

**OFFICIAL MINUTES OF
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES
1 Business Park Dr.
Dayton, Ohio 45417**

Regular Meeting (Tuesday, April 7, 2026)

Members present:

Sheila Back, Oscar Young, Vera Powell
Charlene Chattams

The meeting was called to order at 6:00 PM.

- 1. Welcome/ Pledge of Allegiance**
Information, Minutes, Procedural: A. Call to Order – Sheila Back, President
I pledge allegiance.

- 2. Procedural: B. Roll Call**
Sheila Back, Oscar Young, Vera Powell

- 3. Approval of Meeting Minutes**
March 18, 2026

Motion by Sheila Back, Seconded by Oscar Young
Final Resolution: Motion Carried

Yes: Sheila Back, Oscar Young, Vera Powell

- 4. Fiscal Officer Report**
Pay the bills.

Motion by Sheila Back, Seconded by Oscar Young
Final Resolution: Motion Carried

Yes: Sheila Back, Oscar Young, Vera Powell

- 5. Guest Speakers**
Montgomery County Auditor – Karl Keith
Montgomery County Treasurer – John McManus
Ambulance Billing Network – Jim Pristas

- 6. BZA Appeal**
Case 2025-001

- 7. Public Hearing – Nuisance Properties**

- 55 S. Snyder Road, New Lebanon, OH 45345, Parcel ID No. G28 18206 0035
- 185 Landsdowne Avenue, Dayton, OH 45417, Parcel ID No. G29 18203 0046
- 184 Taft Avenue, Dayton, OH 45417, Parcel ID No. G29 18203 0029
- 201 Calumet Lane, Dayton, OH 45417, Parcel ID No. G28 18207 0022
- 5170 Derby Road, Dayton, OH 45417, Parcel ID No. G27 01611 0143
- 105 Bricker Avenue, Dayton, OH 45417, Parcel ID No. G27 18308 0103
- 216 Bricker Avenue, Dayton, OH 45417, Parcel ID No. G27 18309 0092
- 24 Bricker Avenue, Dayton, OH 45417, Parcel ID No. G27 18309 0090
- 214 Bluecrest Avenue, Dayton, OH 45417, Parcel ID No. G29 18202A0045 and G29 18202A0046
- 9 Maeder Avenue, Dayton, OH 45417, Parcel ID No. G28 18308 0056

Upon calling for public comment regarding Nuisance Properties, and hearing none, the Chair closed the public hearing at 7:10 p.m.

8. Public Comments

Citizens reported on concerns in their community.

9. Resolutions for Consideration:

Action, Information, Minutes: Resolution 26-050

I recommend approval of Resolution 26-050 – the Jefferson Township Board of Trustees accepts the resignation of firefighter/paramedic Donovan Corcoran.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-051

I recommend approval of Resolution 26-051 – the Jefferson Township Board of Trustees accepts the non-compliance termination of Nathaniel Scolastico from the Jefferson Township Fire Department.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-052

I recommend approval of Resolution 26-052 – the Jefferson Township Board of Trustees approve the MOU agreement with the Montgomery County Agricultural Society

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution” Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-053

I recommend approval of Resolution 26-053 – a resolution by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, pursuant to Ohio Revised Code Section 505.86, declaring its intention to demolish and remove the insecure and unsafe structure(s) situated at 55 S. Snyder Road, New Lebanon, Ohio 45345, Parcel ID No. G28 18206 0035, which property is titled in the name(s) of Eugene and Frances Bailey, and directing the Township Zoning Administrator to issue a Notice of Intention to the property owner(s), lienholders of record, if any, and all other interested parties pursuant to Ohio Revised Code Section 505.86.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-054

I recommend approval of Resolution 26-053 – a resolution by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, pursuant to Ohio Revised Code Section 505.86, declaring its intention to demolish and remove the insecure and unsafe structure(s) situated at 185 Landsdowne Avenue, Dayton, Ohio 45417, Parcel ID No. G29 18203 0046, which property is titled in the name(s) of Tasha Mullins, and directing the Township Zoning Administrator to issue a Notice of Intention to the property owner(s), lienholders of record, if any, and all other interested parties pursuant to Ohio Revised Code Section 505.86.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-055

