



AGENDA

JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO BOARD OF TRUSTEES

REGULAR SESSION

1 BUSINESS PARK Dr., DAYTON, OHIO 45417

April 7, 2026, 6:00 PM

I. Welcome / Pledge of Allegiance,

II. Moment of Silence-To Honor the Military, Firefighters, Road Workers, & Sheriff Deputies as they serve our community here and abroad.

III. Call to Order / Roll Call:

Sheila Back		Oscar Young		Vera Powell	
Present	Absent	Present	Absent	Present	Absent

IV. Approval of Meeting Minutes

- Regular March 18, 2026**

Motion to Approve Regular Meeting Minutes

by **Back () Young () Powell ()**

Second by **Back () Young () Powell ()**

Roll Call **Back () Young () Powell ()**

V. Fiscal Officer Report

Motion to Accept the Fiscal Officer Report and pay the bills.

Motion to Accept Fiscal Officer Report

by **Back () Young () Powell ()**

Second by **Back () Young () Powell ()**

Roll Call **Back () Young () Powell ()**

VI. Guest Speaker

Montgomery County Auditor – Karl Keith

Montgomery County Treasurer –John McManus

Ambulance Billing Network – Jim Pristas

VII. BZA Appeal

Case 2026-001

VIII. Public Hearing – Nuisance Properties

- 55 S. SNYDER ROAD, NEW LEBANON, OHIO 45345, PARCEL ID NO. G28 18206 0035
- 185 LANDSDOWNE AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G29 18203 0046
- 184 TAFT AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G29 18203 0029
- 201 CALUMET LANE, DAYTON, OHIO 45417, PARCEL ID NO. G28 18207 0022
- 5170 DERBY ROAD, DAYTON, OHIO 45417, PARCEL ID NO. G27 01611 0143
- 105 BRICKER AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G27 18308 0103

- 216 BRICKER AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G27 18309 0092
- 24 BRICKER AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G27 18309 0090
- 214 BLUECREST AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G29 18202A0045 AND G29 18202A0046
- 9 MAEDER AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G28 18308 0056

IX. Public Comments

Speakers are to walk up to the podium. Please state your name and address. Speakers are only permitted to address Trustees one (1) time with no rebuttal provided. Speakers are limited to three (3) minutes to address the Trustees. Once your three (3) conclude, speakers will be asked to cease comments and return to their seats.

X. Resolutions for Consideration

- **Resolution 26-050**
 - THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF FIREFIGHTER/PARAMEDIC DONOVAN CORCORAN
- **Resolution 26-051**
 - THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE NON-COMPLIANCE TERMINATION RECOMMENDATION OF NATHANIEL SCOLASTICO FROM THE JEFFERSON TOWNSHIP FIRE DEPARTMENT
- **Resolution 26-052**
 - THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES APPROVES THE MOU AGREEMENT WITH THE MONTGOMERY COUNTY AGRICULTURAL SOCIETY
- **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 ADMINISTRATION 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
- **Resolution 26-054**
 - 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 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 ADMINISTRATION TO ISSUE A NOTICE OF INTERESD PARTIES PURSUANT TO

OHIO REVISED CODE SECTION 505.86

- **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 ADMINISTRATION 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

- **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 201 CALUMET LANE, DAYTON, OHIO 45417, PARCEL ID NO. G28 18207 0022, WHICH PROPERTY IS TITLED IN THE NAME(S) OF DEBORAH K KNIGHT, AND DIRECTING THE TOWNSHIP ZONING ADMINISTRATION TO ISSUE A NOTICE OF INTERESED PARTIES PURSUANT TO OHIO REVISED CODE SECTION 505.86

- **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 ADMINISTRATION 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

- **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 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 ADMINISTRATION TO ISSUE A NOTICE OF INTERESED PARTIES PURSUANT TO OHIO REVISED CODE SECTION 505.86

- **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 ADMINISTRATION 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

- **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 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 ADMINISTRATION TO ISSUE A NOTICE OF INTERESSED PARTIES PURSUANT TO OHIO REVISED CODE SECTION 505.86

- **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 AND G29 18202A0046, WHICH PROPERTY IS TITLED IN THE NAME(S) OF ROBERTA TEASLEY, AND DIRECTING THE TOWNSHIP ZONING ADMINISTRATION 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

- **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 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 ADMINISTRATION TO ISSUE A NOTICE OF INTERESSED PARTIES PURSUANT TO OHIO REVISED CODE SECTION 505.86

xi. Department Reports

- **Sheriff**
- **Public Safety**
- **Fire**
- **Code Enforcement**
- **Zoning**

xii. Adjournment

Motion to Adjourn Meeting by
Second by

Back () Young () Powell ()
Back () Young () Powell ()

Roll Call:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Time of Adjournment: _____

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

Regular Meeting (Wednesday, March 18, 2026)

Members present:

Sheila Back, Oscar Young, Sheila Back, Vera Powell
Charlene Chattams

The meeting was called to order at 12:00 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 3, 2026

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

Yes: Sheila Back, Oscar Young, Vera Powell

- 4. Fiscal Officer Report**
The Fiscal Officer stated she is working on reconciliation for February. January credit cards were completed. Audit Committee meeting is March 19 at 12:00 pm (noon), opportunity to see where the money goes. The reports for 2025 have been completed and submitted to appropriate entities.

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

Yes: Sheila Back, Oscar Young, Vera Powell

- 5. Guest Speakers**
Trell – Joe Garrett

- 6. Public Comments**
Citizens gave comments about concerns in the community.

7. Resolutions for Consideration:

Action, Information, Minutes: Resolution 26-032

I recommend approval of Resolution 26-032 – the Jefferson Township Board of Trustees authorize the Township Fire Chief to hire probationary part-time firefighter/EMT Nicholas Carmody.

Motion by Sheila Back, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-033

I recommend approval of Resolution 26-033 – the Jefferson Township Board of Trustees authorizes the Township Fire Chief to hire probationary part-time firefighter/EMT Noah Flores.

Motion by Sheila Back, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-034

I recommend approval of Resolution 26-034 – the Jefferson Township Board of Trustees authorize the removal of vegetation, garbage, refuse and any other debris and declares a nuisance for the property located at 102 Lawncrest Avenue, Jefferson Township, Ohio 45417, Auditor's Parcel ID G28 18207 0009.

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

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-035

I recommend approval of Resolution 26-035 – the Jefferson Township Board of Trustees authorizes the removal of vegetation, garbage, refuse, and any other debris and declares a nuisance for the property located at 195 Paige Avenue, Jefferson Township, Ohio 45417, Auditor's Parcel ID G27 18307 0063

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

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-036

I recommend approval of Resolution 26-036 – the Jefferson Township Board of Trustees do hereby declare certain Road Department equipment as surplus, obsolete, or no longer needed for township operations.

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

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-037

I recommend approval of Resolution 26-037 – the Jefferson Township Board of Trustees does hereby authorize the purchase and installation of a salt storage structure through the H2Ohio Chloride Reduction grant program and authorizing the Township Administrator to execute related contract documents.

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

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-038

I recommend approval of Resolution 26-038 – the Jefferson Township Board of Trustees approves the Jefferson Township 2026 fiscal year budget.

Motion by Sheila Back, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-039

I recommend approval of Resolution 26-039 – the Jefferson Township Board of Trustees authorizes the purchase of public safety radio communication equipment for the Jefferson Township Fire Department and authorizes the Township Administrator to execute related documents.

Motion by Sheila Back, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-040

I recommend approval of Resolution 26-040 – the Jefferson Township Board of Trustees authorize the removal of vegetation, garbage, refuse and any other debris and declares a nuisance for the property located at 55 S Snyder Road, Jefferson Township, Ohio 45417, Auditor’s Parcel ID G28 18206 0035.

Motion by Oscar Young, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-041

I recommend approval of Resolution 26-041 – the Jefferson Township Board of Trustees authorizes the removal of vegetation, garbage, refuse, and any other debris and declares a nuisance for the property located at 185 S Lansdowne Avenue, Jefferson Township, Ohio 45417, Auditor’s Parcel ID G29 18203 0046.

Motion by Oscar Young, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-042

I recommend approval of Resolution 26-042 – the Jefferson Township Board of Trustees authorize the removal of vegetation, garbage, refuse and any other debris and declares a nuisance for the property located at 184 Taft Avenue, Jefferson Township, Ohio 45417, Auditor’s Parcel ID G29 18203 0029.

Motion by Oscar Young, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-043

I recommend approval of Resolution 26-043 – the Jefferson Township Board of Trustees authorizes the removal of vegetation, garbage, refuse, and any other debris and declares a nuisance for the property located at 201 Calumet Lane, Jefferson Township, Ohio 45417, Auditor’s Parcel ID G28 18207 0022.

Motion by Oscar Young, Seconded by Vera Powell.

Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-044

I recommend approval of Resolution 26-044 – the Jefferson Township Board of Trustees authorize the removal of vegetation, garbage, refuse and any other debris and declares a nuisance for the property located at 5170 Derby Road, Jefferson Township, Ohio 45417, Auditor's Parcel ID G27 01611 0143.

