



**AGENDA**

JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO BOARD OF TRUSTEES

**REGULAR SESSION**

1 BUSINESS PARK Dr., DAYTON, OHIO 45417

**April 15, 2026, 12:00 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:**

<b>Sheila Back</b>		<b>Oscar Young</b>		<b>Vera Powell</b>	
Present	Absent	Present	Absent	Present	Absent

**IV. Approval of Meeting Minutes**

- **Regular April 7, 2026**

Motion to Approve Regular Meeting Minutes

by	<b>Back ( )</b>	<b>Young ( )</b>	<b>Powell ( )</b>
Second by	<b>Back ( )</b>	<b>Young ( )</b>	<b>Powell ( )</b>
Roll Call	<b>Back ( )</b>	<b>Young ( )</b>	<b>Powell ( )</b>

**v. Fiscal Officer Report**

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

Motion to Accept Fiscal Officer Report

by	<b>Back ( )</b>	<b>Young ( )</b>	<b>Powell ( )</b>
Second by	<b>Back ( )</b>	<b>Young ( )</b>	<b>Powell ( )</b>
Roll Call	<b>Back ( )</b>	<b>Young ( )</b>	<b>Powell ( )</b>

**VI. Guest Speakers**

- **Montgomery County Sheriff – Rob Streck**

**VII. 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) concludes, speakers will be asked to cease comments and return to their seats.**

**VIII. Resolutions for Consideration**

- **Resolution 26-067**  
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES APPROVES A PAY DECREASE FOR FIRE FIGHTER SHANE JACKSON

- **Resolution 26-068**  
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF FIREFIGHTER/EMT ZACHRY SEALESS-BUTZ FROM THE JEFFERSON TOWNSHIP FIRE DEPARTMENT
- **Resolution 26-069**  
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES APPROVES A WAGE ADJUSTMENT FOR MATTHEW PERRY UPON OBTAINING A COMMERCIAL SPRAY LICENSE
- **Resolution 26-070**  
RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUATED AT 55 S SNYDER ROAD, DAYTON, OHIO 45417, PARCEL ID NO. G28 18206 0035, WHICH PROPERTY IS TITLED IN THE NAME OF EUGENE AND FRANCES BAILEY.
- **Resolution 26-071**  
RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUATED AT 185 LANSDOWNE AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G29 18203 0046, WHICH PROPERTY IS TITLED IN THE NAME OF TASHA MULLINS.
- **Resolution 26-072**  
RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF 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 OF TAMMY L ARDEN
- **Resolution 26-073**  
RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUATED AT 201 CALUMET AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G28 18207 0022, WHICH PROPERTY IS TITLED IN THE NAME OF DEBORA K KNIGHT
- **Resolution 26-074**  
RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF 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 OF CENTRAL BAPTIST CHURCH
- **Resolution 26-075**  
A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUTNY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF 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 OF WESLEY C GREENFIELD

- **Resolution 26-076**  
A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF 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 OF DAVID L PELFREY
- **Resolution 26-077**  
A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUATED AT 224 BRICKER AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G27 18309 0090, WHICH PROPERTY IS TITLED IN THE NAME OF VICTORIA MANAGEMENT SERVICES LLC
- **Resolution 26-078**  
A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUATED AT 214 BRICKER AVE3NUE, DAYTON, OHIO 45417, PARCEL ID NO. G29 18202A0045 AND G29 18202A0046, WHICH PROPERTY IS TITLED IN THE NAME OF ROBERTA TEASLEY
- **Resolution 26-079**  
A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF 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 OF BOBI JO LEWANDOWSKI

IX. **Staff Reports**

- **Road**
- **Fire**

X. **Adjournment**

Motion to Adjourn Meeting by  
Second by

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

**Roll Call:**

<b>Sheila Back</b>				<b>Oscar Young</b>				<b>Vera Powell</b>			
Yes	No	Abstain		Yes	No	Abstain		Yes	No	Abstain	

Time of Adjournment: \_\_\_\_\_

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

**Regular Meeting (Tuesday, April 7, 2026)**

**Members present:**

Sheila Back, Oscar Young, Vera Powell  
Charlene Chattams

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

- 1. Welcome/ Pledge of Allegiance**  
**Information, Minutes, Procedural: A. Call to Order – Sheila Back, President**  
**I pledge allegiance.**
  
- 2. Procedural: B. Roll Call**  
Sheila Back, Oscar Young, Vera Powell
  
- 3. Approval of Meeting Minutes**  
March 18, 2026  
  
Motion by Sheila Back, Seconded by Oscar Young  
Final Resolution: Motion Carried  
  
Yes: Sheila Back, Oscar Young, Vera Powell
  
- 4. Fiscal Officer Report**  
Pay the bills.  
  
Motion by Sheila Back, Seconded by Oscar Young  
Final Resolution: Motion Carried  
  
Yes: Sheila Back, Oscar Young, Vera Powell
  
- 5. Guest Speakers**  
Montgomery County Auditor – Karl Keith  
Montgomery County Treasurer – John McManus  
Ambulance Billing Network – Jim Pristas
  
- 6. BZA Appeal**  
Case 2025-001
  
- 7. Public Hearing – Nuisance Properties**

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

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

## **8. Public Comments**

Citizens reported on concerns in their community.

## **9. Resolutions for Consideration:**

### **Action, Information, Minutes: Resolution 26-050**

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

Motion by Sheila Back, Seconded by Oscar Young.

Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

### **Action, Information, Minutes: Resolution 26-051**

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

Motion by Sheila Back, Seconded by Oscar Young.

Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young, Vera Powell

### **Action, Information, Minutes: Resolution 26-052**

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-053**

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-054**

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-055**

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

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-056**

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-057**

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-058**

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

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-059**

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-060**

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-061**

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

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-062**

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-063**

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

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

Yes: Vera Powell, Oscar Young, Sheila Back

**Action, Information, Minutes: Resolution 26-064**

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

Motion by Sheila Back, Seconded by Oscar Young.

Final Resolution: Motion Carried.

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-065**

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

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

Yes: Sheila Back, Oscar Young, Vera Powell

**Action, Information, Minutes: Resolution 26-066**

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

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

Yes: Vera Powell, Oscar Young, Sheila Back

**10. Department Reports**

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

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

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

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

**11. Adjournment Action: Adjournment**

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

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

Attest by:

\_\_\_\_\_  
Sheila Back, President

\_\_\_\_\_  
Charlene Chattams, Fiscal Officer

Approval Date: \_\_\_\_\_

**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 26-067**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES APPROVES A PAY DECREASE FOR FIRE FIGHTER SHANE JACKSON**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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 qualified staffing desires to provide excellent EMS and Fire Protection to the residents of Jefferson Township; and

**WHEREAS**, it is in the interest of the Township and its residents that the staffing level in Jefferson Township Fire Department be maintained to provide a better response to its citizens; and

**WHEREAS**, Resolution 26-012, where a single certification for Fire or EMS is \$17.00 per hour and differential pay is +\$1.00 per hour; and

**WHEREAS**, a request in decrease for Kenneth Powers and disclose the salary as they currently hold the required certification:

**NOW, THEREFORE**, the Board of Trustees of Jefferson Township, Montgomery County, Ohio, approves a pay decrease for Probationary Fire Fighter Shane Jackson by \$1.00/ an hour, bringing his currently hourly rate \$17.00 effective April 19, 2026.

**The vote was as follows:**

<b>Sheila Back</b>			<b>Oscar Young</b>			<b>Vera Powell</b>		
Yes	No	Abstain	Yes	No	Abstain	Yes	No	Abstain

**Adopted: 15<sup>th</sup> day of April 2026**

**Signed by:**

\_\_\_\_\_  
**Sheila Back, President**

\_\_\_\_\_  
**Oscar Young, Vice President**

\_\_\_\_\_  
**Vera Powell, Trustee**

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

Resolution 26-067

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-068**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF FIREFIGHTER/EMT ZACHRY SEALESS-BUTZ FROM THE JEFFERSON TOWNSHIP FIRE DEPARTMENT.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on March 15, 2026 at 12:00 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**, Zachry Sealess-Butz 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 Zachry Searless-Butz 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 Firefighter/EMT Zachry Sealess-Butz from the Jefferson Township Fire Department effective April 27, 2026.

**The vote was as follows:**

<b>Sheila Back</b>				<b>Oscar Young</b>				<b>Vera Powell</b>			
Yes	No	Abstain		Yes	No	Abstain		Yes	No	Abstain	

**Adopted: 15<sup>th</sup> day of April 2026**

**Signed by:**

\_\_\_\_\_  
**Sheila Back, President**

\_\_\_\_\_  
**Vera Powell, Trustee**

\_\_\_\_\_  
**Oscar Young, Vice President**

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

Resolution 26-068

**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 26-069**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES APPROVES A WAGE ADJUSTMENT FOR MATTHEW PERRY UPON OBTAINING A COMMERCIAL SPRAY LICENSE**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, Matthew Perry is currently employed by Jefferson Township in the Road Department; and

**WHEREAS**, Mr. Perry has successfully obtained his Commercial Spray License, enhancing his qualifications and ability to perform specialized duties for the Township; and

**WHEREAS**, the Board of Trustees recognizes the value of this certification and the benefit it provides to Township operations;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP:**

**Section 1. Wage Adjustment**

The hourly rate of pay for Matthew Perry is hereby increased to **eighteen dollars (\$18.00) per hour.**

**Section 2. Effective Date**

This wage adjustment shall be effective **April 27, 2026.**

**Section 3. Purpose**

This adjustment reflects the attainment of a Commercial Spray License and the additional responsibilities and qualifications associated with such certification.