I recommend approval of Resolution 26-055 – a resolution by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, pursuant to Ohio Revised Code Section 505.86, declaring its intention to demolish and remove the insecure and unsafe structure(s) situated at 184 Taft Avenue, Dayton, Ohio 45417, Parcel ID No. G29 18203 0029, which property is titled in the name(s) of Tammy L Arden, and directing the Township Zoning Administrator to issue a Notice of Intention to the property owner(s),

lienholders of record, if any, and all other interested parties pursuant to Ohio Revised Code Section 505.86.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-056

I recommend approval of Resolution 26-056 – a resolution by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, pursuant to Ohio Revised Code Section 505.86, declaring its intention to demolish and remove the insecure and unsafe structure(s) situated at 201 Calumet Lane, Dayton, Ohio 45417, Parcel ID No. G28 18207 0022, which property is titled in the name(s) of Deborah Knight, and directing the Township Zoning Administrator to issue a Notice of Intention to the property owner(s), lienholders of record, if any, and all other interested parties pursuant to Ohio Revised Code Section 505.86.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-057

I recommend approval of Resolution 26-057 – a resolution by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, pursuant to Ohio Revised Code Section 505.86, declaring its intention to demolish and remove the insecure and unsafe structure(s) situated at 5170 Derby Road, Dayton, Ohio 45417, Parcel ID No. G27 01611 0143, which property is titled in the name(s) of Central Baptist Church, and directing the Township Zoning Administrator to issue a Notice of Intention to the property owner(s), lienholders of record, if any, and all other interested parties pursuant to Ohio Revised Code Section 505.86.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-058

I recommend approval of Resolution 26-058 – a resolution by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, pursuant to Ohio Revised Code Section 505.86, declaring its intention to demolish and remove the insecure and unsafe structure(s) situated at 105 Bricker Avenue, Dayton, Ohio 45417, Parcel ID No. G27

18308 0103, which property is titled in the name(s) of Wesley C Greenfield, and directing the Township Zoning Administrator to issue a Notice of Intention to the property owner(s), lienholders of record, if any, and all other interested parties pursuant to Ohio Revised Code Section 505.86.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-059

I recommend approval of Resolution 26-059 – a resolution by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, pursuant to Ohio Revised Code Section 505.86, declaring its intention to demolish and remove the insecure and unsafe structure(s) situated at 216 Bricker Avenue, Dayton, Ohio 45417, Parcel ID No. G27 18309 0092, which property is titled in the name(s) of David Pelfrey, and directing the Township Zoning Administrator to issue a Notice of Intention to the property owner(s), lienholders of record, if any, and all other interested parties pursuant to Ohio Revised Code Section 505.86.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-060

I recommend approval of Resolution 26-060 – a resolution by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, pursuant to Ohio Revised Code Section 505.86, declaring its intention to demolish and remove the insecure and unsafe structure(s) situated at 224 Bricker Avenue, Dayton, Ohio 45417, Parcel ID No. G27 18309 0090, which property is titled in the name(s) of Victoria Management Services LLC, and directing the Township Zoning Administrator to issue a Notice of Intention to the property owner(s), lienholders of record, if any, and all other interested parties pursuant to Ohio Revised Code Section 505.86.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-061

I recommend approval of Resolution 26-061 – a resolution by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, pursuant to Ohio Revised Code Section

505.86, declaring its intention to demolish and remove the insecure and unsafe structure(s) situated at 214 Bluecrest Avenue, Dayton, Ohio 45417, Parcel ID No. G29 18202A0045, which property is titled in the name(s) of Roberta Teasley, and directing the Township Zoning Administrator to issue a Notice of Intention to the property owner(s), lienholders of record, if any, and all other interested parties pursuant to Ohio Revised Code Section 505.86.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-062

I recommend approval of Resolution 26-062 – a resolution by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, pursuant to Ohio Revised Code Section 505.86, declaring its intention to demolish and remove the insecure and unsafe structure(s) situated at 9 Maeder Avenue, Dayton, Ohio 45417, Parcel ID No. G28 18308 0056, which property is titled in the name(s) of Bobi Jo Lewandowski, and directing the Township Zoning Administrator to issue a Notice of Intention to the property owner(s), lienholders of record, if any, and all other interested parties pursuant to Ohio Revised Code Section 505.86.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-063

I recommend approval of Resolution 26-063 – The Jefferson Township Board of Trustees accepts the resignation of Economic Development Coordinator Derrick Burgess from the Jefferson Township Administration Team.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Vera Powell, Oscar Young, Sheila Back

Action, Information, Minutes: Resolution 26-064

I recommend approval of Resolution 26-064 – the Jefferson Township Board of Trustees accepts the resignation of part-time road worker Lamar Jackson from the Jefferson Township Road Department.