Motion by Oscar Young, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-045

I recommend approval of Resolution 26-045 – the Jefferson Township Board of Trustees authorizes the removal of vegetation, garbage, refuse, and any other debris and declares a nuisance for the property located at 105 Bricker Avenue, Jefferson Township, Ohio 45417, Auditor's Parcel ID G27 18306 0103.

Motion by Oscar Young, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-046

I recommend approval of Resolution 26-046 – the Jefferson Township Board of Trustees authorize the removal of vegetation, garbage, refuse and any other debris and declares a nuisance for the property located at 216 Bricker Avenue, Jefferson Township, Ohio, 45417, Auditor's Parcel ID G27 18309 0092.

Motion by Oscar Young, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-047

I recommend approval of Resolution 26-047 – the Jefferson Township Board of Trustees authorizes the removal of vegetation, garbage, refuse, and any other debris and declares a nuisance for the property located at 224 Bricker Avenue, Jefferson Township, Ohio 45417, Auditor's Parcel ID G27 18309 0090.

Motion by Oscar Young, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-048

I recommend approval of Resolution 26-048 – the Jefferson Township Board of Trustees authorize the removal of vegetation, garbage, refuse and any other debris and declares a nuisance for the property located at 214 Bluecrest Avenue, Jefferson Township, Ohio 45417, Auditor’s Parcel ID G29 18202A0045 and Auditor’s Parcel ID G29 18202A0046.

Motion by Oscar Young, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-049

I recommend approval of Resolution 26-049 – the Jefferson Township Board of Trustees authorizes the removal of vegetation, garbage, refuse, and any other debris and declares a nuisance for the property located at 9 Maeder Avenue, Jefferson Township, Ohio 45417, Auditor’s Parcel ID G28 18308 0056.

Motion by Oscar Young, Seconded by Vera Powell.
Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

8. Adjournment

I’ll make a Motion to Adjourn the Meeting.
Motion by Sheila Back, Seconded by Vera Powell.
Final Resolution: Motion Carried.

Yes: Sheila Back, Oscar Young, Vera Powell.
Meeting Adjourned: 12:57 PM

Attest by:

Sheila Back, President

Charlene Chattams, Fiscal Officer

Approval Date: _____

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-050**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF FIREFIGHTER/PARAMEDIC
DONOVAN CORCORAN**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WITNESSETH

WHEREAS, Donovan Corcoran has resigned his position with the Jefferson Township Fire Department.

WHEREAS, The Jefferson Township Board of Trustees in accordance with the Ohio Revised Code is authorized to accept this registration.

WHEREAS, The Board of Trustees agrees to accept the resignation of Donovan Corcoran from the Jefferson Township Fire Department with this Resolution 26-000.

WHEREAS, The Board of Trustees instructs the Fire Chief to write a letter denoting the acceptance of said resignation and a letter of appreciation to be sent to the employee (Resignation on file).

NOW, THEREFORE, The Board of Trustees of Jefferson Township, Montgomery County, Ohio, hereby accepts the resignation of Donovan Corcoran from the Jefferson Township Fire Department effective March 30, 2026.

The vote was as follows:

Sheila Back			Oscar Young			Vera Powell		
Yes	No	Abstain	Yes	No	Abstain	Yes	No	Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

**Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer**

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-051**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE NON-COMPLIANCE TERMINATION
RECOMMENDATION OF NATHANIEL SCOLASTICO FROM THE JEFFERSON TOWNSHIP FIRE
DEPARTMENT.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WITNESSETH

WHEREAS, The Jefferson Township Fire Department is working diligently to maintain quality staffing and desires to provide excellent EMS and Fire protection to the residents of Jefferson Township; and

WHEREAS, The Jefferson Township Fire Chief has set a monthly minimum 48-hour requirement for our employees by memo dated October 24, 2024; and

WHEREAS, the Fire Chief has recommended the termination and separation of Nathaniel Scolastico from the Jefferson Township Fire Department for the Non-Compliance of failing to work a monthly minimum 48-hour requirement

NOW, THEREFORE, the Board of Trustees of Jefferson Township, Montgomery County, Ohio, accepts the recommendation from the Fire Chief and orders the immediate termination of Nathaniel Scolastico effective April 7, 2026.

The vote was as follows:

Sheila Back			Oscar Young			Vera Powell		
Yes	No	Abstain	Yes	No	Abstain	Yes	No	Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Oscar Young, Vice President

Vera Powell, Trustee

**Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer**

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-052

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES APPROVES THE MOU AGREEMENT WITH THE
MONTGOMERY COUNTY AGRICULTURAL SOCIETY.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 11, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WHEREAS, the Montgomery County Agricultural Society hos the annual Montgomery County Fair in Jefferson Township;

WHEREAS, Jefferson Township maintains and operates a fire protection organization in Jefferson Township;

WHEREAS, the Montgomery County Agricultural Society is in need of FIRE and EMS protection for the annual county fair;

NOW, THEREFORE, that the Jefferson Township Board of Trustees Authorize the Township Administrator to enter into the attached MOU agreement with the Montgomery County Agricultural Society.

The vote was as follows:

Sheila Back			Oscar Young			Vera Powell		
Yes	No	Abstain	Yes	No	Abstain	Yes	No	Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 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 ADMINISTRATION 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.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on February 3, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WHEREAS, The Jefferson Township Board of Trustees (the “Board”) have received numerous complaints of abandoned, structurally defective, and insecure structures in the Township; and

WHEREAS, the Board finds that abandoned, structurally defective, and insecure structures within Jefferson Township (the “Township”) are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

WHEREAS, the Board has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and insecure structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

WHEREAS, Ohio Revised Code Section 505.86(B) authorizes the Board to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or buildings or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

WHEREAS, a duty to authorized Fire Code Official for the Township has inspected the property located at 55 S Snyder Road, Dayton, Ohio 45345 (the “Property”), Parcel ID No. G28 18206 0035, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110 (“Unsafe Buildings”), as evidenced by the inspection report attached hereto as Exhibit A and photographs of the Property attached hereto as Exhibit B; and

Resolution 26-053

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-053

WHEREAS, a public hearing was conducted on the 7th day of April, 2026, to determine whether the dangerous conditions at the Property had been remediated or whether the Board would require the securance, repair, or demolition and removal of the Property identified herein; and

WHEREAS, due notice of this public hearing was given by the Township as required by law; and

WHEREAS, the Zoning Coordinator, prior to the public hearing described herein, provided notice of this public hearing as required by law to the Property owner, lienholders of record, if any, and other interested parties as determined by the Township’s legal counsel after title examination; and

WHEREAS, based on the evidence and testimony presented at the public hearing under oath, the Board found that the conditions present at the Property have not been remediated and the structure(s) situated on the Property continue to be insecure and unsafe, and that the demolition of the Property is in the best interests of the health, safety, and welfare of its citizens; and

WHEREAS, the Board has announced its decision that the structure(s) situated at 55 S Snyder Road, New Lebanon, Ohio 45345, Parcel ID No. G28 18206 0035, which Property is title in the names of Eugene and Frances Bailey must be demolished and removed to protect and promote the health, safety, and welfare of the citizen of the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 505.86, the Board is required to give notice of its intention to demolish the Property to all owners and lienholders of record at least thirty (30) days before Property’s demolition.

NOW, THEREFORE, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

Section 1. The Board finds that the structure(s) situated on the Property located at 55 S Snyder Road, New Lebanon, Ohio 45345, Parcel No. G28 18206 0035, which Property is titled in the names of Eugene and Frances Bailey continue(s) to be insecure, unsafe, dangerous to life and health, and unfit for human habitation.

Section 2. The Board hereby finds that in order to protect and promote the health, safety, and welfare of the citizens of the Township, the dangerous structure(s) described in the inspection report attached hereto as Exhibit A and illustrated in Exhibit B must be demolished and removed.

Section 3. The Board hereby declares its intention to demolish the structure(s) situated on the Property, if the Property owner fails to timely remediate the dangerous conditions and Code violation present at the Property.

Section 4. The Zoning Administrator is hereby directed to send notice of the Board’s intention to demolish the property (the “Notice of Intention”) to the property owner, all lienholders of record, if

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-053

any, and other interested parties as determined by the Township’s legal counsel after title examination, in accordance with Ohio Revised Code Section 505.86.

Section 5. The Notice of Intention issued by the Zoning Administrator shall include all notifications required by law and shall be in full compliance with Ohio Revised Code Section 505.86.

Section 6. Pursuant to Ohio Revised Code Section 505.86, the property owner, lienholders of record, if any, and all other interested parties with standing who are named in the Notice of Intention described herein, shall have twenty (20) days from the issuance of the Notice of Intention to request a hearing on this matter before the Board. The hearing request must be in writing and directed to the Township’s Fiscal Officer, Charlene Chattams, at the Jefferson Township Offices, 1 Business Park Drive, Dayton, Ohio 45417. If no hearing is timely requested, the Board shall issue its final order, within thirty (30) days of the issuance of the Notice of Intention described herein, directing the Township to proceed with the demolition and removal of the structure(s) situated on the Property.

