

November 3, 2025

**RECORD OF PROCEEDINGS
REGULAR MEETING OF THE LORDSTOWN VILLAGE COUNCIL
1455 Salt Springs Road, Lordstown, Ohio
November 3, 2025
6:01 p.m to 7:10 p.m.**

IN ATTENDANCE:

Ms. Jaclyn Woodward, Mayor
Mr. William Blank, Clerk
Mr. George Ebling, Treasurer
Ms. Jessica Blank, Councilwoman
Mr. Robert Bond, Councilman
Mr. Lamar Liming, Councilman
Mr. Jamie Moseley, Councilman
Mr. Howard Sheely, Councilman

RECORD OF PROCEEDINGS taken before me, DEBORAH LAVALLE, RPR, a court reporter and Notary Public within and for the State of Ohio on this 3rd of November 2025.

MAYOR WOODWARD: Will everybody please stand with me for the Lord's Prayer and the Pledge of Allegiance.

LORD'S PRAYER AND PLEDGE OF ALLEGIANCE

MAYOR WOODWARD: Can I have a roll call please.
CLERK BLANK: Mayor Woodward.
MAYOR WOODWARD: Here.
CLERK BLANK: Mr. Bond.
MR. BOND: Here.
CLERK BLANK: Mr. Liming.
MR. LIMING: Here.
CLERK BLANK: Miss Blank.
MS. BLANK: Here.
CLERK BLANK: Mr. Bowen.
MR. BOWEN: Here.
CLERK BLANK: Mr. Sheely.
MR. SHEELY: Here.
CLERK BLANK: Mr. Moseley.
MR. MOSELEY: Here.
CLERK BLANK: Clerk Blank, present. Treasurer George Ebling.
MR. EBLING: Here.
CLERK BLANK: Solicitor Matt Ries.
ATTY. RIES: Here.
CLERK BLANK: Police Chief Brent Milhoan.
CHIEF MILHOAN: Present.
CLERK BLANK: Fire Chief Travis Eastham.
CHIEF EASTHAM: Present.
CLERK BLANK: Planning and Zoning Commissioner Kellie Bordner.
MS. BORDNER: Present.
CLERK BLANK: Street Commissioner Martin Nelder.
MR. NELDER: Present.
CLERK BLANK: Board of Public Affairs.
MR. PETERSON: Present.
CLERK BLANK: Engineer Chris Kogelnik.
MR. KOGELNIK: Present.
MAYOR WOODWARD: Okay. Is there a motion for adoption of the agenda?
MR. SHEELY: So moved.
MR. BOND: Second.
MAYOR WOODWARD: Motion by Sheely, second by Bond. All in favor?

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(All respond aye.)
MAYOR WOODWARD: All opposed.
(No response.)
MAYOR WOODWARD: The motion is carried. Is there a motion for disposal of the minutes for the regular Council meeting October 20, 2025?
MR. LIMING: So moved.
MAYOR WOODWARD: Motion by Liming.
MS. BLANK: Second.
MAYOR WOODWARD: Second by Blank. All in favor?
(All respond aye.)
MAYOR WOODWARD: All opposed.
(No response.)
MAYOR WOODWARD: Motion is carried. Is there a motion for payment of the bills?
MR. SHEELY: So moved.
MAYOR WOODWARD: Motion by Sheely.
MR. BOWEN: Second.
MAYOR WOODWARD: Second by Bowen. Are there any questions on the bills, comments? All in favor?
(All respond aye.)
MAYOR WOODWARD: All opposed.
(No response.)
MAYOR WOODWARD: Motion is carried. Mayor's Report. Tonight we're gonna have a full-time hire for the labor/operator position for the BPA. Second thing is that the Pumpkin Walk was done -- let's see, it was the weekend of the 24th. And I want to say thank you to Martin and the Parks Department, Danadics and the Forces, all the PTO members and the Art Club and elementary students, it was absolutely adorable. I'm hoping that everybody got to go see that, and I'd like to thank everybody for their effort in bringing the school and the community together. Just a reminder that the Christmas tree lighting is November 21 at 6:00 p.m. That will be next to the Fire Station. And another thing is that I received the warn letter from Ultium Cells that they will be laying off starting January 5. I just wanted to let the community know to expect that. Some will be temporary; some will be indefinite lay-offs; but some disheartening news for the community. That is all I have in my report for tonight. Is there a Clerk's Report?
CLERK BLANK: I have no report, Mayor.
MAYOR WOODWARD: Okay. Is there a Solicitor's Report.
ATTY. RIES: I do, Mayor. Thank you. We have the legislation banning data centers on the agenda for tonight. This is the third reading. As you're all aware, last week we received a letter from the data center's attorney challenging the proposed ordinance. And basically that's raised a lot of questions, so I wanted to address those. To be frank, this is somewhat uncharted area of the law. With the advent of data centers, courts are gonna see more and more legal challenges between those data centers and municipalities. The data centers raised a new and novel argument that this ordinance needs to have a public hearing with a 30-day notice. Specific sections of the Ohio Revised Code that they cite to don't specifically mention a ban or a moratorium, they more address zone changes, building height, where buildings can be located, basically what is permitted, but where and how. The Ohio Revised Code does not specifically address a ban of an entire industry, and I'm not aware of any Ohio court that has applied this 30-day notice to the ban of an entire

