconded by Darryl Glick, to approve Ordinance 2026-16.
Roll call vote: Jesse Burke—yes; Ron Teeters—yes; Jeremy Scoby—yes; Dave Rainey—yes; Daryl Glick—yes; Jeff Martin—yes. The motion carried.

Ron Teeters moved, seconded by Jesse Burke, to adopt Ordinance 2026-16.
Roll call vote: Jesse Burke—yes; Ron Teeters—yes; Jeremy Scoby—yes; Dave Rainey—yes; Daryl Glick—yes; Jeff Martin—yes. The motion carried.

RESOLUTIONS FOR SECOND READING

13-2026 A RESOLUTION AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND FISCAL OFFICER TO EXECUTE AN AGGREGATION PROGRAM AGREEMENT TO PROVIDE NATURAL GAS SUPPLY SERVICES AND DECLARING AN EMERGENCY

Council discussed the emergency designation and the timing of securing natural gas pricing. It was explained that acting immediately would allow the Village to secure current pricing, while delaying action until a subsequent meeting could result in higher rates during the colder months.

Ron Teeters moved, seconded by Dave Rainey, to waive the third reading of Resolution 13-2026 and declare Resolution 13-2026 an emergency.
Roll call vote: Jesse Burke—yes; Ron Teeters—yes; Jeremy Scoby—yes; Dave Rainey—yes; Daryl Glick—yes; Jeff Martin—yes. The motion carried.

Ron Teeters moved, seconded by Jesse Burke, to adopt Resolution 13-2026 as an emergency.
Roll call vote: Jesse Burke—yes; Ron Teeters—yes; Jeremy Scoby—yes; Dave Rainey—yes; Daryl Glick—yes; Jeff Martin—yes. The motion carried.

14-2026 A RESOLUTION ACCEPTING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR ASHTON CROSSING SECTION 3 AND RELEASING ALL DEVELOPER BONDS

Jeff Martin read the second reading of Resolution 14-2026-title only.

Chris Tebbe discussed the transfer of infrastructure to the Village and the associated responsibilities, including street maintenance and utilities. Tebbe explained that the transfer of infrastructure to the municipality is a standard process in subdivision development and typically occurs once a certain percentage of the development has been completed.

RESOLUTION FOR FIRST READING

15-2026 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION, AUTHORIZING THE NECESSARY TAX LEVIES, AND CERTIFYING THEM TO THE COUNTY AUDITOR

Jeff Martin read the first reading of Resolution 15-2026-title only.

Council discussed the resolution and the requirement to approve the amounts and rates in order for the County Auditor to release the approximately $300,000 in funds for 2027. No further discussion occurred.

NEW BUSINESS

Safety and Police Drone Discussion

Council discussed a request from the Mayor for the Safety Committee to work with the Police Chief to investigate the feasibility, cost, and potential benefits of purchasing drones. The discussion was prompted by an increase in vehicle thefts in the northern portion of the Village.

The matter is expected to be placed on the agenda for the next Safety Committee meeting, with the Police Chief invited to discuss drone programs being used by other communities.

Harrison Township Utility Study

Council discussed ongoing conversations with Pickaway County and other northern Pickaway County communities concerning a potential utility study for Harrison Township.

The proposed study would examine the feasibility and options for collaboratively providing water and sewer service to the area. Potential participants include the Village of Ashville, South Bloomfield, Harrison Township, the County Commissioners, and the Pickaway County Port Authority.

Council discussed concerns regarding potential expansion of Columbus utility services into Harrison Township and the potential long-term implications for annexation. The proposed study could establish a cooperative service area and provide a framework for future development and utility service.

Council agreed to continue exploring the proposal but did not authorize any expenditure at this time. The matter will be further discussed after additional information regarding the cost and feasibility of the study is obtained. Council indicated support for continuing the exploratory discussions by voice vote.

COMMITTEE REPORTS

Safety Committee

The Safety Committee received information concerning the City of Westerville's scooter regulations and will review the material to determine whether similar regulations should be proposed for Ashville. The committee also discussed the possibility of inviting parents of children who use scooters to participate in a future discussion.

The committee requested that the Village Administrator obtain cost information concerning potential changes to Cherry Street and Harrison Street traffic patterns and parking configurations. The goal is to evaluate potential one-way traffic and parking changes and determine the financial impact to the Village. The matter is expected to return to Council for consideration and possible legislation at the September 8, 2026, meeting.

Planning and Zoning Committee

The Planning and Zoning Committee reported that it would meet the following day and planned to discuss adding a new committee member, David Pauley. The committee also planned to revisit fines and permitting procedures and seek additional clarification regarding the permitting process.

Parks Committee

The Parks Committee reported that the Westside Park ribbon-cutting would be held the following day at 10:00 a.m., with Council Member Jesse Burke scheduled to speak in place of the Mayor.

The committee also met with Matt Leasure regarding development of a comprehensive plan for the Village's parks, including the main park and Westside Park. Mr. Leasure will prepare a proposal and cost estimate for a comprehensive plan that could assist the Village in obtaining future grant funding. The proposal will be presented to the committee before being brought to Council.

Public Services Committee

The Public Services Committee is scheduled to meet August 31, 2026, at 6:30 p.m.

AUDIENCE COMMENTS

Loche Kline addressed Council and reminded residents of the Ohio Power Siting Board meeting scheduled for Wednesday, August 19, 2026, at 5:00 p.m. at Teays Valley High School. She stated that the meeting would provide an opportunity for residents to ask questions, express concerns, or listen to the proceedings concerning the proposed data center and its generating equipment.

Kline also referenced Erin Brockovich's interest in Ashville and her previous article concerning water quality and other issues affecting the community.

ADJOURNMENT

Dave Rainey moved, seconded by Jesse Burke, to adjourn.
Roll call vote: Jesse Burke—yes; Ron Teeters—yes; Jeremy Scoby—yes; Dave Rainey—yes; Daryl Glick—yes; Jeff Martin—yes. The motion carried and the meeting adjourned at 8:58 p.m.

Approved: September 8, 2026

ATTEST: April Grube, Clerk

Roger Clark, Mayor

All formal actions of the COUNCIL of the VILLAGE OF ASHVILLE concerning and relating to the adoption of resolutions, ordinances, 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.