Section 7. It is hereby found and determined that all formal acts of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



JEFFERSON TOWNSHIP

JEFFERSON TOWNSHIP FIRE DEPARTMENT

1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

March 13, 2026

Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery County, Ohio
1 Business Park Dr.
Dayton, Ohio 45417

Re: Residential Structure Inspection
Property Address: 55 S. Snyder Rd. Dayton, OH 45345
Parcel ID No(s): G28 18206 0035

Ms. Kayler:

On March 13, 2026 a Certified Fire Safety Inspector (the "CFSI") with the Jefferson Township Fire Department, performed an onsite safety inspection of the above-referenced property (the "Property") pursuant to your request.

The CFSI has made the following findings and determinations concerning this Property:

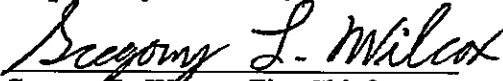
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of Ohio Fire Code, (J) Section 110, for the following reasons:
 - Vacant structure(s) not secured against unauthorized entry (Section 110.1.1)
 - Inadequate means of egress (Section 110.1.1)
 - Dangerous to human life or the public welfare (Section 110.1.1)
 - Illegal or improper occupancy or inadequate maintenance (Section 110.1.1)
 - Fire hazard (Section 110.1.1)
 - Structural hazards (Section 110.1.2)
- No safety violations were noted

As of the date of the above-described safety inspection, the structure(s) situated on the Property appeared to be occupied unoccupied.

Property Inspected By:

- Gregory L. Wilcox CFSI
 Susan M. Halter CFSI
 Tyler M. Pratt CFSI

Respectfully submitted,



Gregory L. Wilcox, Fire Chief
1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

Ohio Revised Code Section 3737.41

(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, demolished, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

**Ohio Fire Code
(J) Section 110
Unsafe Buildings**

- (1) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue a citation or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this rule and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.
- (a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7--3 of the Administrative Code shall be deemed unsafe.
- (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.
- (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.
- (b) **110.1.2 Structural hazards.** When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule.

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-054**

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 ADMINISTRATION 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.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**

Second by **Back () Young () Powell ()**

WHEREAS, The Jefferson Township Board of Trustees (the “Board”) have received numerous complaints of abandoned, structurally defective, and insecure structures in the Township; and

WHEREAS, the Board finds that abandoned, structurally defective, and insecure structures within Jefferson Township (the “Township”) are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

WHEREAS, the Board has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and insecure structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

WHEREAS, Ohio Revised Code Section 505.86(B) authorizes the Board to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or buildings or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

WHEREAS, a duty to authorized Fire Code Official for the Township has inspected the property located at 185 Lansdowne Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G29 18203 0046, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110 (“Unsafe Buildings”), as evidenced by the inspection report attached hereto as Exhibit A and photographs of the Property attached hereto as Exhibit B; and

Resolution 26-054

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-054

WHEREAS, a public hearing was conducted on the 7th day of April, 2026, to determine whether the dangerous conditions at the Property had been remediated or whether the Board would require the securance, repair, or demolition and removal of the Property identified herein; and

WHEREAS, due notice of this public hearing was given by the Township as required by law; and

WHEREAS, the Zoning Coordinator, prior to the public hearing described herein, provided notice of this public hearing as required by law to the Property owner, lienholders of record, if any, and other interested parties as determined by the Township’s legal counsel after title examination; and

WHEREAS, based on the evidence and testimony presented at the public hearing under oath, the Board found that the conditions present at the Property have not been remediated and the structure(s) situated on the Property continue to be insecure and unsafe, and that the demolition of the Property is in the best interests of the health, safety, and welfare of its citizens; and

WHEREAS, the Board has announced its decision that the structure(s) situated at 185 Lansdowne Avenue, Dayton, Ohio 45417, Parcel ID No. G29 18203 0046, which Property is title in the name of Tasha Mullins must be demolished and removed to protect and promote the health, safety, and welfare of the citizen of the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 505.86, the Board is required to give notice of its intention to demolish the Property to all owners and lienholders of record at least thirty (30) days before Property’s demolition.

NOW, THEREFORE, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

Section 1. The Board finds that the structure(s) situated on the Property located at 185 Lansdowne Avenue, Dayton, Ohio 45417, Parcel No. G29 18203 0046, which Property is titled in the name of Tasha Mullins continue(s) to be insecure, unsafe, dangerous to life and health, and unfit for human habitation.

Section 2. The Board hereby finds that in order to protect and promote the health, safety, and welfare of the citizens of the Township, the dangerous structure(s) described in the inspection report attached hereto as Exhibit A and illustrated in Exhibit B must be demolished and removed.

Section 3. The Board hereby declares its intention to demolish the structure(s) situated on the Property, if the Property owner fails to timely remediate the dangerous conditions and Code violation present at the Property.

Section 4. The Zoning Administrator is hereby directed to send notice of the Board’s intention to demolish the property (the “Notice of Intention”) to the property owner, all lienholders of record, if

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-054

any, and other interested parties as determined by the Township’s legal counsel after title examination, in accordance with Ohio Revised Code Section 505.86.

Section 5. The Notice of Intention issued by the Zoning Administrator shall include all notifications required by law and shall be in full compliance with Ohio Revised Code Section 505.86.

Section 6. Pursuant to Ohio Revised Code Section 505.86, the property owner, lienholders of record, if any, and all other interested parties with standing who are named in the Notice of Intention described herein, shall have twenty (20) days from the issuance of the Notice of Intention to request a hearing on this matter before the Board. The hearing request must be in writing and directed to the Township’s Fiscal Officer, Charlene Chattams, at the Jefferson Township Offices, 1 Business Park Drive, Dayton, Ohio 45417. If no hearing is timely requested, the Board shall issue its final order, within thirty (30) days of the issuance of the Notice of Intention described herein, directing the Township to proceed with the demolition and removal of the structure(s) situated on the Property.

Section 7. It is hereby found and determined that all formal acts of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



JEFFERSON TOWNSHIP

JEFFERSON TOWNSHIP FIRE DEPARTMENT

1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

March 13, 2026

Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery County, Ohio
1 Business Park Dr.
Dayton, Ohio 45417

Re: Residential Structure Inspection
Property Address: 185 S. Lansdowne Ave. Dayton, OH 45417
Parcel ID No(s): G29 18203 0046

Ms. Kayler:

On March 13, 2026 a Certified Fire Safety Inspector (the "CFSI") with the Jefferson Township Fire Department, performed an onsite safety inspection of the above-referenced property (the "Property") pursuant to your request.

The CFSI has made the following findings and determinations concerning this Property:

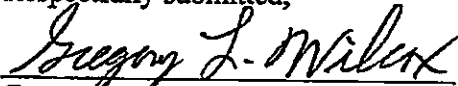
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of Ohio Fire Code, (J) Section 110, for the following reasons:
 - Vacant structure(s) not secured against unauthorized entry (Section 110.1.1)
 - Inadequate means of egress (Section 110.1.1)
 - Dangerous to human life or the public welfare (Section 110.1.1)
 - Illegal or improper occupancy or inadequate maintenance (Section 110.1.1)
 - Fire hazard (Section 110.1.1)
 - Structural hazards (Section 110.1.2)
- No safety violations were noted

As of the date of the above-described safety inspection, the structure(s) situated on the Property appeared to be occupied unoccupied.

Property Inspected By:

- Gregory L. Wilcox CFSI
- Susan M. Halter CFSI
- Tyler M. Pratt CFSI

Respectfully submitted,



Gregory L. Wilcox, Fire Chief
1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

Ohio Revised Code Section 3737.41

(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, demolished, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

**Ohio Fire Code
(J) Section 110
Unsafe Buildings**

- (1) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue a citation or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this rule and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.
- (a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7-3 of the Administrative Code shall be deemed unsafe.
 - (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.
 - (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.
 - (b) **110.1.2 Structural hazards.** When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (I)(1)(110.1) of this rule.