**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 26-069**

Section 4. Authorization

The Fiscal Officer is hereby authorized to make the necessary adjustments to payroll consistent with this Resolution.

**The vote was as follows:**

**Sheila Back**

Yes      No      Abstain

**Oscar Young**

Yes      No      Abstain

**Vera Powell**

Yes      No      Abstain

**Adopted: 15<sup>th</sup> 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. 26-070**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUATED AT 55 S SNYDER ROAD, DAYTON, OHIO 45417, PARCEL ID NO. G28 18206 0035, WHICH PROPERTY IS TITLED IN THE NAME OF EUGENE AND FRANCES BAILEY.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, the Jefferson Township Fire Chief, as a duly to authorized Fire Code Official for the Township, inspected the property located at 55 S Snyder Road, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G28 18206 0035, titled in the name of Eugene and Frances Bailey, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110.1.1 and 110.1.2 and in violation of Ohio Revised Code Section 3737.41, as evidenced by his inspection report attached hereto as Exhibit A and photographs attached hereto as Exhibit B; and

Resolution 26-070

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-070**

**WHEREAS**, the Board declared its intention concerning the Property by Resolution No. 26-053 adopted the 7<sup>th</sup> day of April, 2026; and

**WHEREAS**, the property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, were notified of the Board's intention to demolish and remove the structure(s) situated on the Property as required by law; and

**WHEREAS**, no owner of Property or other interested party has timely requested a hearing in response to the Notice of Intention to Demolish a Dangerous Structure issued by the Township, nor have the dangerous conditions at the Property been remediated; and

**WHEREAS**, the Board is memorializing its order concerning the Property via this formal Resolution; and

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

**Section 1.** The Property located at 55 S Snyder Road, Dayton, Ohio 45417, Parcel No. G28 18206 0035, titled in the name of Eugene and Frances Bailey, has been declared insecure, unsafe, dangerous to life and health, and unfit for human habitation by a duly authorized Fire Code Official for Jefferson Township.

**Section 2.** The dangerous conditions at the Property have not been remediated by the Property owner, and the Property owner, lienholders, if any, and other interested parties have been provided with, as required by law, notice of the violations and an opportunity for a public hearing on the matter.

**Section 3.** No owner of the Property, lienholders, if any, or other interested parties have timely requested a hearing on the Board's declaration of its intent to demolish and remove the dangerous structure(s) situated on the Property.

**Section 4.** The Board hereby directs the Township Fiscal Officer and the Township Zoning Administrator, or the duly authorized agents or appointees of these Township Officials, to take all action necessary to have the dangerous structure(s) situated on the Property demolished and removed as soon as possible to protect the health, safety, and welfare of the citizens of the Township.

**Section 5.** Pursuant to Ohio Revised Code Section 505.86, the total costs incurred by the Township, or its duly authorized agents or appointees, in the demolition and removal of the structure(s) situated on the Property may be collected by one of the following methods:

1. The Board may have the fiscal officer of the Township certify the total costs, together with a proper description of the land, to the county auditor who shall place the costs on the tax duplicate. The costs shall be a lien upon the lands from and after the date of entry; or

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-070**

2. The Board may commence a civil action to recover the total costs incurred from the owner of the Property.

**Section 6.** It is hereby found and determined that all formal actions 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: 15<sup>th</sup> 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*

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.

Oct 1, 2024 at 8:50:17 AM

55 S SNYDER RD

New Lebanon OH 45341

United States



**Exhibit B**

55 S SNYDER RD



**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 26-071**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUATED AT 185 S LANSDOWNE AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G29 18203 0046, WHICH PROPERTY IS TITLED IN THE NAME OF TASHA MULLINS.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, the Jefferson Township Fire Chief, as a duly to authorized Fire Code Official for the Township, inspected the property located at 185 S Lansdowne Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G29 18203 0046, titled in the name of Tasha Mullins, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110.1.1 and 110.1.2 and in violation of Ohio Revised Code Section 3737.41, as evidenced by his inspection report attached hereto as Exhibit A and photographs attached hereto as Exhibit B; and

Resolution 26-071

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-071**

**WHEREAS**, the Board declared its intention concerning the Property by Resolution No. 26-054 adopted the 7<sup>th</sup> day of April, 2026; and

**WHEREAS**, the property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, were notified of the Board's intention to demolish and remove the structure(s) situated on the Property as required by law; and

**WHEREAS**, no owner of Property or other interested party has timely requested a hearing in response to the Notice of Intention to Demolish a Dangerous Structure issued by the Township, nor have the dangerous conditions at the Property been remediated; and

**WHEREAS**, the Board is memorializing its order concerning the Property via this formal Resolution; and

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

**Section 1.** The Property located at 185 S Lansdowne Avenue, Dayton, Ohio 45417, Parcel No. G29 18203 0046, titled in the name of Tasha Mullins, has been declared insecure, unsafe, dangerous to life and health, and unfit for human habitation by a duly authorized Fire Code Official for Jefferson Township.

**Section 2.** The dangerous conditions at the Property have not been remediated by the Property owner, and the Property owner, lienholders, if any, and other interested parties have been provided with, as required by law, notice of the violations and an opportunity for a public hearing on the matter.

**Section 3.** No owner of the Property, lienholders, if any, or other interested parties have timely requested a hearing on the Board's declaration of its intent to demolish and remove the dangerous structure(s) situated on the Property.

**Section 4.** The Board hereby directs the Township Fiscal Officer and the Township Zoning Administrator, or the duly authorized agents or appointees of these Township Officials, to take all action necessary to have the dangerous structure(s) situated on the Property demolished and removed as soon as possible to protect the health, safety, and welfare of the citizens of the Township.

**Section 5.** Pursuant to Ohio Revised Code Section 505.86, the total costs incurred by the Township, or its duly authorized agents or appointees, in the demolition and removal of the structure(s) situated on the Property may be collected by one of the following methods:

1. The Board may have the fiscal officer of the Township certify the total costs, together with a proper description of the land, to the county auditor who shall place the costs on the tax duplicate. The costs shall be a lien upon the lands from and after the date of entry; or

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-071**

2. The Board may commence a civil action to recover the total costs incurred from the owner of the Property.

**Section 6.** It is hereby found and determined that all formal actions 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: 15<sup>th</sup> 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**

**(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 and order 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.

Mar 12, 2020 at 8:03 AM  
185 S Lansdowne Ave  
Dayton OH 45411  
United States



Mar 12, 2025

185 LANSDOWNE AVE

Dayton  
Ohio



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-072**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERIGN THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUTATED AT 184 TAFT AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G29 18203 0029, WHICH PROPERTY IS TITLED IN THE NAME OF TAMMY L ARDEN.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, the Jefferson Township Fire Chief, as a duly to authorized Fire Code Official for the Township, inspected the property located at 184 Taft Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G29 18203 0029, titled in the name of Tammy L Arden, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110.1.1 and 110.1.2 and in violation of Ohio Revised Code Section 3737.41, as evidenced by his inspection report attached hereto as Exhibit A and photographs attached hereto as Exhibit B; and

Resolution 26-072

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-072**

**WHEREAS**, the Board declared its intention concerning the Property by Resolution No. 26-055 adopted the 7<sup>th</sup> day of April, 2026; and

**WHEREAS**, the property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, were notified of the Board's intention to demolish and remove the structure(s) situated on the Property as required by law; and

**WHEREAS**, no owner of Property or other interested party has timely requested a hearing in response to the Notice of Intention to Demolish a Dangerous Structure issued by the Township, nor have the dangerous conditions at the Property been remediated; and

**WHEREAS**, the Board is memorializing its order concerning the Property via this formal Resolution; and

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

**Section 1.** The Property located at 184 Taft Avenue, Dayton, Ohio 45417, Parcel No. G29 18203 0029, titled in the name of Tammy L Arden, has been declared insecure, unsafe, dangerous to life and health, and unfit for human habitation by a duly authorized Fire Code Official for Jefferson Township.

**Section 2.** The dangerous conditions at the Property have not been remediated by the Property owner, and the Property owner, lienholders, if any, and other interested parties have been provided with, as required by law, notice of the violations and an opportunity for a public hearing on the matter.

**Section 3.** No owner of the Property, lienholders, if any, or other interested parties have timely requested a hearing on the Board's declaration of its intent to demolish and remove the dangerous structure(s) situated on the Property.

**Section 4.** The Board hereby directs the Township Fiscal Officer and the Township Zoning Administrator, or the duly authorized agents or appointees of these Township Officials, to take all action necessary to have the dangerous structure(s) situated on the Property demolished and removed as soon as possible to protect the health, safety, and welfare of the citizens of the Township.

**Section 5.** Pursuant to Ohio Revised Code Section 505.86, the total costs incurred by the Township, or its duly authorized agents or appointees, in the demolition and removal of the structure(s) situated on the Property may be collected by one of the following methods:

1. The Board may have the fiscal officer of the Township certify the total costs, together with a proper description of the land, to the county auditor who shall place the costs on the tax duplicate. The costs shall be a lien upon the lands from and after the date of entry; or

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-072**

2. The Board may commence a civil action to recover the total costs incurred from the owner of the Property.

**Section 6.** It is hereby found and determined that all formal actions 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: 15<sup>th</sup> 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  
(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 (j)(1)(110.1) of this rule.