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industry. But this is definitely an unprecedented gray area in the legal world, and I wanted Council to be aware of that. It's difficult to say what will happen if push comes to shove and litigation. Some courts would likely rule in favor of the Village, some could rule in favor of the data center. But as with all litigation, there's no guarantees. If there are concerns -- if the primary concern's avoiding litigation from the data center, there's no reason Council couldn't table this third reading and have the 30-day hearing or have a public hearing with a 30-day notice. I just wanted to let Council know that that's an option under the Ohio Revised Code. But if Council wants to vote on this ordinance tonight, we'll be prepared to defend against any lawsuits from the data center on the ground that the Ohio Revised Code doesn't prohibit the banning of the industry and require that 30 day notice, and also on the ground that the purpose of the notice and the hearing is to let the affected land owners know and have an opportunity to show up at the hearings. And what courts really look at is whether or not that notice and that purpose was accomplished, and here the Village has gone above and beyond. They've had three hearings -- or three readings of this ordinance. We've seen representatives from the data center, we've seen representatives from the landowners, the lawyers, the real estate agents, economic development advocates, at every meeting they've been here. So they've certainly had notice, they've spoken on behalf of the data centers. So there's no question in my mind that that notice has been effective and that they have had an opportunity to be heard. So if we want to move forward with that, as I said, there's no guarantees; but we'll be prepared to defend anything in terms of how the data centers respond. So that's all my report. Does anybody have any questions for me? Thank you.

MAYOR WOODWARD: Treasurer's Report.

MR. EBLING: No report.

MAYOR WOODWARD: Does anybody have any questions for George? Board of Trustees of Public Affairs Report.

MR. PETERSON: Yes, Mayor. Thank you. Our next meeting is November 18 at 4:00.

MAYOR WOODWARD: November --

MR. PETERSON: 18.

MAYOR WOODWARD: -- 18th at 4:00 is the next meeting. Does anybody have any questions for Chris? Thank you, Chris. Village Engineer's Report.

MR. KOGELNIK: Mayor, I've distributed my written report. You should all have it. If you all have any questions, let me know. Thank you.

MAYOR WOODWARD: Does anybody have any questions for Chris at this time? Special Reports. Police Chief Brent Milhoan.

CHIEF MILHOAN: Yes Mayor, members of the Council. I e-mailed my monthly report for October this afternoon. If you have any questions, I'll attempt to answer them.

MAYOR WOODWARD: Does anybody have any questions? Fire Chief Travis Eastham. Can you stand please.

CHIEF EASTHAM: No report tonight, Miss Mayor. Just would like to ask Council to approve \$1,000 for the Christmas tree lighting for the donuts and refreshments tonight so we can get them there for Martin and his guys, and my fire fighters are helping out with it.

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MAYOR WOODWARD: Okay. We'll put that under New Business.
CHIEF EASTHAM: Thank you.
MAYOR WOODWARD: Does anybody have any questions? Planning and Zoning Administrator, Kellie Bordner.
MS. BORDNER: Thank you, Mayor. I just wanted to let everybody know and remind them that we have a Planning Commission meeting next Monday, that's November 10 at 6:30.
MAYOR WOODWARD: Okay. Does anybody have any questions for Kellie?
Parks/Grounds/Buildings/Streets Superintendent Martin Nelder.
MR. NELDER: Yes, Mayor. What I have is, the park's been busy working on the Christmas lights for the Christmas displays. The Road Department's been busy helping the Water Department since they are short and also repairing some sidewalks at the Police Department. So that's all I have, Mayor.
MAYOR WOODWARD: Thank you. Does anybody have any questions for Martin?
MR. BOND: Just a comment please. I want to thank Martin for you and your crew getting this set up here tonight and mics and tables and all the chairs. That's appreciated. As you can see, it was necessary.
MR. NELDER: Thank you.
MAYOR WOODWARD: Anybody else? All right; we'll move on. Correspondence.
CLERK BLANK: I don't have it. I believe Matt has one.
ATTY. RIES: All right. This is from a Jim Whaley. It's dated October 29, 2025. "I am a Lordstown resident. I am for building the data center and any other project that brings jobs to our Village. Our young people are leaving Lordstown and the Mahoning Valley in droves. They need jobs and will go wherever they can find them. Without new jobs and new young residents we will be left with a gentrified community that is paying the highest local taxes in the nation. Without new young people paying income taxes it will fall on us retired folks to pay for everything. Thank you. Jimbo Whaley. Please do not stand in the way of innovation and the future. Please support this project and any others that bring precious jobs to our community."
MAYOR WOODWARD: Okay. Kellie, you didn't have anything tonight. Okay.
MS. BORDNER: I did not. Thank you.
MAYOR WOODWARD: All right. We will move on to Public Remarks. For public remarks tonight you will have a limit of five minutes to speak and one time, and I am just gonna call on you in random order. If there is anybody -- we'll start with Tom.
MR. CZOKA: Tom Czoka. 1211 Hallock Young Road. And in the past three years I've attended almost all the Council meetings. I could probably count on one hand how many that I missed in three years. And when I first started to come to the meetings there was probably six residents in the audience, so I just want to say I'm glad to see all the new faces here tonight. It's warming and reassuring that we have people that are concerned about the Village and they're showing up when it's necessary. I wish you'd come to all the meetings because we need this all the time. But we have a major issue on the agenda tonight that involves every member of the Village in some way. And I know everyone's not gonna get up and speak, but there's a way to voice your views on what's gonna happen here. The residents -- let's see. I'm sure that the Council is wondering how the residents feel about this. So I just want to say I'm concerned too, and I'd like to know how the residents feel. So I'm gonna ask if you're in favor of a

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MAYOR WOODWARD:
MR. GLASSMAN:

ban on these data centers, please raise your hand so they can see. And look them in the eye and let them know, because they're gonna vote tonight and they want -- and let them know how you want them to vote. Thank you.