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 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 ADMINISTRATION 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.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 11, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**

Second by **Back () Young () Powell ()**

WHEREAS, The Jefferson Township Board of Trustees (the “Board”) have received numerous complaints of abandoned, structurally defective, and insecure structures in the Township; and

WHEREAS, the Board finds that abandoned, structurally defective, and insecure structures within Jefferson Township (the “Township”) are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

WHEREAS, the Board has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and insecure structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

WHEREAS, Ohio Revised Code Section 505.86(B) authorizes the Board to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or buildings or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

WHEREAS, a duty to authorized Fire Code Official for the Township has inspected the property located at 184 Taft Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G29 18203 0029, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110 (“Unsafe Buildings”), as evidenced by the inspection report attached hereto as Exhibit A and photographs of the Property attached hereto as Exhibit B; and

Resolution 26-055

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-055

WHEREAS, a public hearing was conducted on the 7th day of April, 2026, to determine whether the dangerous conditions at the Property had been remediated or whether the Board would require the securance, repair, or demolition and removal of the Property identified herein; and

WHEREAS, due notice of this public hearing was given by the Township as required by law; and

WHEREAS, the Zoning Coordinator, prior to the public hearing described herein, provided notice of this public hearing as required by law to the Property owner, lienholders of record, if any, and other interested parties as determined by the Township’s legal counsel after title examination; and

WHEREAS, based on the evidence and testimony presented at the public hearing under oath, the Board found that the conditions present at the Property have not been remediated and the structure(s) situated on the Property continue to be insecure and unsafe, and that the demolition of the Property is in the best interests of the health, safety, and welfare of its citizens; and

WHEREAS, the Board has announced its decision that the structure(s) situated at 184 Taft Avenue, Dayton, Ohio 45417, Parcel ID No. G29 18203 0029, which Property is title in the name of Barbara Lee must be demolished and removed to protect and promote the health, safety, and welfare of the citizen of the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 505.86, the Board is required to give notice of its intention to demolish the Property to all owners and lienholders of record at least thirty (30) days before Property’s demolition.

NOW, THEREFORE, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

Section 1. The Board finds that the structure(s) situated on the Property located at 184 Taft Avenue, Dayton, Ohio 45417, Parcel No. G29 18203 0029, which Property is titled in the name of Tammy L Arden continue(s) to be insecure, unsafe, dangerous to life and health, and unfit for human habitation.

Section 2. The Board hereby finds that in order to protect and promote the health, safety, and welfare of the citizens of the Township, the dangerous structure(s) described in the inspection report attached hereto as Exhibit A and illustrated in Exhibit B must be demolished and removed.

Section 3. The Board hereby declares its intention to demolish the structure(s) situated on the Property, if the Property owner fails to timely remediate the dangerous conditions and Code violation present at the Property.

Section 4. The Zoning Administrator is hereby directed to send notice of the Board’s intention to demolish the property (the “Notice of Intention”) to the property owner, all lienholders of record, if

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-055

any, and other interested parties as determined by the Township’s legal counsel after title examination, in accordance with Ohio Revised Code Section 505.86.

Section 5. The Notice of Intention issued by the Zoning Administrator shall include all notifications required by law and shall be in full compliance with Ohio Revised Code Section 505.86.

Section 6. Pursuant to Ohio Revised Code Section 505.86, the property owner, lienholders of record, if any, and all other interested parties with standing who are named in the Notice of Intention described herein, shall have twenty (20) days from the issuance of the Notice of Intention to request a hearing on this matter before the Board. The hearing request must be in writing and directed to the Township’s Fiscal Officer, Charlene Chattams, at the Jefferson Township Offices, 1 Business Park Drive, Dayton, Ohio 45417. If no hearing is timely requested, the Board shall issue its final order, within thirty (30) days of the issuance of the Notice of Intention described herein, directing the Township to proceed with the demolition and removal of the structure(s) situated on the Property.

Section 7. It is hereby found and determined that all formal acts of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



JEFFERSON TOWNSHIP

JEFFERSON TOWNSHIP FIRE DEPARTMENT

1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

March 13, 2026

Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery County, Ohio
1 Business Park Dr.
Dayton, Ohio 45417

Re: Residential Structure Inspection
Property Address: 184 Taft Ave. Dayton, OH 45417
Parcel ID No(s): G29 18203 0029

Ms. Kayler:

On March 13, 2026 a Certified Fire Safety Inspector (the "CFSI") with the Jefferson Township Fire Department, performed an onsite safety inspection of the above-referenced property (the "Property") pursuant to your request.

The CFSI has made the following findings and determinations concerning this Property:

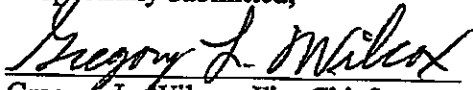
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of Ohio Fire Code, (J) Section 110, for the following reasons:
 - Vacant structure(s) not secured against unauthorized entry (Section 110.1.1)
 - Inadequate means of egress (Section 110.1.1)
 - Dangerous to human life or the public welfare (Section 110.1.1)
 - Illegal or improper occupancy or inadequate maintenance (Section 110.1.1)
 - Fire hazard (Section 110.1.1)
 - Structural hazards (Section 110.1.2)
- No safety violations were noted

As of the date of the above-described safety inspection, the structure(s) situated on the Property appeared to be occupied unoccupied.

Property Inspected By:

- Gregory L. Wilcox CFSI
- Susan M. Halter CFSI
- Tyler M. Pratt CFSI

Respectfully submitted,



Gregory L. Wilcox, Fire Chief
1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

Ohio Revised Code Section 3737.41

(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, demolished, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

Ohio Fire Code

(J) Section 110

Unsafe Buildings

- (1) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue a citation or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this rule and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.
- (a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7-3 of the Administrative Code shall be deemed unsafe.
- (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.
- (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.
- (b) **110.1.2 Structural hazards.** When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (I)(1)(110.1) of this rule.

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 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 K KNIGHT, AND DIRECTING THE TOWNSHIP ZONING ADMINISTRATION 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.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WHEREAS, The Jefferson Township Board of Trustees (the “Board”) have received numerous complaints of abandoned, structurally defective, and insecure structures in the Township; and

WHEREAS, the Board finds that abandoned, structurally defective, and insecure structures within Jefferson Township (the “Township”) are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

WHEREAS, the Board has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and insecure structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

WHEREAS, Ohio Revised Code Section 505.86(B) authorizes the Board to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or buildings or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

WHEREAS, a duty to authorized Fire Code Official for the Township has inspected the property located at 201 Calumet Lane, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G28 18207 0022, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110 (“Unsafe Buildings”), as evidenced by the inspection report attached hereto as Exhibit A and photographs of the Property attached hereto as Exhibit B; and

Resolution 26-056

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-056

WHEREAS, a public hearing was conducted on the 7th day of April, 2026, to determine whether the dangerous conditions at the Property had been remediated or whether the Board would require the securance, repair, or demolition and removal of the Property identified herein; and

WHEREAS, due notice of this public hearing was given by the Township as required by law; and

WHEREAS, the Zoning Coordinator, prior to the public hearing described herein, provided notice of this public hearing as required by law to the Property owner, lienholders of record, if any, and other interested parties as determined by the Township’s legal counsel after title examination; and

WHEREAS, based on the evidence and testimony presented at the public hearing under oath, the Board found that the conditions present at the Property have not been remediated and the structure(s) situated on the Property continue to be insecure and unsafe, and that the demolition of the Property is in the best interests of the health, safety, and welfare of its citizens; and

WHEREAS, the Board has announced its decision that the structure(s) situated at 201 Calumet Lane, Dayton, Ohio 45417, Parcel ID No. G28 18207 0022, which Property is title in the name of Deborah K Knight, must be demolished and removed to protect and promote the health, safety, and welfare of the citizen of the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 505.86, the Board is required to give notice of its intention to demolish the Property to all owners and lienholders of record at least thirty (30) days before Property’s demolition.

NOW, THEREFORE, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

Section 1. The Board finds that the structure(s) situated on the Property located at 201 Calumet Lane, Dayton, Ohio 45417, Parcel No. G28 18207 0022, which Property is titled in the name of Deborah K Knight continue(s) to be insecure, unsafe, dangerous to life and health, and unfit for human habitation.

Section 2. The Board hereby finds that in order to protect and promote the health, safety, and welfare of the citizens of the Township, the dangerous structure(s) described in the inspection report attached hereto as Exhibit A and illustrated in Exhibit B must be demolished and removed.

Section 3. The Board hereby declares its intention to demolish the structure(s) situated on the Property, if the Property owner fails to timely remediate the dangerous conditions and Code violation present at the Property.

Section 4. The Zoning Administrator is hereby directed to send notice of the Board’s intention to demolish the property (the “Notice of Intention”) to the property owner, all lienholders of record, if any, and other interested parties as determined by the Township’s legal counsel after title examination, in accordance with Ohio Revised Code Section 505.86.

Resolution 26-056

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-056

Section 5. The Notice of Intention issued by the Zoning Administrator shall include all notifications required by law and shall be in full compliance with Ohio Revised Code Section 505.86.

Section 6. Pursuant to Ohio Revised Code Section 505.86, the property owner, lienholders of record, if any, and all other interested parties with standing who are named in the Notice of Intention described herein, shall have twenty (20) days from the issuance of the Notice of Intention to request a hearing on this matter before the Board. The hearing request must be in writing and directed to the Township’s Fiscal Officer, Charlene Chattams, at the Jefferson Township Offices, 1 Business Park Drive, Dayton, Ohio 45417. If no hearing is timely requested, the Board shall issue its final order, within thirty (30) days of the issuance of the Notice of Intention described herein, directing the Township to proceed with the demolition and removal of the structure(s) situated on the Property.