Mar 12, 2026 at 8:52:14 am  
184 Taft Ave  
Dayton OH 45417  
United States

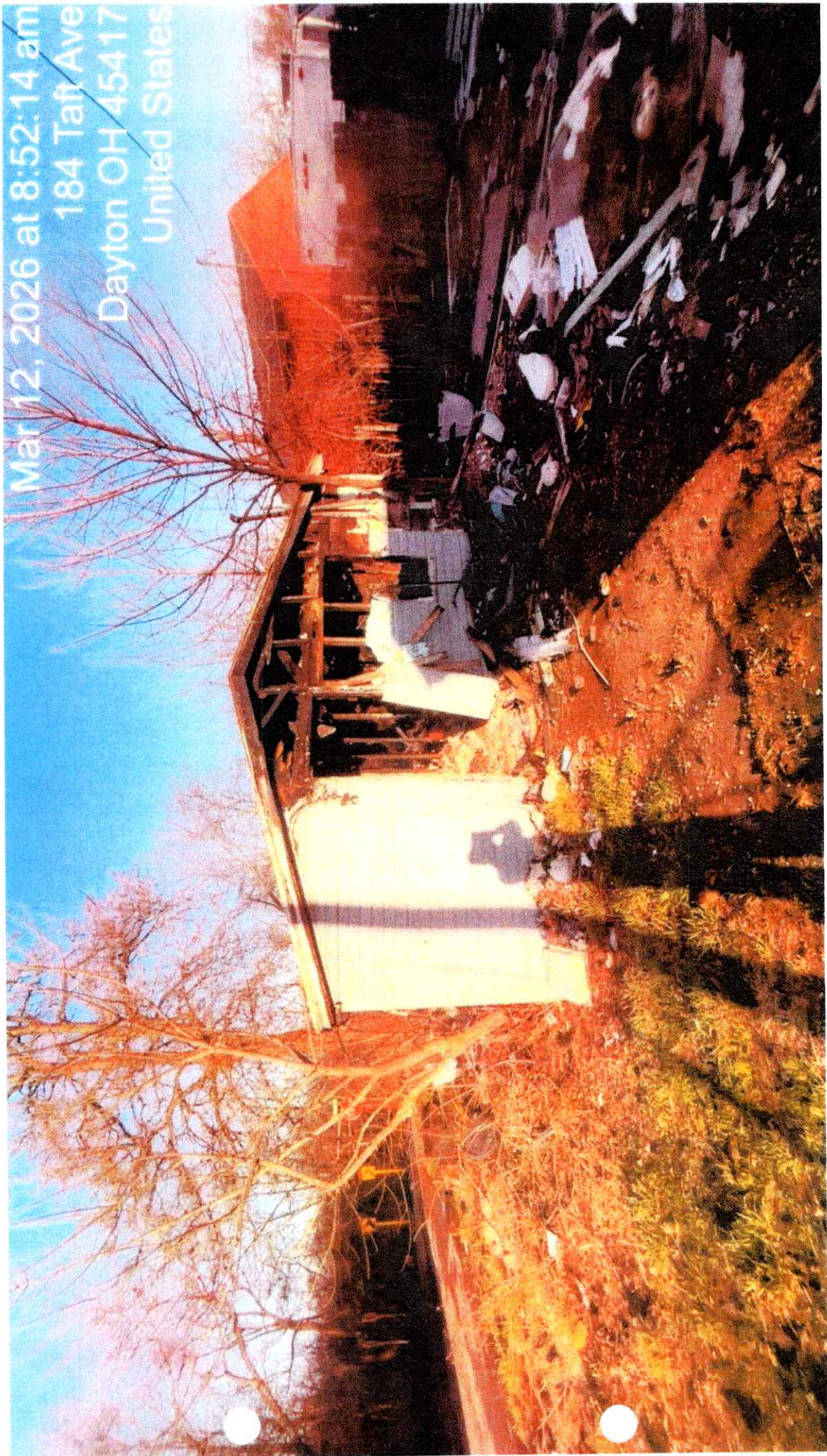


Exhibit B



**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 26-073**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF 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 OF DEBORA K KNIGHT.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, the Jefferson Township Fire Chief, as a duly to authorized Fire Code Official for the Township, inspected the property located at 201 Calumet Lane, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G28 18207 0022, titled in the name of Deborah K Knight, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110.1.1 and 110.1.2 and in violation of Ohio Revised Code Section 3737.41, as evidenced by his inspection report attached hereto as Exhibit A and photographs attached hereto as Exhibit B; and

Resolution 26-073

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-073**

**WHEREAS**, the Board declared its intention concerning the Property by Resolution No. 26-056 adopted the 7<sup>th</sup> day of April, 2026; and

**WHEREAS**, the property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, were notified of the Board's intention to demolish and remove the structure(s) situated on the Property as required by law; and

**WHEREAS**, no owner of Property or other interested party has timely requested a hearing in response to the Notice of Intention to Demolish a Dangerous Structure issued by the Township, nor have the dangerous conditions at the Property been remediated; and

**WHEREAS**, the Board is memorializing its order concerning the Property via this formal Resolution; and

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

**Section 1.** The Property located at 201 Calumet Lane, Ohio 45417, Parcel No. G28 18207 0022, titled in the name of Debor K Knight, has been declared insecure, unsafe, dangerous to life and health, and unfit for human habitation by a duly authorized Fire Code Official for Jefferson Township.

**Section 2.** The dangerous conditions at the Property have not been remediated by the Property owner, and the Property owner, lienholders, if any, and other interested parties have been provided with, as required by law, notice of the violations and an opportunity for a public hearing on the matter.

**Section 3.** No owner of the Property, lienholders, if any, or other interested parties have timely requested a hearing on the Board's declaration of its intent to demolish and remove the dangerous structure(s) situated on the Property.

**Section 4.** The Board hereby directs the Township Fiscal Officer and the Township Zoning Administrator, or the duly authorized agents or appointees of these Township Officials, to take all action necessary to have the dangerous structure(s) situated on the Property demolished and removed as soon as possible to protect the health, safety, and welfare of the citizens of the Township.

**Section 5.** Pursuant to Ohio Revised Code Section 505.86, the total costs incurred by the Township, or its duly authorized agents or appointees, in the demolition and removal of the structure(s) situated on the Property may be collected by one of the following methods:

1. The Board may have the fiscal officer of the Township certify the total costs, together with a proper description of the land, to the county auditor who shall place the costs on the tax duplicate. The costs shall be a lien upon the lands from and after the date of entry; or
2. The Board may commence a civil action to recover the total costs incurred from the owner of the Property.

Resolution 26-073

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-073**

**Section 6.** It is hereby found and determined that all formal actions 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: 15<sup>th</sup> 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.

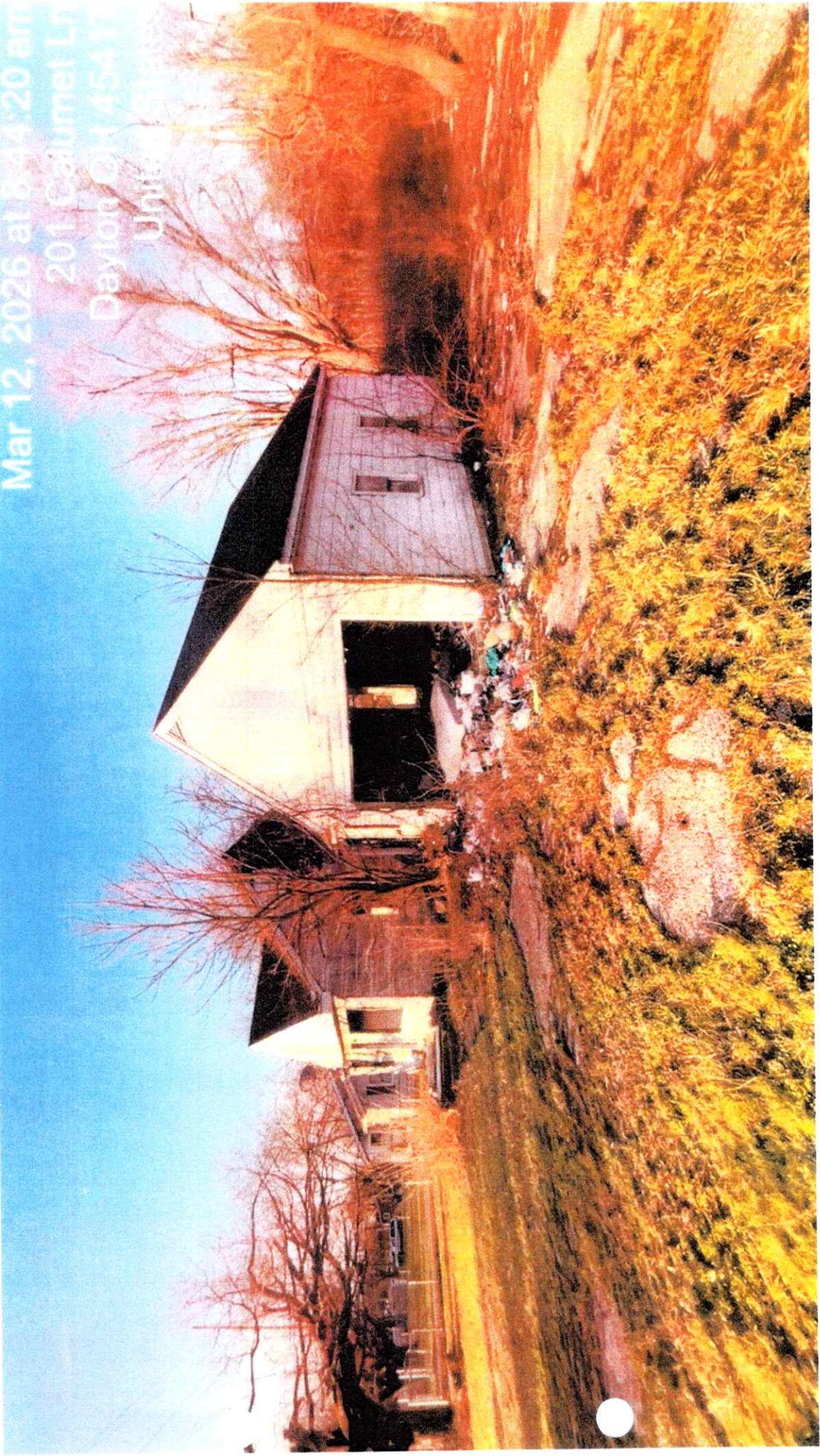
(ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 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 (I)(1)(110.1) of this rule.



