# RECORD OF PROCEEDINGS

**Minutes of New Russia Township Regular Trustee Meeting**

**HELD** **November 4, 2025**

Chairperson, Patricia Brubaker called the November 4, 2025 Regular Trustee Meeting to order @ 6:00 pm, followed by the Pledge of Allegiance.

Trustees: Patricia Brubaker, Scott Justin, Michelle Tyner were present, as well as Fiscal Officer, Lisa Akers. Staff and Public: John Honoshofsky, Bryan Plemons, Rick & Pat Justin, James Roman, Erin Mason, Norm Gondor, Jason Butcher, Maureen Egan, Roger Waleri, Joe Mandic, Lynn Schmitz, Diane Wiedenheft, Dennis Wiedenheft, Andrea Barlow, Laura Irvin, James Cahlik, Ron Farkas, David Sliman, Jeff Kudlo, Geoff Kudlo, Kevin Machovina, Gretchen Dutko, John Ciarrone, Steve & Diane Jackson, John & Sandy Olecki, Laurie Beran, Yasuhiso S., Ohulaw W., Sharon Patmon, Stephen Burrer, Zoltan Zoltai, Wayne Wright, Bill Bruyon, Noel Vargo, Nancy Gilkerson, Steve & Betty Ann Domino, Noel Breuer, Paula Aghajanian

## Motion to Approve October 21, 2025 Regular Meeting Minutes

Motion was made by Scott Justin to approve the October 21, 2025 Regular Meeting Minutes, with noted change requested by Michelle Tyner regarding page 4654 airport acreage total should be 315 not 350 (FO will note change in minutes), seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye; Patricia Brubaker—aye.

**MOTION CARRIED** **2025-11-201**

## *FISCAL OFFICER'S REPORT*

*The Financial and Investment Reports were reviewed and found in order.*

## Motion to Approve Warrants

Motion was made by Scott Justin to approve Warrants totaling $16,009.08, seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye; Patricia Brubaker—aye.

**MOTION CARRIED** **2025-11-202**

## *PUBLIC CONCERNS AND REQUESTS*

Chairperson Brubaker stated 30 minutes total will be allowed for Public Comment allowing individuals three (3) minutes to speak.

*Comments and concerns included:*

-Making people aware of public meetings, not just listing in newspaper.
-Megasite has no economic benefit to Township, in contrast to Chairperson Brubaker's comments in the past.
-Would like Trustees to invite LC Commissioners to speak at a public meeting similar to South Amherst's meeting to get more information.
-Requested a better explanation of the $67.4 grant awarded by State of Ohio and what how that money will be spent.