Section 7. It is hereby found and determined that all formal acts of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



JEFFERSON TOWNSHIP

JEFFERSON TOWNSHIP FIRE DEPARTMENT

1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

March 13, 2026

Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery County, Ohio
1 Business Park Dr.
Dayton, Ohio 45417

Re: Residential Structure Inspection
Property Address: 201 Calumet Lane Dayton, OH 45417
Parcel ID No(s): G28 18207 0022

Ms. Kayler:

On March 13, 2026 a Certified Fire Safety Inspector (the "CFSI") with the Jefferson Township Fire Department, performed an onsite safety inspection of the above-referenced property (the "Property") pursuant to your request.

The CFSI has made the following findings and determinations concerning this Property:

- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of Ohio Fire Code, (J) Section 110, for the following reasons:
 - Vacant structure(s) not secured against unauthorized entry (Section 110.1.1)
 - Inadequate means of egress (Section 110.1.1)
 - Dangerous to human life or the public welfare (Section 110.1.1)
 - Illegal or improper occupancy or inadequate maintenance (Section 110.1.1)
 - Fire hazard (Section 110.1.1)
 - Structural hazards (Section 110.1.2)
- No safety violations were noted

As of the date of the above-described safety inspection, the structure(s) situated on the Property appeared to be occupied unoccupied.

Property Inspected By:

- Gregory L. Wilcox CFSI
- Susan M. Halter CFSI
- Tyler M. Pratt CFSI

Respectfully submitted,



Gregory L. Wilcox, Fire Chief
1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

Ohio Revised Code Section 3737.41

(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, demolished, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

**Ohio Fire Code
(J) Section 110
Unsafe Buildings**

- (1) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue a citation or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this rule and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.
- (a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7--3 of the Administrative Code shall be deemed unsafe.
 - (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.
 - (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.
 - (b) **110.1.2 Structural hazards.** When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 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 ADMINISTRATION 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.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WHEREAS, The Jefferson Township Board of Trustees (the “Board”) have received numerous complaints of abandoned, structurally defective, and insecure structures in the Township; and

WHEREAS, the Board finds that abandoned, structurally defective, and insecure structures within Jefferson Township (the “Township”) are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

WHEREAS, the Board has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and insecure structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

WHEREAS, Ohio Revised Code Section 505.86(B) authorizes the Board to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or buildings or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

WHEREAS, a duty to authorized Fire Code Official for the Township has inspected the property located at 5170 Derby Road, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G27 01611 0143, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110 (“Unsafe Buildings”), as evidenced by the inspection report attached hereto as Exhibit A and photographs of the Property attached hereto as Exhibit B; and

Resolution 26-057

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-057

WHEREAS, a public hearing was conducted on the 3rd day of February, 2026, to determine whether the dangerous conditions at the Property had been remediated or whether the Board would require the securance, repair, or demolition and removal of the Property identified herein; and

WHEREAS, due notice of this public hearing was given by the Township as required by law; and

WHEREAS, the Zoning Coordinator, prior to the public hearing described herein, provided notice of this public hearing as required by law to the Property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination; and

WHEREAS, based on the evidence and testimony presented at the public hearing under oath, the Board found that the conditions present at the Property have not been remediated and the structure(s) situated on the Property continue to be insecure and unsafe, and that the demolition of the Property is in the best interests of the health, safety, and welfare of its citizens; and

WHEREAS, the Board has announced its decision that the structure(s) situated at 5170 Derby Road, Dayton, Ohio 45417, Parcel ID No. G27 01611 0143, which Property is title in the name of Central Baptist Church, must be demolished and removed to protect and promote the health, safety, and welfare of the citizen of the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 505.86, the Board is required to give notice of its intention to demolish the Property to all owners and lienholders of record at least thirty (30) days before Property's demolition.

NOW, THEREFORE, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

Section 1. The Board finds that the structure(s) situated on the Property located at 5170 Derby Road, Dayton, Ohio 45417, Parcel No. G27 01611 0143, which Property is titled in the name of Central Baptist Church continue(s) to be insecure, unsafe, dangerous to life and health, and unfit for human habitation.

Section 2. The Board hereby finds that in order to protect and promote the health, safety, and welfare of the citizens of the Township, the dangerous structure(s) described in the inspection report attached hereto as Exhibit A and illustrated in Exhibit B must be demolished and removed.

Section 3. The Board hereby declares its intention to demolish the structure(s) situated on the Property, if the Property owner fails to timely remediate the dangerous conditions and Code violation present at the Property.

Section 4. The Zoning Administrator is hereby directed to send notice of the Board's intention to demolish the property (the "Notice of Intention") to the property owner, all lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, in accordance with Ohio Revised Code Section 505.86.

Resolution 26-057

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-057

Section 5. The Notice of Intention issued by the Zoning Administrator shall include all notifications required by law and shall be in full compliance with Ohio Revised Code Section 505.86.

Section 6. Pursuant to Ohio Revised Code Section 505.86, the property owner, lienholders of record, if any, and all other interested parties with standing who are named in the Notice of Intention described herein, shall have twenty (20) days from the issuance of the Notice of Intention to request a hearing on this matter before the Board. The hearing request must be in writing and directed to the Township’s Fiscal Officer, Charlene Chattams, at the Jefferson Township Offices, 1 Business Park Drive, Dayton, Ohio 45417. If no hearing is timely requested, the Board shall issue its final order, within thirty (30) days of the issuance of the Notice of Intention described herein, directing the Township to proceed with the demolition and removal of the structure(s) situated on the Property.

Section 7. It is hereby found and determined that all formal acts of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



JEFFERSON TOWNSHIP

JEFFERSON TOWNSHIP FIRE DEPARTMENT

1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

March 13, 2026

Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery County, Ohio
1 Business Park Dr.
Dayton, Ohio 45417

Re: Residential Structure Inspection
Property Address: 5170 Derby Rd. Dayton, OH 45417
Parcel ID No(s): G27 01611 0143

Ms. Kayler:

On March 13, 2026 a Certified Fire Safety Inspector (the "CFSI") with the Jefferson Township Fire Department, performed an onsite safety inspection of the above-referenced property (the "Property") pursuant to your request.

The CFSI has made the following findings and determinations concerning this Property:

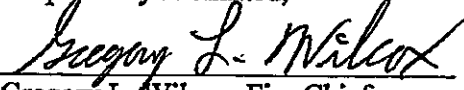
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of Ohio Fire Code, (J) Section 110, for the following reasons:
 - Vacant structure(s) not secured against unauthorized entry (Section 110.1.1)
 - Inadequate means of egress (Section 110.1.1)
 - Dangerous to human life or the public welfare (Section 110.1.1)
 - Illegal or improper occupancy or inadequate maintenance (Section 110.1.1)
 - Fire hazard (Section 110.1.1)
 - Structural hazards (Section 110.1.2)
- No safety violations were noted

As of the date of the above-described safety inspection, the structure(s) situated on the Property appeared to be occupied unoccupied.

Property Inspected By:

- Gregory L. Wilcox CFSI
- Susan M. Halter CFSI
- Tyler M. Pratt CFSI

Respectfully submitted,



Gregory L. Wilcox, Fire Chief
1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

Ohio Revised Code Section 3737.41

(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, demolished, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

**Ohio Fire Code
(J) Section 110
Unsafe Buildings**

(1) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue a citation or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this rule and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

(a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7--3 of the Administrative Code shall be deemed unsafe.

(i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.

(ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.

(b) **110.1.2 Structural hazards.** When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (f)(1)(110.1) of this rule.

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 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 ADMINISTRATION 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.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WHEREAS, The Jefferson Township Board of Trustees (the “Board”) have received numerous complaints of abandoned, structurally defective, and insecure structures in the Township; and

WHEREAS, the Board finds that abandoned, structurally defective, and insecure structures within Jefferson Township (the “Township”) are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

WHEREAS, the Board has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and insecure structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

WHEREAS, Ohio Revised Code Section 505.86(B) authorizes the Board to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or buildings or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

WHEREAS, a duty to authorized Fire Code Official for the Township has inspected the property located at 105 Bricker Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G27 18308 0103, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110 (“Unsafe Buildings”), as evidenced by the inspection report attached hereto as Exhibit A and photographs of the Property attached hereto as Exhibit B; and

Resolution 26-058

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-058

WHEREAS, a public hearing was conducted on the 7th day of April, 2026, to determine whether the dangerous conditions at the Property had been remediated or whether the Board would require the securance, repair, or demolition and removal of the Property identified herein; and

WHEREAS, due notice of this public hearing was given by the Township as required by law; and

WHEREAS, the Zoning Coordinator, prior to the public hearing described herein, provided notice of this public hearing as required by law to the Property owner, lienholders of record, if any, and other interested parties as determined by the Township’s legal counsel after title examination; and

WHEREAS, based on the evidence and testimony presented at the public hearing under oath, the Board found that the conditions present at the Property have not been remediated and the structure(s) situated on the Property continue to be insecure and unsafe, and that the demolition of the Property is in the best interests of the health, safety, and welfare of its citizens; and

WHEREAS, the Board has announced its decision that the structure(s) situated at 105 Bricker Avenue, Dayton, Ohio 45417, Parcel ID No. G27 18308 0103, which Property is title in the name of Wesley Greenfield, must be demolished and removed to protect and promote the health, safety, and welfare of the citizen of the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 505.86, the Board is required to give notice of its intention to demolish the Property to all owners and lienholders of record at least thirty (30) days before Property’s demolition.