Exhibit B

Mar 12, 2026 at 8:44:20 am  
201 Caumet Ln  
Dayton OH 45417  
United States



**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 26-074**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF 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 OF CENTRAL BAPTIST CHURCH.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, the Jefferson Township Fire Chief, as a duly to authorized Fire Code Official for the Township, inspected the property located at 5170 Derby Road, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G27 01611 0143, titled in the name of Central Baptist Church, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110.1.1 and 110.1.2 and in violation of Ohio Revised Code Section 3737.41, as evidenced by his inspection report attached hereto as Exhibit A and photographs attached hereto as Exhibit B; and

Resolution 26-074

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-074**

**WHEREAS**, the Board declared its intention concerning the Property by Resolution No. 26-057 adopted the 7<sup>th</sup> day of April, 2026; and

**WHEREAS**, the property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, were notified of the Board's intention to demolish and remove the structure(s) situated on the Property as required by law; and

**WHEREAS**, no owner of Property or other interested party has timely requested a hearing in response to the Notice of Intention to Demolish a Dangerous Structure issued by the Township, nor have the dangerous conditions at the Property been remediated; and

**WHEREAS**, the Board is memorializing its order concerning the Property via this formal Resolution; and

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

**Section 1.** The Property located at 5170 Derby Road, Dayton, Ohio 45417, Parcel No. G27 01611 0143, titled in the name of Central Baptist Church, has been declared insecure, unsafe, dangerous to life and health, and unfit for human habitation by a duly authorized Fire Code Official for Jefferson Township.

**Section 2.** The dangerous conditions at the Property have not been remediated by the Property owner, and the Property owner, lienholders, if any, and other interested parties have been provided with, as required by law, notice of the violations and an opportunity for a public hearing on the matter.

**Section 3.** No owner of the Property, lienholders, if any, or other interested parties have timely requested a hearing on the Board's declaration of its intent to demolish and remove the dangerous structure(s) situated on the Property.

**Section 4.** The Board hereby directs the Township Fiscal Officer and the Township Zoning Administrator, or the duly authorized agents or appointees of these Township Officials, to take all action necessary to have the dangerous structure(s) situated on the Property demolished and removed as soon as possible to protect the health, safety, and welfare of the citizens of the Township.

**Section 5.** Pursuant to Ohio Revised Code Section 505.86, the total costs incurred by the Township, or its duly authorized agents or appointees, in the demolition and removal of the structure(s) situated on the Property may be collected by one of the following methods:

1. The Board may have the fiscal officer of the Township certify the total costs, together with a proper description of the land, to the county auditor who shall place the costs on the tax duplicate. The costs shall be a lien upon the lands from and after the date of entry; or

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-074**

2. The Board may commence a civil action to recover the total costs incurred from the owner of the Property.

**Section 6.** It is hereby found and determined that all formal actions 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: 15<sup>th</sup> 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:

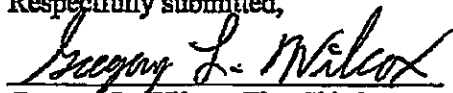
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of 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.

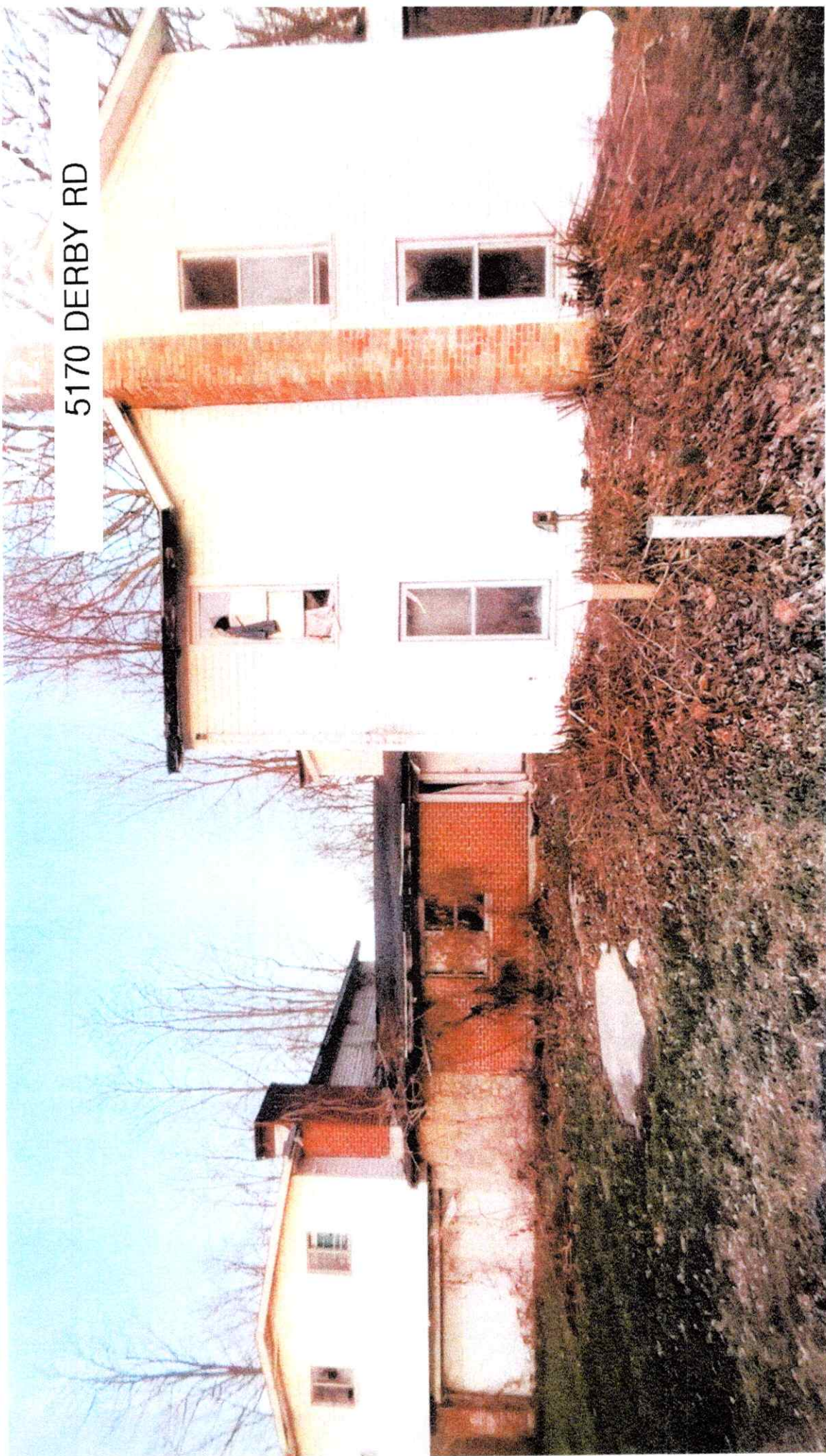
(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous 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.



5170 DERBY RD



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-075**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERIGN THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUTATED AT 105 BRICKER AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G27 18308 0103, WHICH PROPERTY IS TITLED IN THE NAME OF WESLEY C GREENFIELD.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, the Jefferson Township Fire Chief, as a duly to authorized Fire Code Official for the Township, inspected the property located at 105 Bricker Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G27 18308 0103, titled in the name of Wesley C Greenfield, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110.1.1 and 110.1.2 and in violation of Ohio Revised Code Section 3737.41, as evidenced by his inspection report attached hereto as Exhibit A and photographs attached hereto as Exhibit B; and

Resolution 26-075

Page 1 of 3

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-075**

**WHEREAS**, the Board declared its intention concerning the Property by Resolution No. 26-058 adopted the 7<sup>th</sup> day of April, 2026; and

**WHEREAS**, the property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, were notified of the Board's intention to demolish and remove the structure(s) situated on the Property as required by law; and

**WHEREAS**, no owner of Property or other interested party has timely requested a hearing in response to the Notice of Intention to Demolish a Dangerous Structure issued by the Township, nor have the dangerous conditions at the Property been remediated; and

**WHEREAS**, the Board is memorializing its order concerning the Property via this formal Resolution; and

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

**Section 1.** The Property located at 105 Bricker Avenue, Dayton, Ohio 45417, Parcel No. G27 18308 0103, titled in the name of Wesley C Greenfield, has been declared insecure, unsafe, dangerous to life and health, and unfit for human habitation by a duly authorized Fire Code Official for Jefferson Township.