# RECORD OF PROCEEDINGS
**Minutes of New Russia Township Regular Trustee Meeting**

**HELD** **November 4, 2025**

*Comments and Concerns continued….*

-Questions regarding LC Commissioner's budget
-Application for $67.4 grant should be made public, concerned this will not be enough money to cover cost to build treatment plant. *Trustee Tyner stated attorneys have requested application.*
-Will Data Center be privately or publicly owned? *Trustee Tyner stated we don't know what will be built, but Mega Projects doesn't fall under referendum. If area is deemed Mega Project certain perimeters will have to be met ie. Semi-conductor plant, $1 billion asset investment, $75 million in payroll taxes, if project doesn't meet those matrix Mega Project doesn't apply.*
-People need to give consent to build sewers, the people have all the rights, government does not have any rights. Will educate people about their rights if interested.
-Would like an outline of expenditures this project will cost. How much revenue the township can expect especially with tax incentives. Will individuals have to pay for sewers even though they won't be able to tap-in to service? Concerned that residents will be paying and there will be not benefit to the community. What kind of revenue can be expected?
-What is the benefit of converting farmland? Reviewing the three pages of New Russia Township 2025 Comprehensive Plan prepared by Jacob Barnes that Trustee Tyner distributed, feels like the County has had strong handed input.
-At Commissioner's Meeting this afternoon it was stated this project would have no property taxes for 15 years. Another participant stated Commissioners were not talking about Lorain County but another megasite elsewhere.
-Hard to believe no one knew about a project this large.
-Couldn't believe Land Use consultant stated that most townships would love to have a megasite in their township. Couldn't believe the three (3) gentlemen left the Land Use meeting before questions were asked, concerning when these individuals work for us.
-Any discussion regarding removing consultant (Jacob Barnes) from Land Use Plan? *Trustee Tyner stated she is all for it, feels Mr. Barnes is completely against committee.*
-Any attorney updates? *Trustee Tyner stated attorney requested application, a liaison needs assigned for attorney discussion and a potential public meeting will be in the near future.*
-Chairperson Brubaker was asked why she approved hiring Jacob Barnes as consultant for Land Use Plan? *Chairperson Brubaker stated she was very pleased with his work when he helped the Zoning Board of Commission rewrite the Zoning Resolution a few years ago, therefore, he was asked to participate with Land Use Plan. Trustee Brubaker stated he was a speaker for many years at OTA and found him very knowledgeable. Trustee Justin stated OTA is Ohio Township Association in which Mr. Barnes spoke at conference.*
-Request a meeting with Mr. Armbruster to ask questions, feels project will increase traffic which will pose a danger to residents, NRT should have a say in zoning restrictions.
-Encourage residents to attend November 13, 2025 Public Hearing regarding zoning amendments, if changes are approved, she will not be able to have chickens on her property since it's under five (5) acres and you won't be able to have a mother-in-law suite.
-When can answers be expected to numerous questions asked? Participant stated Commissioner Moore said ask NRT about what's happening, time is ticking per Commissioner Moore they will be selecting a company to building wastewater plant in two (2) weeks. *Trustee Tyner stated to attend next meeting and she'll answer what she can but will not have all the answers.*
-Not allowing zoning change will be a roadblock, we need to keep land agricultural. Did anyone on the Board know that Governor DeWine was in Lorain County recently? *All Trustees were unaware.*

# RECORD OF PROCEEDINGS

**Minutes of New Russia Township Regular Trustee Meeting**

**HELD** **November 4, 2025**

*Comments and Concerns continued….*

*-Trustee Tyner stated Rob Duncan from the County has been attending Land Use meetings stating developers will sue if this doesn't get approved. Trustee Tyner stated sue what, what's to sue?* Audience member stated she works in a law firm and this is a tactic they use to beat you down to comply.
*-Chairperson Brubaker stated 30 minutes was over and the Board would continue with regular business.* Participant stated it is disrespectful to limit time. *Chairperson Brubaker stated she didn't have to give 30 minutes but she did out of respect for the community.* Participant stated she couldn't believe Chairperson Brubaker said that. *Again, Chairperson Brubaker stated she gave 30 minutes out of respect for the community.*

***STAFF REPORTS***

**Deputy Plemons: Calls for Service**

-Oct. 8th, 43000 block of Oberlin Elyria Rd., reference a truck that was stolen overnight from a local business. This vehicle was entered into the local/national databases as stolen. This deputy spent the rest of that day and following day canvassing the area, spreading informational flyers reference same.
-Oct. 8th, Rt.58/ N. of Russia Rd.., reference a domestic dispute in a motor vehicle. A female subject involved had warrants for her arrest and was taken into custody after a brief struggle. This female was charged with resisting arrest also.
-Oct. 15th, Quarry Rd/ Russia Rd., deputies assisted the fire department with an open burning complaint in this area.
-Oct. 18th, Oberlin Rd.,/ Parsons Rd., deputies checked the area reference someone shooting guns late at night. Deputies couldn't locate the source of the noise which may have originated from Pittsfield Twp.
-Oct. 22nd, RT. 511/ Clark Rd,, deputies assisted w/deer vs. motor vehicle accident. -Oct. 22nd, E. Hamilton St., deputies assisted w/another deer vs/motor vehicle accident.