NOW, THEREFORE, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

Section 1. The Board finds that the structure(s) situated on the Property located at 105 Bricker Avenue, Dayton, Ohio 45417, Parcel No. G27 18308 0103, which Property is titled in the name of Wesley Greenfield continue(s) to be insecure, unsafe, dangerous to life and health, and unfit for human habitation.

Section 2. The Board hereby finds that in order to protect and promote the health, safety, and welfare of the citizens of the Township, the dangerous structure(s) described in the inspection report attached hereto as Exhibit A and illustrated in Exhibit B must be demolished and removed.

Section 3. The Board hereby declares its intention to demolish the structure(s) situated on the Property, if the Property owner fails to timely remediate the dangerous conditions and Code violation present at the Property.

Section 4. The Zoning Administrator is hereby directed to send notice of the Board’s intention to demolish the property (the “Notice of Intention”) to the property owner, all lienholders of record, if any, and other interested parties as determined by the Township’s legal counsel after title examination, in accordance with Ohio Revised Code Section 505.86.

Resolution 26-058

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-058

Section 5. The Notice of Intention issued by the Zoning Administrator shall include all notifications required by law and shall be in full compliance with Ohio Revised Code Section 505.86.

Section 6. Pursuant to Ohio Revised Code Section 505.86, the property owner, lienholders of record, if any, and all other interested parties with standing who are named in the Notice of Intention described herein, shall have twenty (20) days from the issuance of the Notice of Intention to request a hearing on this matter before the Board. The hearing request must be in writing and directed to the Township’s Fiscal Officer, Charlene Chattams, at the Jefferson Township Offices, 1 Business Park Drive, Dayton, Ohio 45417. If no hearing is timely requested, the Board shall issue its final order, within thirty (30) days of the issuance of the Notice of Intention described herein, directing the Township to proceed with the demolition and removal of the structure(s) situated on the Property.

Section 7. It is hereby found and determined that all formal acts of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



JEFFERSON TOWNSHIP

JEFFERSON TOWNSHIP FIRE DEPARTMENT

1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

March 13, 2026

Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery County, Ohio
1 Business Park Dr.
Dayton, Ohio 45417

Re: Residential Structure Inspection
Property Address: 105 Bricker Ave. Dayton, OH 45417
Parcel ID No(s): G27 18308 0103

Ms. Kayler:

On March 13, 2026 a Certified Fire Safety Inspector (the "CFSI") with the Jefferson Township Fire Department, performed an onsite safety inspection of the above-referenced property (the "Property") pursuant to your request.

The CFSI has made the following findings and determinations concerning this Property:

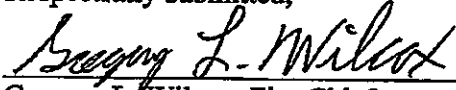
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of Ohio Fire Code, (J) Section 110, for the following reasons:
 - Vacant structure(s) not secured against unauthorized entry (Section 110.1.1)
 - Inadequate means of egress (Section 110.1.1)
 - Dangerous to human life or the public welfare (Section 110.1.1)
 - Illegal or improper occupancy or inadequate maintenance (Section 110.1.1)
 - Fire hazard (Section 110.1.1)
 - Structural hazards (Section 110.1.2)
- No safety violations were noted

As of the date of the above-described safety inspection, the structure(s) situated on the Property appeared to be occupied unoccupied.

Property Inspected By:

- Gregory L. Wilcox CFSI
- Susan M. Halter CFSI
- Tyler M. Pratt CFSI

Respectfully submitted,



Gregory L. Wilcox, Fire Chief
1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

Ohio Revised Code Section 3737.41

(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, demolished, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

**Ohio Fire Code
(J) Section 110
Unsafe Buildings**

- (1) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue a citation or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this rule and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.
- (a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7--3 of the Administrative Code shall be deemed unsafe.
 - (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.
 - (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.
 - (b) **110.1.2 Structural hazards.** When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule.

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 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 ADMINISTRATION 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.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**

Second by **Back () Young () Powell ()**

WHEREAS, The Jefferson Township Board of Trustees (the “Board”) have received numerous complaints of abandoned, structurally defective, and insecure structures in the Township; and

WHEREAS, the Board finds that abandoned, structurally defective, and insecure structures within Jefferson Township (the “Township”) are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

WHEREAS, the Board has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and insecure structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

WHEREAS, Ohio Revised Code Section 505.86(B) authorizes the Board to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or buildings or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

WHEREAS, a duty to authorized Fire Code Official for the Township has inspected the property located at 216 Bricker Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G27 18309 0092, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110 (“Unsafe Buildings”), as evidenced by the inspection report attached hereto as Exhibit A and photographs of the Property attached hereto as Exhibit B; and

Resolution 26-059

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-059

WHEREAS, a public hearing was conducted on the 7th day of April, 2026, to determine whether the dangerous conditions at the Property had been remediated or whether the Board would require the securance, repair, or demolition and removal of the Property identified herein; and

WHEREAS, due notice of this public hearing was given by the Township as required by law; and

WHEREAS, the Zoning Coordinator, prior to the public hearing described herein, provided notice of this public hearing as required by law to the Property owner, lienholders of record, if any, and other interested parties as determined by the Township’s legal counsel after title examination; and

WHEREAS, based on the evidence and testimony presented at the public hearing under oath, the Board found that the conditions present at the Property have not been remediated and the structure(s) situated on the Property continue to be insecure and unsafe, and that the demolition of the Property is in the best interests of the health, safety, and welfare of its citizens; and

WHEREAS, the Board has announced its decision that the structure(s) situated at 216 Bricker Avenue, Dayton, Ohio 45417, Parcel ID No. G27 18309 0092, which Property is title in the name of David Pelfrey, must be demolished and removed to protect and promote the health, safety, and welfare of the citizen of the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 505.86, the Board is required to give notice of its intention to demolish the Property to all owners and lienholders of record at least thirty (30) days before Property’s demolition.

NOW, THEREFORE, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

Section 1. The Board finds that the structure(s) situated on the Property located at 216 Bricker Avenue, Dayton, Ohio 45417, Parcel No. G27 18309 0092, which Property is titled in the name of David Pelfrey continue(s) to be insecure, unsafe, dangerous to life and health, and unfit for human habitation.

Section 2. The Board hereby finds that in order to protect and promote the health, safety, and welfare of the citizens of the Township, the dangerous structure(s) described in the inspection report attached hereto as Exhibit A and illustrated in Exhibit B must be demolished and removed.

Section 3. The Board hereby declares its intention to demolish the structure(s) situated on the Property, if the Property owner fails to timely remediate the dangerous conditions and Code violation present at the Property.

Section 4. The Zoning Administrator is hereby directed to send notice of the Board’s intention to demolish the property (the “Notice of Intention”) to the property owner, all lienholders of record, if any, and other interested parties as determined by the Township’s legal counsel after title examination, in accordance with Ohio Revised Code Section 505.86.

Resolution 26-059

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-059

Section 5. The Notice of Intention issued by the Zoning Administrator shall include all notifications required by law and shall be in full compliance with Ohio Revised Code Section 505.86.

Section 6. Pursuant to Ohio Revised Code Section 505.86, the property owner, lienholders of record, if any, and all other interested parties with standing who are named in the Notice of Intention described herein, shall have twenty (20) days from the issuance of the Notice of Intention to request a hearing on this matter before the Board. The hearing request must be in writing and directed to the Township’s Fiscal Officer, Charlene Chattams, at the Jefferson Township Offices, 1 Business Park Drive, Dayton, Ohio 45417. If no hearing is timely requested, the Board shall issue its final order, within thirty (30) days of the issuance of the Notice of Intention described herein, directing the Township to proceed with the demolition and removal of the structure(s) situated on the Property.

Section 7. It is hereby found and determined that all formal acts of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



JEFFERSON TOWNSHIP

JEFFERSON TOWNSHIP FIRE DEPARTMENT

1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

March 13, 2026

Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery County, Ohio
1 Business Park Dr.
Dayton, Ohio 45417

Re: Residential Structure Inspection
Property Address: 216 Bricker Ave. Dayton, OH 45417
Parcel ID No(s): G27 18309 0092

Ms. Kayler:

On March 13, 2026 a Certified Fire Safety Inspector (the "CFSI") with the Jefferson Township Fire Department, performed an onsite safety inspection of the above-referenced property (the "Property") pursuant to your request.