**Section 2.** The dangerous conditions at the Property have not been remediated by the Property owner, and the Property owner, lienholders, if any, and other interested parties have been provided with, as required by law, notice of the violations and an opportunity for a public hearing on the matter.

**Section 3.** No owner of the Property, lienholders, if any, or other interested parties have timely requested a hearing on the Board's declaration of its intent to demolish and remove the dangerous structure(s) situated on the Property.

**Section 4.** The Board hereby directs the Township Fiscal Officer and the Township Zoning Administrator, or the duly authorized agents or appointees of these Township Officials, to take all action necessary to have the dangerous structure(s) situated on the Property demolished and removed as soon as possible to protect the health, safety, and welfare of the citizens of the Township.

**Section 5.** Pursuant to Ohio Revised Code Section 505.86, the total costs incurred by the Township, or its duly authorized agents or appointees, in the demolition and removal of the structure(s) situated on the Property may be collected by one of the following methods:

1. The Board may have the fiscal officer of the Township certify the total costs, together with a proper description of the land, to the county auditor who shall place the costs on the tax duplicate. The costs shall be a lien upon the lands from and after the date of entry; or

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-075**

2. The Board may commence a civil action to recover the total costs incurred from the owner of the Property.

**Section 6.** It is hereby found and determined that all formal actions 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: 15<sup>th</sup> 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 (I)(1)(110.1) of this rule.

105 BRICKER AVE  
10/2 2025

105 BRICKER AVE

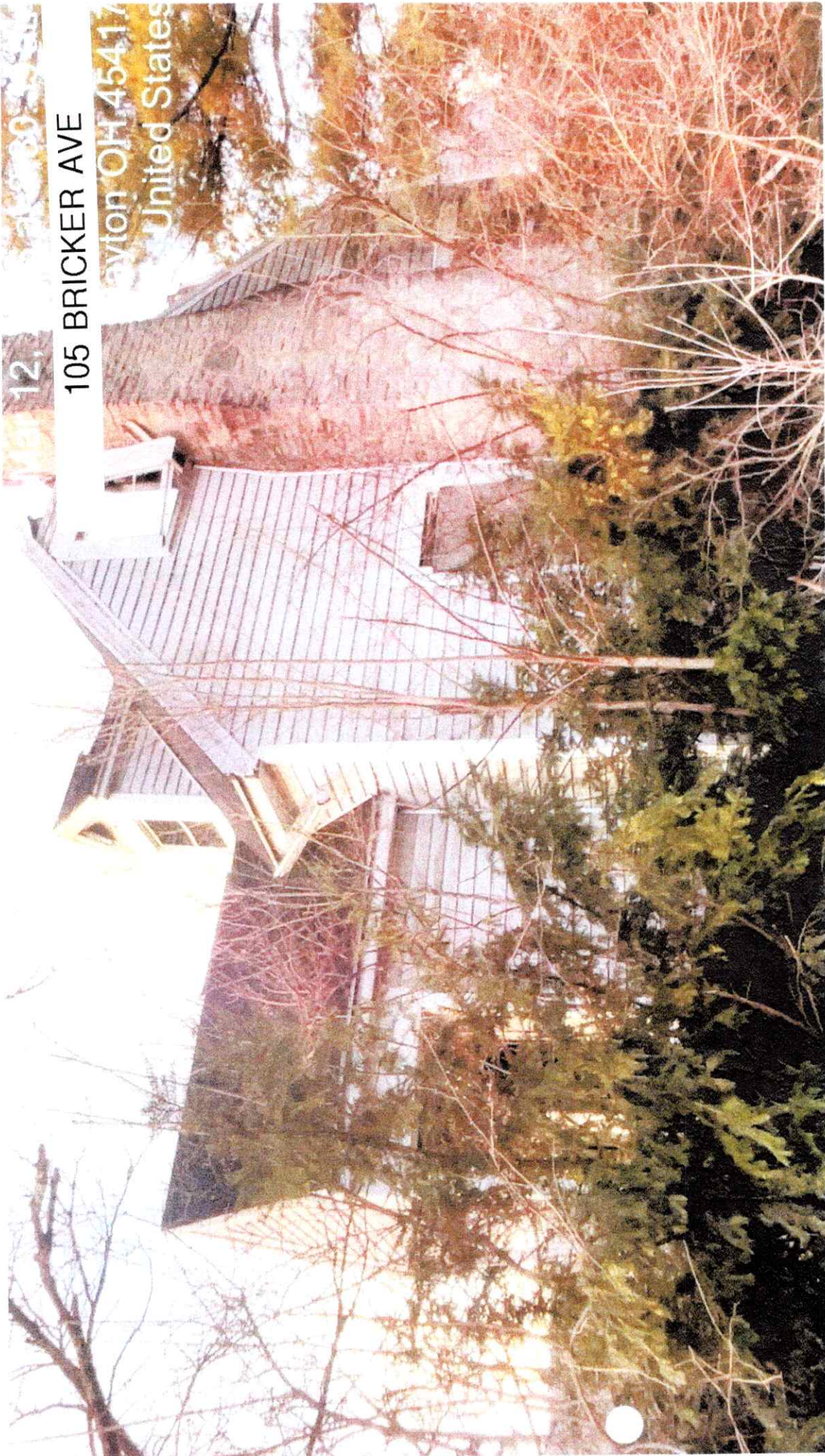


Dayton United Way

Mar 12, 2009

105 BRICKER AVE

Dayton OH 45417  
United States



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-076**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF 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 OF DAVID L PELFREY.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, the Jefferson Township Fire Chief, as a duly to authorized Fire Code Official for the Township, inspected the property located at 216 Bricker Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G27 18309 0092, titled in the name of David L Pelfrey, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110.1.1 and 110.1.2 and in violation of Ohio Revised Code Section 3737.41, as evidenced by his inspection report attached hereto as Exhibit A and photographs attached hereto as Exhibit B; and

Resolution 26-076

Page 1 of 3

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-076**

**WHEREAS**, the Board declared its intention concerning the Property by Resolution No. 26-059 adopted the 7<sup>th</sup> day of April, 2026; and

**WHEREAS**, the property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, were notified of the Board's intention to demolish and remove the structure(s) situated on the Property as required by law; and

**WHEREAS**, no owner of Property or other interested party has timely requested a hearing in response to the Notice of Intention to Demolish a Dangerous Structure issued by the Township, nor have the dangerous conditions at the Property been remediated; and

**WHEREAS**, the Board is memorializing its order concerning the Property via this formal Resolution; and

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

**Section 1.** The Property located at 216 Bricker Avenue, Dayton, Ohio 45417, Parcel No. G27 18309 0092, titled in the name of David L Pelfrey, has been declared insecure, unsafe, dangerous to life and health, and unfit for human habitation by a duly authorized Fire Code Official for Jefferson Township.

**Section 2.** The dangerous conditions at the Property have not been remediated by the Property owner, and the Property owner, lienholders, if any, and other interested parties have been provided with, as required by law, notice of the violations and an opportunity for a public hearing on the matter.

**Section 3.** No owner of the Property, lienholders, if any, or other interested parties have timely requested a hearing on the Board's declaration of its intent to demolish and remove the dangerous structure(s) situated on the Property.

**Section 4.** The Board hereby directs the Township Fiscal Officer and the Township Zoning Administrator, or the duly authorized agents or appointees of these Township Officials, to take all action necessary to have the dangerous structure(s) situated on the Property demolished and removed as soon as possible to protect the health, safety, and welfare of the citizens of the Township.

**Section 5.** Pursuant to Ohio Revised Code Section 505.86, the total costs incurred by the Township, or its duly authorized agents or appointees, in the demolition and removal of the structure(s) situated on the Property may be collected by one of the following methods:

1. The Board may have the fiscal officer of the Township certify the total costs, together with a proper description of the land, to the county auditor who shall place the costs on the tax duplicate. The costs shall be a lien upon the lands from and after the date of entry; or

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-076**

2. The Board may commence a civil action to recover the total costs incurred from the owner of the Property.

**Section 6.** It is hereby found and determined that all formal actions 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: 15<sup>th</sup> 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:

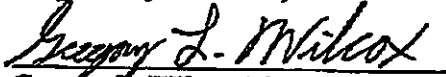
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of 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 (f)(1)(110.1) of this rule.