Okay. I'm gonna go with this gentleman over here first. Good evening Council and residents of Lordstown. My name's Adam Glassman. I'm an attorney at McCarthy Lebit Crystal Liffman in Cleveland. My client is BHGH Properties, LLC, the property owner that is the subject of the proposed data center in this community. The BHGH property is zoned for industrial purposes. It sits at about the cross-section of Tod Avenue and I-80 just southeast of the Foxconn plant. As many of you know, plans were recently submitted by the development group Bristolville 25 Developer, LLC to develop the BHGH property into a multi-faceted data center complex. BHGH is fully supportive of this development, and I am here this evening on behalf of BHGH to object to the ordinance before you all that would ban blanketly data centers in Lordstown. Let me start by saying that I was in attendance at the last meeting on the 20th. I've heard the concerns that the Village has, as have the ownership group, as have the development group. Our view though is that a ban does not address these concerns. Your concerns are largely due to commercial developments in general, it is not limited to just a data center. And any of these concerns could be addressed through ordinary processes that take place in development processes. Planning conversations with the Village, public hearings that have not actually taken place, you know, contrary to the Solicitor's comment earlier. We believe that again a data center ban is not right for the Village of Lordstown. The Village cannot, through its legislative authority, arbitrarily deny a property owner the rights to develop their property. Zoning laws are in derogation of common law property rights). That is a precedent that the State of Ohio has upheld on occasion after occasion under the law. The ordinance before you all tonight is inherently about zoning. Because of that, we are inclined again to remind the Council that the process to undertake the passage of this ordinance has not been appropriately followed. Having three readings before you does not constitute a public hearing. We believe that the law is much clearer on this point than the Solicitor would lead you all to believe, and that there is a statutory legal process for passage of zoning ordinances, specifically zoning ordinances which this purports to be. And that is under Section 713.12 of the Ohio Revised Code which applies to non-chartered municipalities such as the Village. The Ohio Supreme Court has specified this. And it has further specified that regular Council meetings do not, in fact, satisfy the public hearing requirement of Section 713.12; and because of that, the Council is precluded tonight by law from undertaking a vote on the ordinance. More importantly, I want to address the actual plans that have been submitted to the Village regarding this. Up to this point those plans have been unilaterally rejected. There is no basis under the law to reject a plan when anticipatory laws or rules might affect them. In fact, it is a well-established precedent in Ohio that where a proposed building is admittedly legal and conforms to the current law of which there is no ban, the mere

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perceived threat of possible future non-performance cannot constitute an adequate basis for denying a permit. So again, I stand before you here today to object to any action that might be taken tonight, to ask that you table it, and to ask that we as a property owner, a developer, be able to sit down with the Council and the community to actually discuss this more thoroughly and come up with a better solution. Thank you.

MAYOR WOODWARD:
MR. COE:

Thank you. Do you want me to bring the microphone to you? Yes. My name is Richard Coe. I live at 3391 Lyntz Road in Lordstown here. My daughter lives out in eastern Pennsylvania, and she sort of watches after me from a distance. She's hooked up to a lot of apps in this area and a lot of information in the area here. And when she seen this discussion about this building, she investigated it on her own and on the computer. She's an executive vice-president for a company out there. And when they have their meeting, one of her co-workers had came up to her and told her that they had put this -- they had built one of these facilities in her area. And she said they didn't get a chance to vote on it, they just -- Council or whatever they have out there just did it. And they built a building and it's now finished; it's gone into operation. I think in June or July it went into operation. She said since then her electric bill and her water bill have more than doubled, and she said she can't get anybody -- get a hold of anybody to find out if that's the end of it or if it's gonna happen every year or what is gonna happen. So because of this, and knowing my daughter and how thorough she is, I am suggesting that we go ahead and pass this thing and make it illegal for them to build their building here. I don't know about you folks, but I'm on a fixed income, since my wife died my income has been cut in half, so I don't have the money to pay a bigger electric bill or a bigger water bill. So I would appreciate that our Council members take that into account when they do their voting. Thank you very much.

MAYOR WOODWARD:
MR. GRIMM:

Thank you. Yeah. Mike Grimm. 1165 Ellsworth- Bailey Road. I'm not the smartest tack here, but some things I want to talk about is we have enough industry in Lordstown. You count how many steel plants, the battery plant, the bucket plant, trucking, the space center, the aluminum plant, AD, you know. We don't have a grocery store. So what is this company gonna offer us, you know, Giant Eagle or something. C'mon. You know, hey, are they gonna subsidize all of us residents and pay everybody that's a homeowner \$200,000 to help us out? Our water bills are high; our electric bills have been skyrocketing. And you know, how many employees are gonna be here? How many -- how much money are we gonna get from their income taxes. Not much. So I just -- I support the ban on this. I'm not looking forward to it and, you know, they can go elsewhere. We don't need them here, we got enough. So thank you very much.

MS. GENSBURG:

Good evening. My name is Judi Gensburg. I live at 1206 Ina Drive. And I'm here to make a comment about what was commented on last meeting. A gentleman got up and said if you have industrial property, change it to residential. Can't do that. First of all, if we were to sell it for residential, we

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probably wouldn't even get the money we paid for it. If we wanted it to be -- if we wanted to purchase a residential piece of property we would have done that. But back in the day in the 90s we were gonna build a sports complex that the whole community could use. And it just so happened to be at the same time that we had four kids in college, so our efforts and resources went elsewhere. And we're at the age now where we would like to retire and we would like to have somebody maybe get that property and put up a sports center or whatever they want to do. But not to turn it into residential. You just can't do that. We put four kids through Bachelor's, two through Master's, one went on to Ph.D. As you can see, our resources went elsewhere. So I just wanted to say you can't get up and say let's take industrial property and turn it into residential, it's not gonna work. The property owners are not gonna like that. And if you are a property owner, you know what I'm talking about. Thank you very much.