The CFSI has made the following findings and determinations concerning this Property:

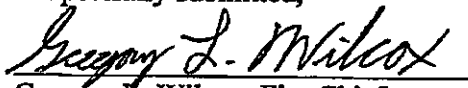
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of Ohio Fire Code, (J) Section 110, for the following reasons:
 - Vacant structure(s) not secured against unauthorized entry (Section 110.1.1)
 - Inadequate means of egress (Section 110.1.1)
 - Dangerous to human life or the public welfare (Section 110.1.1)
 - Illegal or improper occupancy or inadequate maintenance (Section 110.1.1)
 - Fire hazard (Section 110.1.1)
 - Structural hazards (Section 110.1.2)
- No safety violations were noted

As of the date of the above-described safety inspection, the structure(s) situated on the Property appeared to be occupied unoccupied.

Property Inspected By:

- Gregory L. Wilcox CFSI
- Susan M. Halter CFSI
- Tyler M. Pratt CFSI

Respectfully submitted,



Gregory L. Wilcox, Fire Chief
1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

Ohio Revised Code Section 3737.41

(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, demolished, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

Ohio Fire Code (J) Section 110 Unsafe Buildings

- (1) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue a citation or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this rule and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.
- (a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7--3 of the Administrative Code shall be deemed unsafe.
 - (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.
 - (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.
 - (b) **110.1.2 Structural hazards.** When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 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 ADMINISTRATION 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.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WHEREAS, The Jefferson Township Board of Trustees (the “Board”) have received numerous complaints of abandoned, structurally defective, and insecure structures in the Township; and

WHEREAS, the Board finds that abandoned, structurally defective, and insecure structures within Jefferson Township (the “Township”) are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

WHEREAS, the Board has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and insecure structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

WHEREAS, Ohio Revised Code Section 505.86(B) authorizes the Board to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or buildings or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

WHEREAS, a duty to authorized Fire Code Official for the Township has inspected the property located at 9 Maeder Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G28 18308 0056, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110 (“Unsafe Buildings”), as evidenced by the inspection report attached hereto as Exhibit A and photographs of the Property attached hereto as Exhibit B; and

Resolution 26-062

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-062

WHEREAS, a public hearing was conducted on the 7th day of April, 2026, to determine whether the dangerous conditions at the Property had been remediated or whether the Board would require the securance, repair, or demolition and removal of the Property identified herein; and

WHEREAS, due notice of this public hearing was given by the Township as required by law; and

WHEREAS, the Zoning Coordinator, prior to the public hearing described herein, provided notice of this public hearing as required by law to the Property owner, lienholders of record, if any, and other interested parties as determined by the Township’s legal counsel after title examination; and

WHEREAS, based on the evidence and testimony presented at the public hearing under oath, the Board found that the conditions present at the Property have not been remediated and the structure(s) situated on the Property continue to be insecure and unsafe, and that the demolition of the Property is in the best interests of the health, safety, and welfare of its citizens; and

WHEREAS, the Board has announced its decision that the structure(s) situated at 9 Maeder Avenue, Dayton, Ohio 45417, Parcel ID No. G28 18308 0056, which Property is title in the name of Bobi Jo Lewandowski must be demolished and removed to protect and promote the health, safety, and welfare of the citizen of the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 505.86, the Board is required to give notice of its intention to demolish the Property to all owners and lienholders of record at least thirty (30) days before Property’s demolition.

NOW, THEREFORE, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

Section 1. The Board finds that the structure(s) situated on the Property located at 10 Maeder Avenue, Dayton, Ohio 45417, Parcel No. G28 18308 0056, which Property is titled in the name of Bobi Jo Lewandowski continue(s) to be insecure, unsafe, dangerous to life and health, and unfit for human habitation.

Section 2. The Board hereby finds that in order to protect and promote the health, safety, and welfare of the citizens of the Township, the dangerous structure(s) described in the inspection report attached hereto as Exhibit A and illustrated in Exhibit B must be demolished and removed.

Section 3. The Board hereby declares its intention to demolish the structure(s) situated on the Property, if the Property owner fails to timely remediate the dangerous conditions and Code violation present at the Property.

Section 4. The Zoning Administrator is hereby directed to send notice of the Board’s intention to demolish the property (the “Notice of Intention”) to the property owner, all lienholders of record, if

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-062

any, and other interested parties as determined by the Township’s legal counsel after title examination, in accordance with Ohio Revised Code Section 505.86.

Section 5. The Notice of Intention issued by the Zoning Administrator shall include all notifications required by law and shall be in full compliance with Ohio Revised Code Section 505.86.

Section 6. Pursuant to Ohio Revised Code Section 505.86, the property owner, lienholders of record, if any, and all other interested parties with standing who are named in the Notice of Intention described herein, shall have twenty (20) days from the issuance of the Notice of Intention to request a hearing on this matter before the Board. The hearing request must be in writing and directed to the Township’s Fiscal Officer, Charlene Chattams, at the Jefferson Township Offices, 1 Business Park Drive, Dayton, Ohio 45417. If no hearing is timely requested, the Board shall issue its final order, within thirty (30) days of the issuance of the Notice of Intention described herein, directing the Township to proceed with the demolition and removal of the structure(s) situated on the Property.

Section 7. It is hereby found and determined that all formal acts of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



JEFFERSON TOWNSHIP

JEFFERSON TOWNSHIP FIRE DEPARTMENT

1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

March 13, 2026

Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery County, Ohio
1 Business Park Dr.
Dayton, Ohio 45417

Re: Residential Structure Inspection
Property Address: 9 Maeder Ave. Dayton, OH 45417
Parcel ID No(s): G28 18308 0056

Ms. Kayler:

On March 13, 2026 a Certified Fire Safety Inspector (the "CFSI") with the Jefferson Township Fire Department, performed an onsite safety inspection of the above-referenced property (the "Property") pursuant to your request.

The CFSI has made the following findings and determinations concerning this Property:

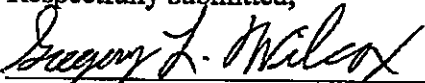
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of Ohio Fire Code, (J) Section 110, for the following reasons:
 - Vacant structure(s) not secured against unauthorized entry (Section 110.1.1)
 - Inadequate means of egress (Section 110.1.1)
 - Dangerous to human life or the public welfare (Section 110.1.1)
 - Illegal or improper occupancy or inadequate maintenance (Section 110.1.1)
 - Fire hazard (Section 110.1.1)
 - Structural hazards (Section 110.1.2)
- No safety violations were noted

As of the date of the above-described safety inspection, the structure(s) situated on the Property appeared to be occupied unoccupied.

Property Inspected By:

- Gregory L. Wilcox CFSI
- Susan M. Halter CFSI
- Tyler M. Pratt CFSI

Respectfully submitted,



Gregory L. Wilcox, Fire Chief
1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

Ohio Revised Code Section 3737.41

(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, demolished, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

Ohio Fire Code (I) Section 110 Unsafe Buildings

- (1) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue a citation or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this rule and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.
- (a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7--3 of the Administrative Code shall be deemed unsafe.
- (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.
- (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.
- (b) **110.1.2 Structural hazards.** When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (I)(1)(110.1) of this rule.

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-063**

THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF ECONOMIC DEVELOPMENT COORDINATOR DERRICK BURGESS FROM THE JEFFERSON TOWNSHIP ADMINISTRATION TEAM.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WITNESSETH

WHEREAS, Derrick Burgess has resigned from his position with Jefferson Township.

WHEREAS, the Jefferson Township Board of Trustees, in accordance with the Ohio Revised Code, is authorized to accept this registration.

WHEREAS, the Board of Trustees agrees to accept the resignation of Derrick Burgess from Jefferson Township with this Resolution 26-063.

NOW, THEREFORE, the Board of Trustees of Jefferson Township, Montgomery County, Ohio, hereby accepts the resignation of Economic Development Coordinator Derrick Burgess from the Jefferson Township effective March 23, 2026.

The vote was as follows:

Sheila Back			Oscar Young			Vera Powell		
Yes	No	Abstain	Yes	No	Abstain	Yes	No	Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

**Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer**

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-064

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF PART-TIME ROAD
WORKER LAMAR JACKSON FROM THE JEFFERSON TOWNSHIP ROAD DEPARTMENT.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WITNESSETH

WHEREAS, Lamar Jackson has resigned from his position with Jefferson Township.

WHEREAS, the Jefferson Township Board of Trustees, in accordance with the Ohio Revised Code, is authorized to accept this registration.

WHEREAS, the Board of Trustees agrees to accept the resignation of Lamar Jackson from the Jefferson Township Road Department with this Resolution 26-064.

NOW, THEREFORE, the Board of Trustees of Jefferson Township, Montgomery County, Ohio, hereby accepts the resignation of Part-Time Road Worker Lamar Jackson from the Jefferson Township effective April 2, 2026.