Motion by Sheila Back, Seconded by Oscar Young.

Final Resolution: Motion Carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-065

I recommend approval of Resolution 26-065 – Correction to Resolution 26-031. The Jefferson Township Board of Trustees promotes Damian Benson to the position of Assistant Road Supervisor, establishing his rate of pay, and establishing a six-month probationary period.

Motion by Sheila Back, Seconded by Oscar Young.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-066

I recommend approval of Resolution 26-066 – The Jefferson Township Board of Trustees approves addendum no. 2 to the Energy Consulting and Management agreement with Trebel, LLC, and continuing the Township's Electrical and Natural Gas Aggregation.

Motion by Sheila Back, Seconded by Oscar Young
Final Resolution: Motion carried.

Yes: Vera Powell, Oscar Young, Sheila Back

10. Department Reports

Sheriff: Captain Steel reported on February's reports on service. Overall crime increased by 1% compared to February of 2025. Eighty reports were generated in Jefferson Township; eighteen of these needed additional follow-ups by Detective Phelps. On February 9th deputies were dispatched to 37 S. Northampton reference to a shooting. Upon arrival, they met with the owner of a pit bull who advised a subject on foot shot his dog. Two subjects were located that matched the description; however, the owner of the pit bull could not confirm the identity of the subjects. Investigation is being followed up by Detective Phelps. On February 10th Deputies attempted to stop a subject on foot in the area of W. Third St. and Cherokee Dr. The subject fled and resisted arrest and the Deputies had to deploy a taser to get him under arrest. He was found to have suspected drugs on him. On February 27th Deputies responded to 5678 W. Third St. reference to a deceased male inside the Pinewood Carryout. There was no foul play suspected and the investigation is being handled by the Special Investigation unit downtown. During the month of February, deputies investigated four traffic crashes. Eighty traffic stops were conducted in Jefferson Township. Eight K-9 deployments. Deputy Jackson reported one new case for Jefferson Township.

Public Safety: Dr. Bailey reported on the towing of vehicles. Eight vehicles were tagged resulting in two being towed and six being moved by the owners. Three additional vehicles were tagged and waiting for results. April 25th Community Medication Drop Off at Mt. Carmel Baptist Church, Montgomery County Sheriff will also be there. October the Public Safety Committee and the Fire Department will have a Fire Safety Month. Other events that are in the future for the Public Safety Committee include: Meet Your Community Officer and Stay Straight and Be Safe. Juvenile curfew signs will be going up. Need for members for the Community Safety Board. Participated in the Neighborhood Leadership Institute with a presentation on Public Safety.

Code Enforcement: Larry Minnifield reported on the following activity for March. Twenty-four inspections and violations were conducted; 14 were routine and 10 were complaint driven. Twelve violations were issued. Eight cases have been resolved, with six being voluntary. A total of \$4,300 in fines were assessed. Fifty-four cases are ongoing with resolutions in place for compliance. All vacant properties in Drexel have been identified and documented to be boarded up by the Road Department. Two properties were declared a nuisance and will be abated next month.

Zoning: Karen Kayler spoke regarding the Juvenile and Adult Group Homes. Kayler also reminded everyone that Spring Clean Up is on May 2nd at 8:00 AM.

11. Adjournment Action: Adjournment


I'll make a motion to adjourn the meeting.
Motion by Sheila Back, seconded by Oscar Young.
Final Resolution: Motion Carried.

Yes: Sheila Back, Oscar Young, Vera Powell.
Adjournment 8:04 PM

Attest by:



Sheila Back, President



Charlene Chattams, Fiscal Officer

Approval Date: 4-15-26