MAYOR WOODWARD:
MS. KRISHER:

Thank you.
Karen Krisher. 4510 Highland Avenue, Lordstown Ohio. First of all, I want to explain how I don't feel this is a zoning issue at all. The property is already zoned industrial, so what's zoning got to do with it. Okay. Originally, I wanted to inform everyone how close an AI center was to Lordstown, but now you already know. Still I want to give you a little bit of background. Over the past year-and-a-half we have been contacted by developer after developer after developer. Florida, California, Connecticut, New York, all over the place. They have actually went so far as to find out who our personal attorney and personal accountants were to try to get them to influence us to sell property, which made us more determined not to sell. Anyhow, I feel along with the majority of the people that this is not in the best interest of the community. I've read numerous articles the last two weeks against these centers. They cite the power use. I've read articles where the data center can use enough power to take care of 2,000 homes. Also the noise and the water. They use millions of gallons of water. The noise level has been read above 85 decibels, which is considered dangerous to your hearing. If these things are so great, why are so many places banning them? I wish somebody could explain that to me. I keep asking myself that question over and over. All I've heard are negative comments from the residents. The only people that have been in favor of this don't live in our community, they're outside of our community. I don't understand why they all want to tell us what's good for us. In closing, I would like to remind our Council people and our Mayor you were elected by the residents of the Village. That's who you represent. Please represent them the way that we feel. Thank you.

MAYOR WOODWARD:
MR. KOVACH:

Thank you. Who's next?
Hello. My name's Carl Kovach. I live at 8655 South Tod Avenue. I lived there for over 30 years. And I was involved last year -- I'm sure a lot of you have heard that McDonald Steel had closed down. And when they did -- that was last year -- and I was involved with the steel museum down in Youngstown, Ohio helping remove some artifacts for their museum from McDonald Steel. And I, along with a few other people, were able to be in McDonald Steel when the

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property was actually sold. And the company that bought that property was a Japanese company that wanted to build a data center. And they chose the site of McDonald Steel for three things, the size of the property -- I'm not sure how many acres it is but it's a big property -- the vast the amount of powers that was available on that property for running a steel mill, and as well as the vast amount of water that is required for the data centers that they want to put in. So much to the young lady that just spoke about those resources, again that's something that would have to be looked at. I don't think Lordstown is big enough to have something like that. And if there's gonna be a huge one what is McDonald, 10, 12 miles away. How many do we need in such a small area? So that's just one other factor that I'm not sure how many of you might have been aware of. But there's -- they've already torn down the entire structure of McDonald Steel and are in the process of building a huge data center, you know, 10, 12 miles away. So how many do we really need in this community, in the area. I'm opposed to having the data centers come to Lordstown also. Oh, and one other question. The attorney that was talking, he said he submitted plans for the property that shows buildings. Is that available to the public at all? Why have we not heard about it? I would love to see those plans. I'm sure a lot of people here would too. Does it show how many buildings, does it give those sorts of requirements for power, water usage and so forth? That's something we all need to be aware of, and I would love to see that, those documents if they even exist. That's all I have to say. Thank you.

MAYOR WOODWARD:
MS. CZOKA:

Thank you.
Hi. Laurie Czoka. 1211 Hallock Young Road. And I'd like to refute something the attorney said also. Lordstown is not against businesses. We have recently opened Ultium Cells, Foxconn is expanding, we are not opposed to business. We're opposed to the incorrect business coming into our Village. That is what we're opposed to. So don't label us as we don't want any business here. And another point that I'd like to make, we have very limited land left that is available to be built on. I think we need to plan and think, plan consciously what type of businesses we're going to have come into our Village. The residents have to live with it, whatever it may be, we need to be strategic in what we allow. And I'm opposed to the data center for those reasons. That is a lot of property and a lot of land that they're gonna take that we are gonna have no benefit from, so why can't we be picky about who comes into our Village. Thank you.

MAYOR WOODWARD:
ATTY. SNYDER:
MS. FILIPOVICH:

Thank you. Is there anybody else? Okay.
I'd be happy to defer to the resident first.
Hi, my name is Cassandra Filipovich. I live at 2820 Lyntz Townline Road. I grew up here. I'm sure a lot of you remember Peterson's Hardware, the grocery store. Those were the good old days. We don't have any of that. My kids don't know what it's like to grow up in the same community as I did. Okay. I ask that you please pay special attention to a lot of the bad, negative things that come along with this data center. I work from home. Other reports from other residents in other areas where these data centers went in, they report of outages. If I have outages at work, it's on me. My company doesn't pay me, that's money out of my pocket,

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and if it happens enough time, I lose my job. So a lot of the lack of communication between what they want to do and what is actually gonna be done is minimal. The transparency in development, all these other towns have complained about it. Residents complain about the electric bills which we've heard about, the water bills. Some people have said the water pressure has gone down, even if they build new infrastructure. We're still paying for it. In the long run we'll be paying for it. It's not gonna change. The electric rate's already went up. And now they're probably gonna go up more if you allow this to come here, because if one comes there's gonna be more. They just start building more and more and more around that area but outside of the grid so that they don't overload it too much. You have animals that live here; that frequency noise disrupts their sleep, dogs can hear it, horses can hear it, there's even people that are saying that they can hear it and they have to sleep in their basements because they live so close to these data centers. Projects are being approved with insufficient transparency due to non-disclosure agreements. We're not getting the full story. The jobs and the tax revenue, they're not shared with the local communities. Other people complain about this, what is 180 jobs gonna do for us. They're not gonna take people from our area, they're wanting to pay \$80 an hour. Do you think they're gonna take anybody from here or are there gonna be people that come from out-of-town to take those jobs. Yes, construction workers those will be local; but once it's said and done, they're gone. There's not gonna be that much for us. I seen one post they talked about a pool. Okay, we have had a pool. The reason we don't have the pool anymore is it's too expensive to maintain. So a lot of those things that they say they'll try to do for us and give us I don't see the benefit as a resident. I'd rather not have it here. I don't want my job to hurt, I don't want my family to hurt, my animals, whatever it may be. The strain on the existing power grids lead to higher utility bills for residents, which also decline property values. So why would we want something to come here that if we decide to settle our family and then they decide to move they are losing or we have lost if we have to leave. I hope you really consider what this is gonna do to the residents because you're afraid of the younger generation moving away and that's why you want it here. That's no reason, because I'm the first one to say younger generation, I'm gone. So please take that in consideration. Thank you. Thank you.