**John Honoshofsky:** -Daily road checks continue, Cemetery clean-up, getting plow trucks ready for winter season.
-Requesting $2500.00 for generator repair which is throwing codes, may need new fuel gauge.
-Requesting additional monies to cover cost to replace oil pan on yellow plow truck and power steering on gray truck from Great Lakes Truck Repair.

**Motion to approve Generator Repair**

Motion was made by Michelle Tyner to approve generator repair from Generator Systems at a cost of $2,500.00, seconded by Scott Justin. RCV: Michelle Tyner—aye; Scott Justin –aye; Patricia Brubaker—aye. **MOTION CARRIED** **2025-11-203**

# RECORD OF PROCEEDINGS
**Minutes of New Russia Township Regular Trustee Meeting**

**HELD** **November 4, 2025**

**Motion to Approve Plow Trucks Repairs**

Motion was made by Scott Justin to approve repairs to yellow and gray plow trucks from Great Lakes Towing and Repair at a cost of $3,221.02, seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye; Patricia Brubaker—aye.
**MOTION CARRIED** **2025-11-204**

***TRUSTEE BUSINESS***

*Correspondence were reviewed and found in order.*

**Motion to Approve Discontinuation of Consultant Contract**

Motion was made by Patricia Brubaker to approve discontinuing Comprehensive Plan Consultant Jacob Barnes contract, upon his request, seconded by Scott Justin. RCV: Patricia Brubaker—aye; Scott Justin—aye; Michelle Tyner—aye.
**MOTION CARRIED** **2025-11-205**

*Note: Final Invoice from Jacob Barnes will be forthcoming.*

**Motion to Approve Permit to Install or Alter a Sewage Treatment System**

Motion was made by Scott Justin to approve the Permit to Install or Alter a Sewage Treatment System submitted by Lorain County Public Health on behalf of resident at 47642 West Hamilton Street, Oberlin, Ohio, seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye; Patricia Brubaker—aye. **MOTION CARRIED** **2025-11-206**

**Motion to Approve Resolution Designating A Trustee Liaison When Necessary**

Motion was made by Michelle Tyner to approve Resolution Designating A Trustee Liaison When Necessary appointing herself as Liaison for discussion with Benesch Law in regards to Megasite Phase I, seconded by Scott Justin. RCV: Michelle Tyner—aye; Scott Justin—aye; Patricia Brubaker—nay. **MOTION CARRIED** **2025-11-207**

**Motion to Approve Zoning Inspector's Job Description**

Motion was made by Scott Justin to approve the Zoning Inspector's Job Description as presented, seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye; Patricia Brubaker—nay. **MOTION CARRIED** **2025-11-208**

**Motion to Approve Employment Advertising for Zoning Inspector**

Motion was made by Scott Justin to approve employment advertising for Zoning Inspector positon to include in the following: Chronicle Telegram, FaceBook, Website, Corner Sign, seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye; Patricia Brubaker—aye.
**MOTION CARRIED** **2025-11-209**

# RECORD OF PROCEEDINGS

**Minutes of New Russia Township Regular Trustee Meeting**

**HELD** **November 4, 2025**

Trustee Justin stated a Public Meeting will be held in near future and hopefully include, Commissioners, Jeff Armbruster, Rob Duncan, David Greenspan, Jobs Ohio, Team Neo, etc. Time is needed to organize and public notice will be given.

**Motion to Adjourn**

Motion was made by Scott Justin to adjourn meeting at 6:55 pm, seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye; Patricia Brubaker—aye.

**MOTION CARRIED** **2025-11-210**

**AFFIRMED by Scott Justin at November 18, 2025 Regular Meeting**

**ATTESTED by Lisa Akers at November 18, 2025 Regular Meeting**

# RECORD OF PROCEEDINGS

**Minutes of New Russia Township Regular Trustee Meeting**

**HELD** **November 4, 2025**

*This Page Intentionally Left Blank*