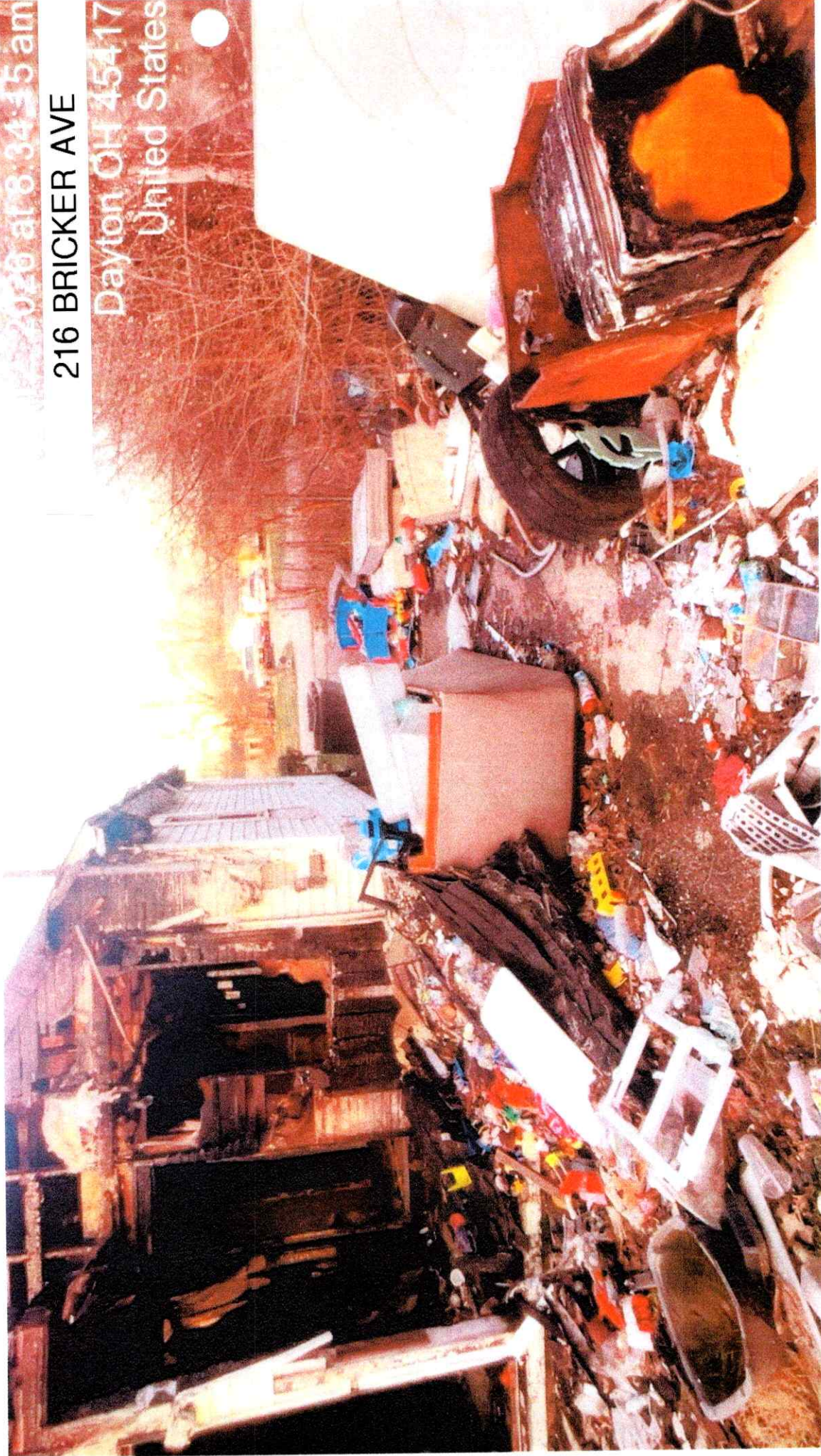
216 BRICKER AVE

Dayton Ohio  
United States

12/20/20 at 8:34:35 am

216 BRICKER AVE

Dayton OH 45417  
United States



**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 26-077**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUATED AT 224 BRICKER AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G27 18309 0090, WHICH PROPERTY IS TITLED IN THE NAME OF VICTORIA MANAGEMENT SERVICES LLC**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, the Jefferson Township Fire Chief, as a duly to authorized Fire Code Official for the Township, inspected the property located at 224 Bricker Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G27 18309 0090, titled in the name of Victoria Management Services LLC, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110.1.1 and 110.1.2 and in violation of Ohio Revised Code Section 3737.41, as evidenced by his inspection report attached hereto as Exhibit A and photographs attached hereto as Exhibit B; and

Resolution 26-077

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-077**

**WHEREAS**, the Board declared its intention concerning the Property by Resolution No. 26-060 adopted the 7<sup>th</sup> day of April, 2026; and

**WHEREAS**, the property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, were notified of the Board's intention to demolish and remove the structure(s) situated on the Property as required by law; and

**WHEREAS**, no owner of Property or other interested party has timely requested a hearing in response to the Notice of Intention to Demolish a Dangerous Structure issued by the Township, nor have the dangerous conditions at the Property been remediated; and

**WHEREAS**, the Board is memorializing its order concerning the Property via this formal Resolution; and

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

**Section 1.** The Property located at 224 Bricker Avenue, Dayton, Ohio 45417, Parcel No. G27 18309 0090, titled in the name of Victoria Management Services LLC, has been declared insecure, unsafe, dangerous to life and health, and unfit for human habitation by a duly authorized Fire Code Official for Jefferson Township.

**Section 2.** The dangerous conditions at the Property have not been remediated by the Property owner, and the Property owner, lienholders, if any, and other interested parties have been provided with, as required by law, notice of the violations and an opportunity for a public hearing on the matter.

**Section 3.** No owner of the Property, lienholders, if any, or other interested parties have timely requested a hearing on the Board's declaration of its intent to demolish and remove the dangerous structure(s) situated on the Property.

**Section 4.** The Board hereby directs the Township Fiscal Officer and the Township Zoning Administrator, or the duly authorized agents or appointees of these Township Officials, to take all action necessary to have the dangerous structure(s) situated on the Property demolished and removed as soon as possible to protect the health, safety, and welfare of the citizens of the Township.

**Section 5.** Pursuant to Ohio Revised Code Section 505.86, the total costs incurred by the Township, or its duly authorized agents or appointees, in the demolition and removal of the structure(s) situated on the Property may be collected by one of the following methods:

1. The Board may have the fiscal officer of the Township certify the total costs, together with a proper description of the land, to the county auditor who shall place the costs on the tax duplicate. The costs shall be a lien upon the lands from and after the date of entry; or

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-077**

2. The Board may commence a civil action to recover the total costs incurred from the owner of the Property.

**Section 6.** It is hereby found and determined that all formal actions 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: 15<sup>th</sup> 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

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## 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: 224 Bricker Ave. Dayton, OH 45417  
Parcel ID No(s): G27 18309 0090

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:

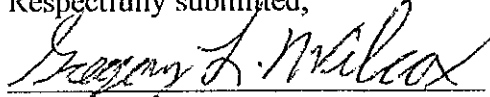
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of 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

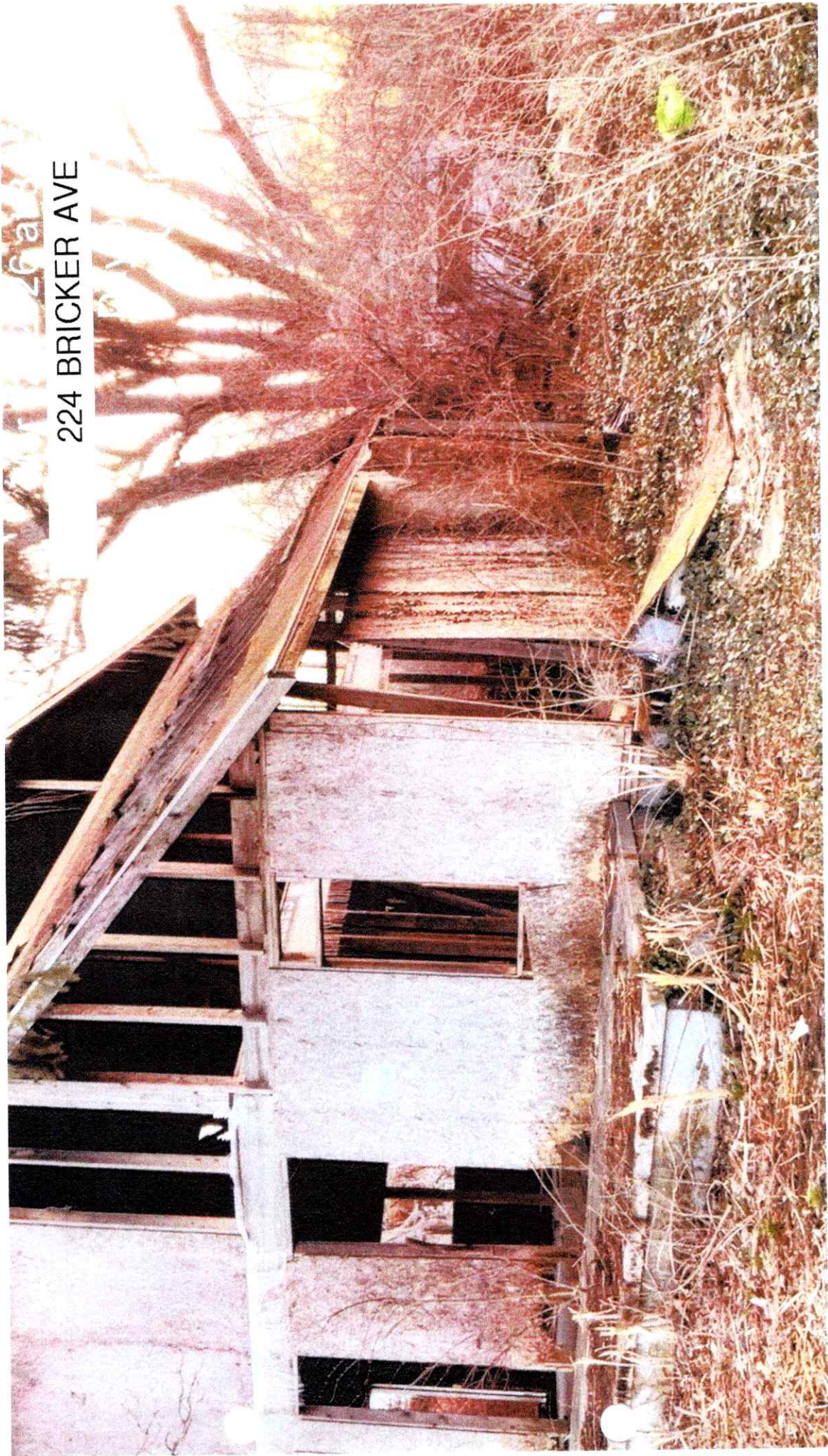
(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, 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