MAYOR WOODWARD:
MR. FILIPOVICH:

My name's Joshua Filipovich. 2820 Lyntz-Townline Road. I've lived here 10 years, 15 years. I'm -- maybe 50 percent of the Village is for industrial stuff, 50 percent is not. That's fine, we all have disagreements. I do believe this is a little bit different than just industrial. So with that I'll echo my wife's input about the power and water. To me, infrastructure means a lot. We have beautiful roads here, so I'm not worried about the truck traffic. In fact, that's one of the best things about Lordstown, we have 76 and 80 right there and we also have a railroad. And for you older people that have built this town, thank you so much. For real. My wife grew up here, I mean but I was happy to piggyback because it's a great place to work; and Lord knows, you guys are good people too. So I will say though that kind of the

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way it's gone about with this data center it's a little difficult for me because I see these two power stations coming in, I'm like oh great, we're gonna get lower power rates. (Inaudible comment due to crowd noise.) Well, that didn't happen. And then they start digging over there right when Jackie was getting in and they didn't even do their zoning permits. So I kind of feel like you guys -- no offence, I feel like you guys just push your way in regardless. And that's beyond me. It's between me and god what I do, and what you guys the same thing, so I'm a little worried about that. The water pressure is what it is. I will say that it's -- if you guys can look into this in the future it's how it affects the Meander Reservoir. You know, we can draw from Niles and Warren all we want to power these things and our substations, but the Meander's right there. And I know this is -- correct me if I'm wrong -- it's gonna be kind of over a little further on 45, on the west side of 45, but that's pretty close to a reservoir. And these giant cooling stations, if something were to happen with it it's gonna leach in the water, and I don't think that's a good thing at all. I do want to echo the frequencies with the animals; it does do it. I don't think it's gonna affect us too much, our hearing, maybe it does. I'm not very good on that, but maybe more for the animals than the people. And I guess the last thing I would ask you guys to take a look at not only the Meander Reservoir and how it affects that would be the national security implications of it. I know it's kind of up there. But we do have two -- we have Vienna and then we have our armory down here. And a data center in the future is gonna be basically currency I believe. I believe that it will be a target for other people. So this Village is small, and I just don't want to see anything funny happen with that, if that made any sense, because if you have all that data there. I guess whose data would be being stored there is my question. You know, if it's federal knowledge or is it just Facebook, that would be one of my questions. So thank you.

MAYOR WOODWARD:
MR. LONDON:

Thank you. Next person.
My name is Jim London. I live at 6714 Helmick Drive. I have been a resident of this Village for 50 years. I ran for office early, and I was told you're nothing but a lotter, okay. And I am. I own a lot at 6714 Helmick Drive. I was elected to the Board of Public Affairs, served there for 8 years. I ran for Council, I served there for 8 years. I also served 13 years on the Board of Zoning Appeals. And I told people -- looked them in the eye and said look, it's not about you, it's not about me, it's what's best for the Village of Lordstown. That's where we're at here today. These folks are dangling a big heavy carrot in front of us. It would be hard for me to walk away from that. Hard knowing where I came from, serving this Village. That's a heavy carrot, guys. But I look at you as our Council folks and I'm asking you in your heart, not about you but what is best for the Village of Lordstown, and I would like to see your vote here tonight from your heart, living here, what's best for the Village of Lordstown. Thank you.

MAYOR WOODWARD:
ATTY. SNYDER:

Thank you.
Cary Snyder. Taft law firm, Cleveland, Ohio. I want to pick up where Mr. Kovach left off where he was asking about is my client -- and I represent the developer, Bristolville 25 Developer, LLC -- Is my client's submission to the Village a

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public record, is it available for all of you to see. The answer to that is absolutely yes. Contact the planning office, get yourselves a copy. You can contact me; I'll send you one. I've done it to several people already just to make sure that everybody has the information that they are looking for. I think a theme that Mr. Kovach ended with is something I've heard a lot of tonight, which is I think this is a rush to judgment. I don't think any of us have enough information either about data centers generally, and certainly not enough information about what Bristolville is seeking to do in this community. Again, let's level set where we're at here. Tonight's vote is a proposed ban on data centers coming into the Village generally. I'll talk more about the legal aspects of that at the end of my time. Where we're at now, Bristolville on October 20 just submitted Step 1 of the Village's own site plan review process. Is there a diagram along with that submission that shows buildings, absolutely. What's the next step in that process. The next step in that process is for the planning and zoning office to appoint the Village engineer to start looking into the proposal, to start looking into the site plan process, to start looking into and answering all of the questions that have been raised here tonight. The Village so far has declined to even pursue that, and another legal issue that I'll get into at the end of my time. I believe this is a rush to judgment. I don't think anybody in this room, and I throw myself near the top of that list, has enough information about data centers generally and what Bristolville's proposal can do for this community. You've probably seen some of the news reports, you know the jobs, the salaries, 120 jobs paying \$84 an hour. I hear concerns about where are those employees gonna live. I don't know. I don't know who those employees are. Will they live in Lordstown, will they live a half an hour away. I don't know. What I do know, the tax benefits that the Village will realize. About where this project is proposed, it's on land that's currently zoned industrial. It's located away from homes and residences. And Bristolville as part of its site plan submission isn't seeking a zoning change, it doesn't have to. Data centers are currently permitted in the Village in areas zoned industrial. That's where this project is slated for. Given all of these unanswered questions, I do believe it would be a rush to judgment tonight for Council to plow through a ban on all data centers in its Village without having any more information than you had two weeks ago at the meeting that I was at. Since that time it now has a proposal from my client that, among other things, has committed to paying \$10.8 million to finish off what I understand are critical water upgrades in the community. Again, I think the prudent course is to gather more information and not rush this ban through. I want to play off of the Solicitor's comments, you know, earlier on near the outset of the meeting, and he and I spoke earlier today. He's been very professional in this process, and I want to commend you for that. The only question you need to ask yourself about whether tonight's vote will be legal is if this is a zoning ordinance. If passed, will this ban, quote "deprive a property owner of uses of his land to which he would otherwise be entitled". Again, lands zoned industrial, which is the area where this project is proposed, data centers are