The vote was as follows:

Sheila Back			Oscar Young			Vera Powell		
Yes	No	Abstain	Yes	No	Abstain	Yes	No	Abstain

Adopted: 7th day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 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

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WITNESSETH

WHEREAS, the Jefferson Township Board of Trustees recognizes the importance of maintaining strong leadership and operational continuity within the Road Department; and

WHEREAS, Damian Benson has demonstrated dedication, reliability, and a commitment to serving the residents of Jefferson Township; and

WHEREAS, Mr. Benson has consistently assisted beyond regular assigned duties, including support during emergency response, snow removal operations, tree removal, leaf collection, and parks maintenance; and

WHEREAS, the Township Administrator has recommended the promotion of Damian Benson to the position of Assistant Road Supervisor to support departmental leadership and ensure continued operational efficiency;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, that:

1. Damian Benson is hereby promoted to the position of **Assistant Road Supervisor**, effective March 8, 2026.
2. The compensation for the position of Assistant Road Supervisor shall be established at **Twenty-Three Dollars (\$23.00) per hour, 40 per week; as an OPERS Non- exempt status.**
3. Mr. Benson shall serve a **six (6) month probationary period** beginning on his effective date of promotion. During this probationary period, performance, leadership, supervisory ability, communication, and operational management shall be evaluated by the Township Administrator.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-065

4. During the probationary period, the Township reserves the right to return Mr. Benson to his previous classification and rate of pay or take other appropriate employment action, consistent with Township policy and applicable law.
5. Mr. Benson shall perform the duties of Assistant Road Supervisor as assigned by the Road Supervisor or Township Administrator and in accordance with Township policies, procedures, and applicable Ohio law.
6. This promotion and rate of pay shall be funded from the appropriate Road and Bridge Fund or other legally available funds.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force at the earliest period allowed by law.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7TH day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 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 ELECTRIC AND NATURAL GAS AGGREGATION PROGRAM

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 7, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back () Oscar Young () Vera Powell ()

Moved by: **Back () Young () Powell ()**
Second by **Back () Young () Powell ()**

WITNESSETH

WHEREAS, the Jefferson Township Board of Trustees entered into an Energy Consulting and Management Agreement with Trebel, LLC on November 3, 2015 (Contract 15-79), for the purpose of establishing and managing governmental electric and natural gas aggregation programs; and

WHEREAS, the Township has since operated aggregation programs to provide competitive energy supply options for its residents and eligible small businesses; and

WHEREAS, the Township's current aggregation supply arrangements are approaching the end of their term, requiring action to maintain continuity of the program; and

WHEREAS, Trebel, LLC has presented Addendum No. 2 to the Agreement to allow for continued program operation and to establish specific, limited authority to respond to changing market conditions;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, that:

Section 1. Approval of Addendum

The Board of Trustees hereby approves Addendum No. 2 to the Energy Consulting and Management Agreement with Trebel, LLC, which confirms and defines limited agency authority for the purpose of securing future electric and natural gas supply agreements.

Section 2. Purpose and Effect

The Board acknowledges that the purpose of this Addendum is to allow timely response to energy market opportunities while maintaining defined limits on pricing, term, and Township exposure.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-066

Section 3. Pricing Parameters and Term

The Board acknowledges that under Addendum No. 2:

- Electric supply pricing shall not exceed **\$0.0799 per kWh**, subject to annual capacity adjustment;
- Natural gas pricing shall not exceed **\$0.799 per Ccf**;
- Pricing may be structured as either a fixed rate or a variable rate based on market indices, including NYMEX settlement plus a discount to the SCO adder; and
- Any agreement executed shall be for a term of up to **two (2) additional years** under the existing program.

Based on the current program timeline, this would extend service for participating customers to approximately **May 2027**.

Section 4. Execution Authority

The Board acknowledges that:

- Trebel, LLC is authorized to negotiate and execute agreements within the limits established herein;
- Trebel shall provide advance notice of proposed pricing and/or term prior to execution; and
- The Township shall have approximately **twenty-four (24) hours** to direct Trebel not to proceed before execution may occur.

Section 5. Limitation of Liability

The Board affirms that:

- The Township shall not be exposed to any additional liability, obligation, or financial responsibility beyond the current agreement; and
- The Township does not assume responsibility for individual customer energy usage or payments.

Section 6. Resident Participation and Options

The aggregation program shall continue as an **opt-out program**, whereby:

- Eligible residents and small businesses may be automatically enrolled;
- Participants may **opt out at any time without penalty**; and
- Residents may choose to remain with the default utility service or select an alternative supplier.

Section 7. Summary of Current and Proposed Changes

The Board includes the following summary for clarity and public understanding:

Resolution 26-066

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-066

- The current electric aggregation rate is approximately **\$0.07106 per kWh**;
- This Resolution does not approve a specific new rate, but instead authorizes pricing to be secured at or below **\$0.0799 per kWh**, depending on market conditions at the time of execution;
- The Addendum authorizes Trebel, LLC to act on behalf of the Township to secure pricing within these limits, subject to prior notice and a 24-hour opportunity for the Township to decline execution;
- Pricing may be established as either a fixed rate or a market-based variable rate;
- If no action is taken, the aggregation program may expire and participating residents would return to the default utility rate; and
- Residents will continue to have the ability to opt out of the program at any time without penalty.

Section 8. Continuation of Existing Terms

Except as modified by Addendum No. 2, all other terms and conditions of the original Agreement and prior amendments shall remain in full force and effect.

Section 9. Authorization

The Township Administrator is hereby authorized to execute Addendum No. 2 and any related documents necessary to implement this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force at the earliest period allowed by law.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7TH day of April 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



ADDENDUM NO. 2
TO ENERGY CONSULTING AND MANAGEMENT AGREEMENT

LIMITED AGENCY AUTHORITY

On November 03, 2015 Jefferson Township (“Client”), whose principal place of business is located at 1 Business Park Dr., Dayton, Ohio 45417 and Trebel, LLC (“Trebel”), whose principal place of business is located at 875 N. High Street, Suite 300, Columbus, OH 43215 entered into an Energy Consulting and Management Agreement (“Agreement”). That Agreement remains in full force and effect today and is amended to confirm certain specific and limited agency authority that Trebel has to act on behalf of the Client.

1. Pursuant to the Agreement, Trebel assisted the Client in creating, conducting, implementing, and managing a governmental aggregation program(s) (“Program(s)”) to aggregate the government entity’s energy accounts.
2. With continuing and ongoing changes and improvements in the marketplace and energy industry, there are opportunities whereby Client can obtain favorable Pricing and/or Term for the Program, but those opportunities can require quick action by Trebel on behalf of Client.
3. Pursuant to this Addendum, Trebel shall have the limited agency authority to investigate and negotiate Pricing and/or Term for the benefit of the Program and eligible customers within the jurisdiction. The limited agency authority granted under this Addendum supersedes and replaces any prior grant of agency authority relating to the negotiation of Pricing of the Program. Trebel shall have the limited agency authority to represent Client in those negotiations and execute any necessary agreements or documents, *subject* to the following restrictions:
 - a. Trebel’s agency authority is limited to require that any newly negotiated Pricing shall be equal to or less than \$0.0799 per kWh, subject to annual capacity adjustment; and
 - b. Trebel’s agency authority is limited to require that any newly negotiated Pricing shall be equal to or less than \$0.799 per Ccf; and
 - c. Trebel’s agency authority is limited to require that any newly negotiated Pricing may be structured as NYMEX Settlement plus a discount to the SCO adder, in lieu of fixed pricing, as Trebel in its reasonable judgment determines appropriate under prevailing market conditions; and
 - d. Trebel’s agency authority is limited to require that any newly negotiated Term shall be for up to two (2) additional year(s) of the Program under the existing MSA.
 - e. Trebel’s agency authority is limited to require that at no time in exercising its authority shall Trebel expose or subject Client to any additional liability, exposure, requirements, or obligations than it has under the current MSA;

- f. Trebel shall file, record, or execute all documents, communications, agreements, and/or other instruments, including, without limitation, any agreements or documents related to master supply agreements entered into with certified retail electric or natural gas suppliers as set forth above, and any applications, certifications, renewals and/or other filings at the Public Utilities Commission of Ohio, as Trebel in its reasonable discretion may deem necessary or advisable from time to time in order to execute upon and deliver the Services set forth in Section 3 of the Agreement;
 - g. In the event Trebel intends to execute an agreement pursuant to its delegated authority under the Agreement, Trebel shall provide email notice of the proposed Pricing and/or Term as a courtesy prior to execution. Client shall have twenty-four (24) hours from transmission of such notice to instruct Trebel not to proceed. Absent such instruction, Trebel shall be entitled to proceed with such execution; and
 - h. As such, the Client hereby irrevocably appoints Trebel, its officers, employees and agents, or any of them, as attorneys-in-fact for the Client to file, record, or execute such items for the Client and in the Client's name, place and stead to act on behalf of and protect the interests of the Client in performing the Services in this Agreement. This power of attorney, being coupled with an interest, shall be irrevocable for the life of this Agreement.
4. Except as expressly modified herein, all other terms of the Agreement and any prior addenda shall remain in full force and effect. In the event of a conflict between this Addendum and the Agreement or any prior addenda, this Addendum shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum No. _ to the Agreement as of the day and year first above written.

TREBEL, LLC

Signature

Date

Printed Name

Title

JEFFERSON TOWNSHIP

Trustee

Date

Trustee

Date

Trustee

Date