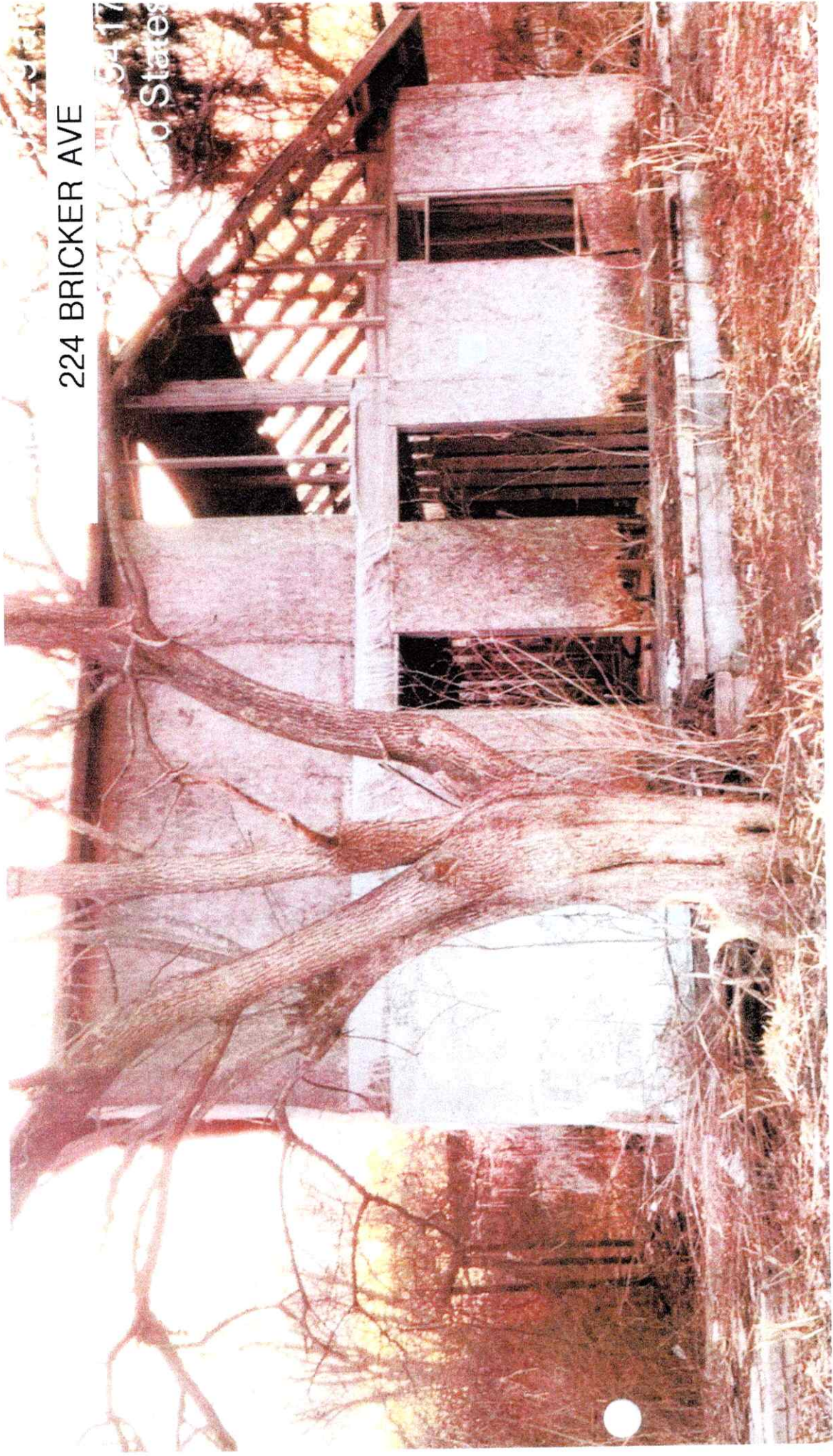
- (I) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue 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.



224 BRICKER AVE

224 BRICKER AVE

9417  
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**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 26-078**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF THE INSECURE AND UNSAFE STRUCTURE(S) SITUATED AT 214 BRICKER AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G29 18202A0045 AND G29 18202A0046, WHICH PROPERTY IS TITLED IN THE NAME OF ROBERTA TEASLEY**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, the Jefferson Township Fire Chief, as a duly to authorized Fire Code Official for the Township, inspected the property located at 214 Bricker Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G29 18202A0045 and G29 18202A0046, titled in the name of Roberta Teasley, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110.1.1 and 110.1.2 and in violation of Ohio Revised Code Section 3737.41, as evidenced by his inspection report attached hereto as Exhibit A and photographs attached hereto as Exhibit B; and

Resolution 26-078

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-078**

**WHEREAS**, the Board declared its intention concerning the Property by Resolution No. 26-061 adopted the 7<sup>th</sup> day of April, 2026; and

**WHEREAS**, the property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, were notified of the Board's intention to demolish and remove the structure(s) situated on the Property as required by law; and

**WHEREAS**, no owner of Property or other interested party has timely requested a hearing in response to the Notice of Intention to Demolish a Dangerous Structure issued by the Township, nor have the dangerous conditions at the Property been remediated; and

**WHEREAS**, the Board is memorializing its order concerning the Property via this formal Resolution; and

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

**Section 1.** The Property located at 214 Bricker Avenue, Dayton, Ohio 45417, Parcel No. G29 18202A0045 and G29 18202A0046, titled in the name of Roberta Teasley, has been declared insecure, unsafe, dangerous to life and health, and unfit for human habitation by a duly authorized Fire Code Official for Jefferson Township.

**Section 2.** The dangerous conditions at the Property have not been remediated by the Property owner, and the Property owner, lienholders, if any, and other interested parties have been provided with, as required by law, notice of the violations and an opportunity for a public hearing on the matter.

**Section 3.** No owner of the Property, lienholders, if any, or other interested parties have timely requested a hearing on the Board's declaration of its intent to demolish and remove the dangerous structure(s) situated on the Property.

**Section 4.** The Board hereby directs the Township Fiscal Officer and the Township Zoning Administrator, or the duly authorized agents or appointees of these Township Officials, to take all action necessary to have the dangerous structure(s) situated on the Property demolished and removed as soon as possible to protect the health, safety, and welfare of the citizens of the Township.

**Section 5.** Pursuant to Ohio Revised Code Section 505.86, the total costs incurred by the Township, or its duly authorized agents or appointees, in the demolition and removal of the structure(s) situated on the Property may be collected by one of the following methods:

1. The Board may have the fiscal officer of the Township certify the total costs, together with a proper description of the land, to the county auditor who shall place the costs on the tax duplicate. The costs shall be a lien upon the lands from and after the date of entry; or

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-078**

2. The Board may commence a civil action to recover the total costs incurred from the owner of the Property.

**Section 6.** It is hereby found and determined that all formal actions 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: 15<sup>th</sup> 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

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## 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: 214 Bluecrest Ave. Dayton, OH 45417  
Parcel ID No(s): G29 18202A0045

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.

(0045)