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permitted. This is a zoning ordinance. The proper procedure to enact this has not been followed, and as has been said earlier that procedure involves 30-days' notice of a public hearing which is designed for a couple of reasons. One, so that more information can be gathered and expressed at that public hearing; and two, this is taking away rights that people are otherwise entitled to as to how to use their property. That's a drastic measure. That's why these procedural safeguards exist.

MAYOR WOODWARD:
ATTY. SNYDER:

Thirty seconds.
The second one, the second legal issue that's ongoing in the Village that's received less attention, and again it keys off of Mr. Kovach's comment, which is is this submission public record. So far, the Village has failed to even to move that initial process through to the next step. The Village cannot legally just sit on a site plan submission until a vote like tonight happens, whether it's tonight, 30 days from now or 40 days from now. And I want Council to be aware of that to the extent it wasn't already. So on behalf of my client I would ask that Council not even vote on tonight's ban, and if they do to reject it. Thank you.

MAYOR WOODWARD:
MS. KISTLER:
COURT REPORTER:
MAYOR WOODWARD:
MS. KISTLER:
COURT REPORTER:
MS. KISTLER:

Thank you.
I was at the last meeting --
Name please.
Name and address.
Cheryl Kistler.
I didn't hear you.
Cheryl Kistler. 1330 Tait Road. My question is I stood here and we talked about a data center. Everybody said I don't know anything about it. Do you remember that? Nobody had an inkling. Yet five days later here we got a submission and what's that about. If you were so intent on your plans, why didn't you do that at the onset? Are you trying to get under the wire so that you can say oh well, we would be grandfathered in? Is that why? Why didn't you come out in the beginning? Why did you wait until the 11th hour and poke some more cheese on the rat trap? I'm clearly -- I don't know. Sorry.

MAYOR WOODWARD:
MR. RICE:

Thank you. Are there any other comments?
My name is Lee Rice. I live at 6615 Oakview Drive. We can be morally right on this issue, but you could be legally wrong. And that's important because Lordstown's been in enough lawsuits where they wasted a lot of money. I want to know now, does Council have any figures based upon the load factor that used to be when the plant was operating on the location over there in comparison to what they are proposing now? Does anybody have any idea?

AUDIENCE MEMBER:
MAYOR WOODWARD:
MR. RICE:
AUDIENCE MEMBER:
MR. RICE:

Are you talking about --
Wait, wait, wait.
Just so you know.
He's asking a question I would like to answer.
When the lawyers -- no, that's good because I've heard nobody talk any figures here. Nobody has mentioned anything. And if you're gonna put yourself in a position to be legally challenged, you better have some stats with you. And when the complex was operating down here, of which I worked at for 25 years before we closed down, we had a lot of water usage. And I don't -- do any of you remember the megawatts we used there in the complex in relation?

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Because I'll tell you this right now, what they're saying about this data center it's considered a small data center. 1.5 megawatts is considered small, 5 to 20 is a medium and over 20 to 100 megawatts is considered a large data center. So if we're not gonna stay this and we're gonna vote against it, I hope you get your figures right in order for them to challenge us because we did have a complex that was using quite a few robotic welders and the chillers that we had operating there for the complex; and I hope you know what we used there in relation to what they're asking for. So that's all I got. Thank you.

MAYOR WOODWARD:
MR. McGRAIL:

Thank you.
Mark McGrail. 3656 Goldner Lane, Lordstown, Ohio. I did have quite a bit to say, and I got all these papers, but you folks have done such a great job with your comments. You've hit pretty much most of the pieces of information that I think this Council needs. One of the things I did want to say to you guys, you've taken a lot of criticism from outside sources. But I do believe in bringing this -- it's terrible getting old, isn't it -- this ordinance to consideration, Council has acted in good faith and in the interest of the health and well-being of the residents of Lordstown, Ohio. The process has been open and fair. And I know you've been criticized for back door meetings, and we all know that's a lie. The ordinance has been presented at the initial committee meeting and two Council meetings. At each meeting the public was allowed to comment. And I support its passage. One of the concerns that I do have is it's of a personal nature. I read the proposal, you know, as it was presented in the newspaper with all these promises of millions of dollars and we're gonna do this and we're gonna do that for you and, you know, life will never be the same again, it will just be great. I heard those same promises about seven years ago, and that turned out to be an absolute nightmare. We didn't receive all the money that we were promised. What we received instead was disrespect for our public officials, disrespect for our zoning office, our zoning laws, and we have been left with a mess. You guys are still dealing with the drainage issue down here at LEC I believe. Because that -- well, my assumption, they don't want to cooperate with you. I, on my street, am still dealing with the noise issue. And we hear the noise issue about these places. And they can tell you whatever you want. I have spent the better part of the last four weeks talking to communities all around this state. There's one right now in -- and the township trustee there told me whatever you do stop them because once they get in they roll over you and they will take over your community. And they have a moratorium in place right now, no litigation by the way. North Jackson right down the street, which would probably be, I think, a part of this proposal, right? They instituted five zoning ordinances with regards to this. Don't see any litigation against them either. Again, I appreciate you guys dealing with a tremendously difficult issue, and I'm praying that you make the right decision. Thank you.

MAYOR WOODWARD:

Thank you. Anybody else? Okay, that concludes the public remarks. We'll move on to Council remarks. I'll hand you the microphone if anybody wants to speak.

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MS. BLANK: So I just want to address that this feels like we're rushing it. This originally came through my committee September 22. Since then we've been discussing this, they've stated they've been at meetings, yet nobody spoke up at those meetings. So you came to meetings for a month, nothing was said. Now we're gonna do our third reading and possibly vote, and you want to answer questions and concerns for us and the residents, and I think that's wrong.

MAYOR WOODWARD: Anybody at that end of the table? I want to make sure everybody has a fair chance to have this microphone. Okay. We will move on to Committee Reports. Finance, Robert Bond.

MR. BOND: Okay. I have no report this evening, Madam Mayor. Just the one piece of legislation I would like to see passed tonight as an emergency. Thank you.

MAYOR WOODWARD: All right. Parks, Buildings, Grounds, General Improvements, Streets and Sidewalks, Lamar Liming.

MR. LIMING: No report. Just thank Martin and the crew for getting this room set up and all that you did. Thank you.

MAYOR WOODWARD: Public Safety and Police Department, Jamie Moseley.

MR. MOSELEY: I have no report other than I got a couple things under New Business for the Police Department.

MAYOR WOODWARD: Okay. Public Safety, Fire and E.M.S., Howard Sheely.

MR. SHEELY: I have no report tonight, Madam Mayor.

MAYOR WOODWARD: Fine. I would have just kept my microphone then. Public Utilities, Ernie Bowen.

MR. BOWEN: The only thing I have, Mayor, is that MVSD has received our letter of intent and it's going forward to their board for review.

MAYOR WOODWARD: Okay, very good. Thank you. Planning and Zoning, Jessica Blank.

MS. BLANK: Just so everyone knows that we have Mobile Market is gonna be here Thursday from 11:30 to 12:30 at the administration building. And also item number 1 I'd like to see -- it's up for passage for not emergency. Thank you.

MAYOR WOODWARD: Do you want the microphone, Bill? Do you want me to come down there so we can share it.

CLERK BLANK: Sure.

MAYOR WOODWARD: I'm on my way.

CLERK BLANK: **From Planning and Zoning and Recreation Department Committee for emergency passage. An ordinance to prohibit the establishment and operation of data centers within the corporate limits of the Village of Lordstown and declaring an emergency.**

MAYOR WOODWARD: Are there any motions? Well let me -- let me ask for discussion first, how's that. Do you guys want to do discussion first before we put any motions out?

MR. BOND: Do what?

MAYOR WOODWARD: Discussion.

MR. BOND: We can.

MR. MOSELEY: I make the motion to adopt.

MR. BOND: Or we can make a statement as we vote.

MAYOR WOODWARD: Sorry, Bob.

MR. BOND: Or we can make a statement as we vote.

MAYOR WOODWARD: If you want to do that. Okay. So there's a motion to adopt by Moseley.

MR. BOWEN: Second.

MAYOR WOODWARD: And a second by Bowen. Do you want to do discussion now?

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MR. BOND: I don't care. Whatever way you want, Mayor.
MAYOR WOODWARD: I think we should. That would be now.
MR. BOND: Okay. It looks like I'm gonna need to go first on this. I want to thank everybody for showing up tonight. I want to thank our community for advising us of what they want. I think that's important. We represent you. We need to know what your desires are on issues such as this. After hearing that I got to say that I will be voting yes to bring the ban in, and it's for the reason the health, safety and welfare of the Village. This thing is something that I don't think is appropriate for us and that is what I have been told by the residents, and I stand by that. Thank you.
MAYOR WOODWARD: Any other discussion? Roll call.
CLERK BLANK: Mr. Bond.
MR. BOND: Yes.
CLERK BLANK: Mr. Bowen.
MR. BOWEN: Yes.
CLERK BLANK: Mr. Liming.
MR. LIMING: Yes.
CLERK BLANK: Mr. Moseley.
MR. MOSELEY: Yes.
CLERK BLANK: Miss Blank.
MS. BLANK: Yes, due to the safety -- the health, safety and welfare of our residents.
CLERK BLANK: Mr. Sheely.
MR. SHEELY: Yes. I feel that this is not gonna be a good thing for the community or our residents due to health issues and things like that and probably economy and stuff, but I don't think -- I'm gonna vote yes for this.
MAYOR WOODWARD: Was that everybody? Okay. So that was six ayes and zero nays. The motion is carried to adopt Ordinance 57-2025.
CLERK BLANK: **From Finance Committee for emergency passage. An ordinance authorizing the Village of Lordstown Clerk to pay Darren Biggs and Mike Fuchilla all their vacation except the 40 hours which is covered in the master benefits ordinance and declaring an emergency.**
AUDIENCE MEMBER: All right.
MAYOR WOODWARD: Is there a motion to suspend the rules?
MS. BLANK: Motion to suspend.
MAYOR WOODWARD: Okay. There's a motion to suspend the rules by Blank.
MR. MOSELEY: Second.
MAYOR WOODWARD: Second by Moseley. Roll call.
CLERK BLANK: Mr. Sheely.
MR. SHEELY: Yes.
CLERK BLANK: Miss Blank.
MS. BLANK: Yes.
CLERK BLANK: Mr. Moseley.
MR. MOSELEY: Yes.
CLERK BLANK: Mr. Liming.
MR. LIMING: Yes.
CLERK BLANK: Mr. Bowen.
MR. BOWEN: Yes.
CLERK BLANK: Mr. Bond.
MR. BOND: Yes.
MAYOR WOODWARD: Six ayes, zero nays. The motion is carried to suspend the rules. Is there a motion to adopt?
MR. BOND: So moved.
MAYOR WOODWARD: Motion by Mr. Bond. Is there a second?
MR. BOWEN: Second.