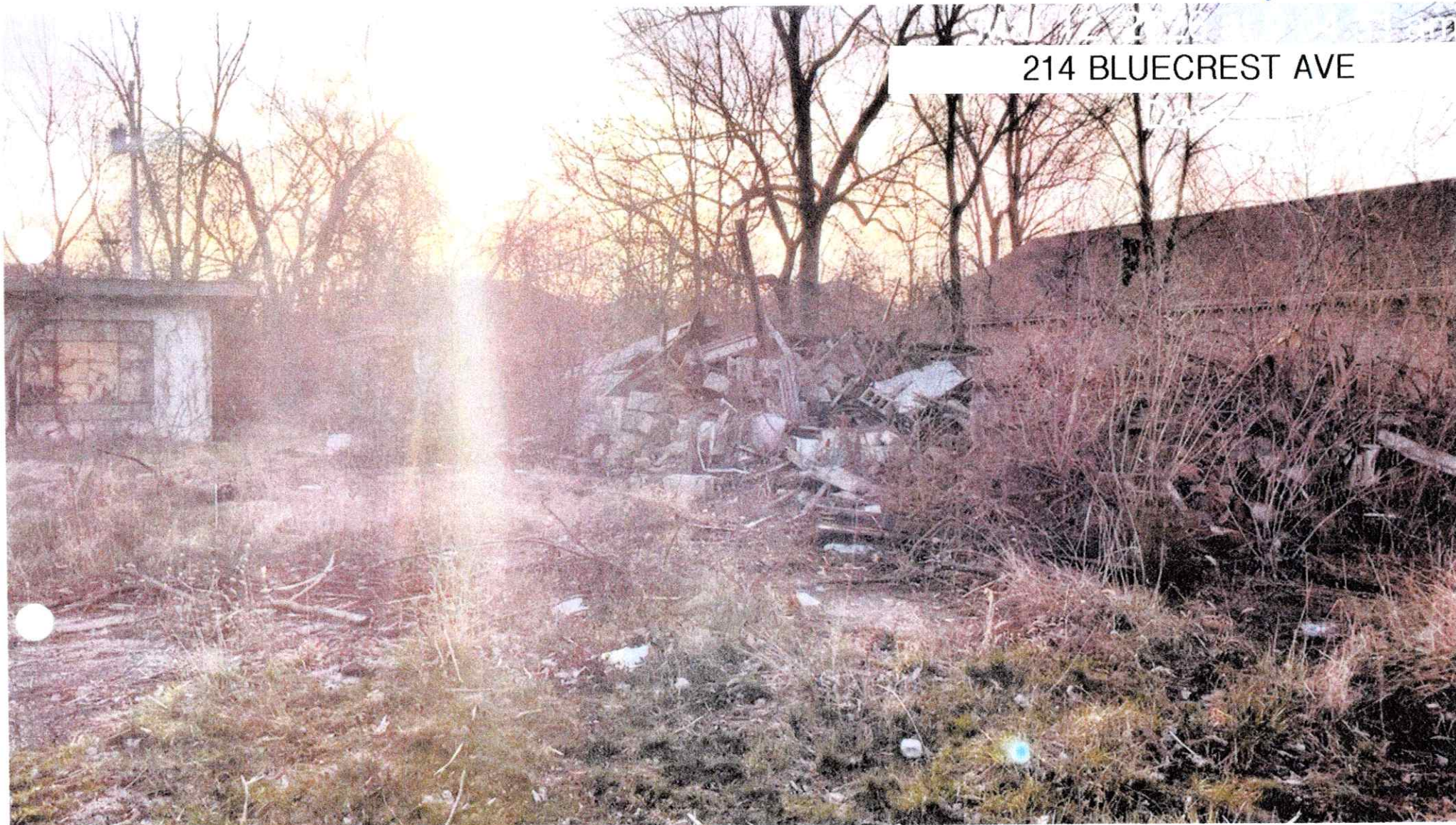
214 BLUECREST AVE



Exhibit B

(0045)

214 BLUECREST AVE





# 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: 214 Bluecrest Ave. Dayton, OH 45417  
Parcel ID No(s): G29 18202A0046

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:

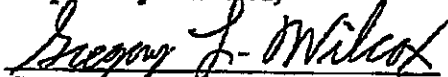
- The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- The Property has the following unsafe conditions in violation of 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.

(0046)

214 BLUECREST AVE

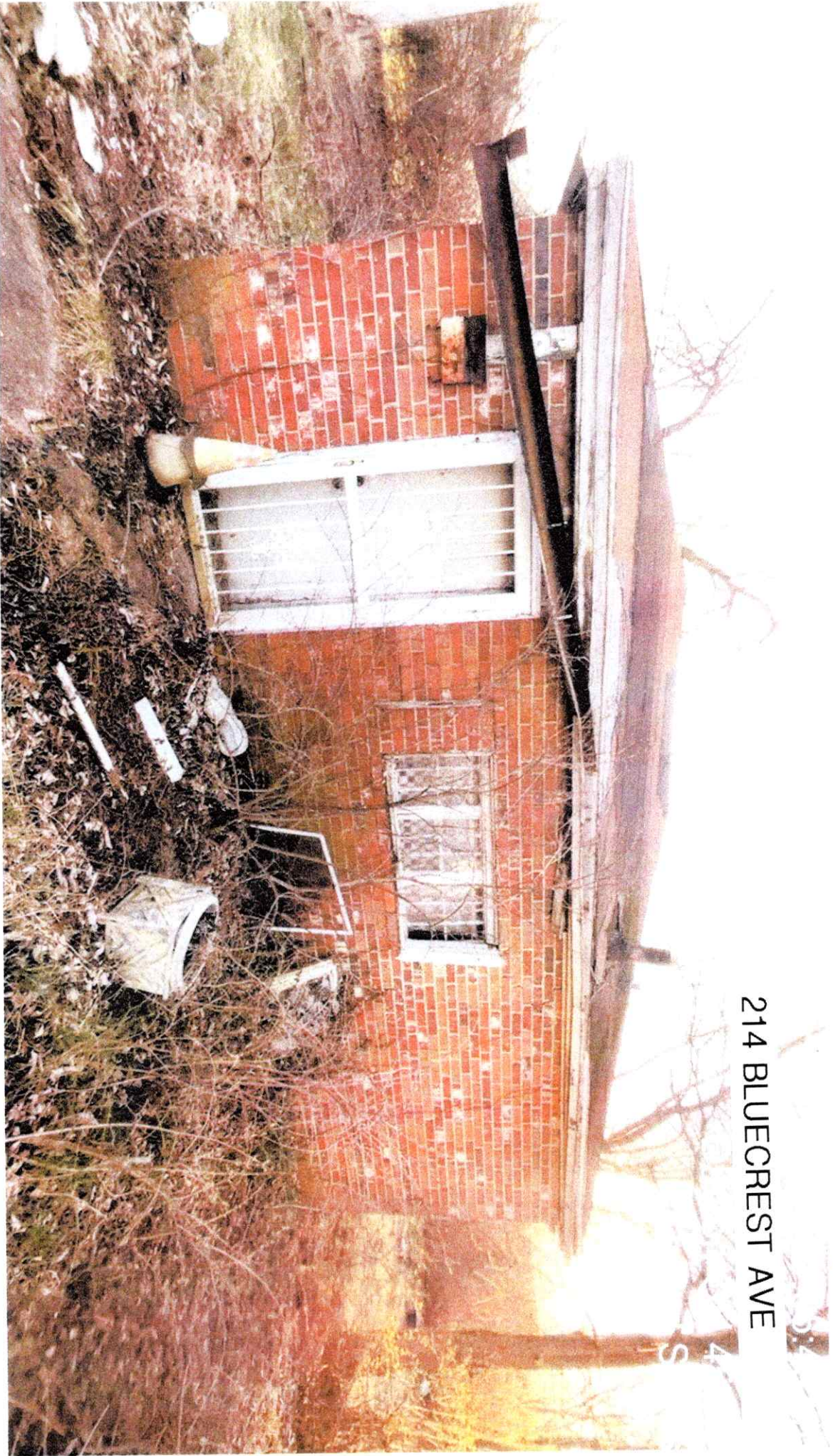


Exhibit B



(0046)

214 BLUECREST AVE

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-079**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, ORDERING THE DEMOLITION AND REMOVAL OF 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 OF BOBI JO LEWANDOWSKI.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on April 15, 2026, at 12:00 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**, the Jefferson Township Fire Chief, as a duly to authorized Fire Code Official for the Township, inspected the property located at 9 Maeder Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G28 18308 0056, titled in the name of Bobi Jo Lewandowski, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110.1.1 and 110.1.2 and in violation of Ohio Revised Code Section 3737.41, as evidenced by his inspection report attached hereto as Exhibit A and photographs attached hereto as Exhibit B; and

Resolution 26-079

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-079**

**WHEREAS**, the Board declared its intention concerning the Property by Resolution No. 26-062 adopted the 7<sup>th</sup> day of April, 2026; and

**WHEREAS**, the property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, were notified of the Board's intention to demolish and remove the structure(s) situated on the Property as required by law; and

**WHEREAS**, no owner of Property or other interested party has timely requested a hearing in response to the Notice of Intention to Demolish a Dangerous Structure issued by the Township, nor have the dangerous conditions at the Property been remediated; and

**WHEREAS**, the Board is memorializing its order concerning the Property via this formal Resolution; and

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

**Section 1.** The Property located at 9 Maeder Avenue, Dayton, Ohio 45417, Parcel No. G28 18308 0056, titled in the name of Bobi Jo Lewandowski, has been declared insecure, unsafe, dangerous to life and health, and unfit for human habitation by a duly authorized Fire Code Official for Jefferson Township.

**Section 2.** The dangerous conditions at the Property have not been remediated by the Property owner, and the Property owner, lienholders, if any, and other interested parties have been provided with, as required by law, notice of the violations and an opportunity for a public hearing on the matter.

**Section 3.** No owner of the Property, lienholders, if any, or other interested parties have timely requested a hearing on the Board's declaration of its intent to demolish and remove the dangerous structure(s) situated on the Property.

**Section 4.** The Board hereby directs the Township Fiscal Officer and the Township Zoning Administrator, or the duly authorized agents or appointees of these Township Officials, to take all action necessary to have the dangerous structure(s) situated on the Property demolished and removed as soon as possible to protect the health, safety, and welfare of the citizens of the Township.

**Section 5.** Pursuant to Ohio Revised Code Section 505.86, the total costs incurred by the Township, or its duly authorized agents or appointees, in the demolition and removal of the structure(s) situated on the Property may be collected by one of the following methods:

1. The Board may have the fiscal officer of the Township certify the total costs, together with a proper description of the land, to the county auditor who shall place the costs on the tax duplicate. The costs shall be a lien upon the lands from and after the date of entry; or

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-079**

2. The Board may commence a civil action to recover the total costs incurred from the owner of the Property.

**Section 6.** It is hereby found and determined that all formal actions 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: 15<sup>th</sup> 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.

9 MAEDER AVE 1.8.2026



May 1, 2024 at 9:21:33 AM  
5 Maeder Ave  
Dayton OH 45417  
United States