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MAYOR WOODWARD: Second by Bowen. Any discussion? Roll call.
CLERK BLANK: Mr. Moseley.
MR. MOSELEY: Yes.
CLERK BLANK: Mr. Bond.
MR. BOND: Yes.
CLERK BLANK: Mr. Bowen.
MR. BOWEN: Yes.
CLERK BLANK: Miss Blank.
MS. BLANK: Yes.
CLERK BLANK: Mr. Sheely.
MR. SHEELY: Yes.
CLERK BLANK: Mr. Liming.
MR. LIMING: Yes.
MAYOR WOODWARD: All right. Six ayes, zero nays. The motion is carried to adopt Ordinance 58-2025. Is there any Old Business to discuss? Hearing none, we'll move on to New Business. I have two things Jamie, and then I'll let you go. Is there a motion to hire a full-time labor/machine operator Mark Caruso effective -- is it today, Cindy?
MS. SLUSARCZYK: Pending his pre-employment requirements.
MAYOR WOODWARD: Okay. So it would be effective pending his pre-employment requirements. Is there a motion for that?
MR. BOND: So moved.
MAYOR WOODWARD: A motion by Bond.
MS. BLANK: Second.
MAYOR WOODWARD: Second by Blank. All in favor?
(All respond aye.)
MAYOR WOODWARD: All opposed.
(No response.)
MAYOR WOODWARD: That motion is carried. Is there a motion to allow the expenditure of \$1,000 for the lighting ceremony?
MR. BOWEN: So moved.
MAYOR WOODWARD: Motion by Bowen.
MR. LIMING: Second.
MAYOR WOODWARD: Second by Liming. All in favor?
(All respond aye.)
MAYOR WOODWARD: All opposed.
(No response.)
MAYOR WOODWARD: That motion is carried.
MR. MOSELEY: Okay. So what we got here is police got a donation for \$2,000 from Ultium Cells for a bite suit for the dog, for the -- K-9 unit for the bite -- a bite suit that they got a donation for \$2,000. Are you guys okay with letting them have that?
MR. LIMING: Yes.
MR. BOND: Yes.
MR. MOSELEY: All right. And then the other one that I've got is --
MAYOR WOODWARD: Wait, wait, wait. We gotta vote on them one at a time. So there was a motion by Liming, right, and a second by Bond. All in favor?
(All respond aye.)
MS. BLANK: I abstain.
MAYOR WOODWARD: All opposed.
(No response.)
MAYOR WOODWARD: Okay. So we have five ayes and one abstention, so that motion is carried.
MR. MOSELEY: And the second one is for the K-9 unit. It's an app for the car temperature for the dog. If he's outside doing something at a funeral or something he doesn't have to keep going out and check, it will go to his cell phone, right?

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CHIEF MILHOAN: That's correct.
MR. MOSELEY: And it will let him know if the car shuts off, if the temperature changes so the dog will stay safe. It's \$1,049.

CLERK BLANK: Was that donated?
MR. MOSELEY: Was that donated?
CHIEF MILHOAN: That will come out of the K-9 fund.
MR. MOSELEY: K-9 fund. So it's \$1,049.
MR. BOWEN: I'll make the motion to approve.
MAYOR WOODWARD: Okay. There's a motion to approve that by Bowen. Is there a second?
MR. BOND: Second.
MAYOR WOODWARD: Second by Bond. Any discussion? All in favor?
(All respond aye.)
MAYOR WOODWARD: All opposed.
MS. BLANK: I abstain because I'm related to the K-9 officer.
MAYOR WOODWARD: Okay. Five ayes, zero nays, one abstention. That motion is carried. Is that all you have? Okay. Is there any other New Business? Is there any additional public remarks tonight?
ATTY. SNYDER: Mine's more like a question.
MAYOR WOODWARD: For them to speak twice it's per public comment session, correct? They can do it once in the beginning and once at the end?
CLERK BLANK: Correct.
MAYOR WOODWARD: Yes, anybody can --
ATTY. SNYDER: Again Cary Snyder, Taft Law, Cleveland, Ohio. It was unclear to me from the record if the ordinance with respect to the data center ban was passed as an emergency or not.
(Multiple members of the Council respond it was not at the same time.)
ATTY. RIES: It was not.
ATTY. SNYDER: It's a non-emergency. Okay. Thank you.
MAYOR WOODWARD: Okay. Next person. Now's your chance, Larry.
CLERK BLANK: No, Larry.
MR. MOSELEY: Motion to adjourn.
MAYOR WOODWARD: Going once. Okay.
MS. CZOKA: Hi. Laurie Czoka, 1211 Hallock Young Road. Just for clarification, going non-emergency now that we have three -- do we have three readings on it again?
MAYOR WOODWARD: No. No, it's passed.
MS. CZOKA: It's passed. Okay. Just to clarify because I know some of us must be confused. Thank you.
MAYOR WOODWARD: No. That ordinance was adopted tonight, just for clarification. Are there any other additional public comments tonight? Is there a motion for adjournment?
MR. BOWEN: So moved.
MR. LIMING: Second.
MAYOR WOODWARD: Motion by Bowen and a second by Liming. All in favor?
(All respond aye.)
MAYOR WOODWARD: All opposed.
(No response.)
MAYOR WOODWARD: Motion is carried. Meeting adjourned. Thank you everyone.

(Meeting adjourns at 7:10 p.m.)

_____, Mayor
_____, Clerk

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C E R T I F I C A T E
STATE OF OHIO)
TRUMBULL COUNTY) SS.

I, Deborah I. Lavelle, a Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that the foregoing meeting before the Lordstown Village Council was written by me in the presence of the Members and transcribed by me using computer-aided transcription according to the stenotype notes taken at the time the said meeting took place.

I do further certify that I am not a relative, counsel or attorney of any Member, or otherwise interested in the event of this action.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Niles, Ohio on this 10th day of November, 2025.

DEBORAH I. LAVELLE, Notary Public
My Commission expires 4/15/2027