



AGENDA

JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO BOARD OF TRUSTEES

REGULAR SESSION

1 BUSINESS PARK Dr., DAYTON, OHIO 45417

May 5, 2026, 6:00 PM

I. Welcome / Pledge of Allegiance,

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

III. Call to Order / Roll Call:

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

IV. Approval of Meeting Minutes

- Regular April 15, 2026**

Motion to Approve Regular Meeting Minutes

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

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

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

V. Fiscal Officer Report

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

Motion to Accept Fiscal Officer Report

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

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

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

VI. Guest Speaker

- Advocates for Basic Legal Equality, Inc – Kristie Ortiz

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) conclude, speakers will be asked to cease comments and return to their seats.

VIII. Resolutions for Consideration

- Resolution 26-080**
 - THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE PURCHASE OF A MINI AMBULANCE FOR THE JEFFERSON TOWNSHIP FIRE DEPARTMENT

- **Resolution 26-081**
 - THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY AMEND SECTION 413 OF THE JEFFERSON TOWNSHIP ZONING CODE TO REDUCE THE TOWNSHIP-WIDE CAP ON GROUP HOMES

- **Resolution 26-082**
 - THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE AWARD OF CONTRACT FOR THE BLAIRWOOD PARK PICKLEBALL COURT PROJECT TO DJ DREW COMPANY, LLC OF BATAVIA, OHIO

- **Resolution 26-083**
 - THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES PERFORMANCE-BASED COMPENSATION ADJUSTMENTS

- **Resolution 26-084**
 - THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE HIRING OF SEASONAL INTERNS FOR JEFFERSON TOWNSHIP

- **Resolution 26-085**
 - THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE TOWNSHIP FIRE CHIEF TO HIRE PROBATIONARY SHIFT SUPERVISOR (CAPTAIN) JACOB FREELS.

ix. Department Reports

- Sheriff
- Public Safety

x. Adjournment

Motion to Adjourn Meeting by **Back () Young () Powell ()**
 Second by **Back () Young () Powell ()**

Roll Call:

Sheila Back			Oscar Young			Vera Powell		
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 (Wednesday, April 15, 2026)

Members present:

Sheila Back, Oscar Young
Charlene Chattams

The meeting was called to order at 12:00 PM.

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

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

- 3. Approval of Meeting Minutes**
April 7, 2026

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

Yes: Sheila Back, Oscar Young

- 4. Fiscal Officer Report**
The Fiscal Officer stated she is working on reconciliation for March. Inquiry regarding an objection to the renewal of a retail liquor permit. Available grant information was shared with department heads.

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

Yes: Sheila Back, Oscar Young

- 5. Guest Speakers**
Montgomery County Sheriff – Rob Streck

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

7. Resolutions for Consideration:

Action, Information, Minutes: Resolution 26-067

I recommend approval of Resolution 26-067 – the Jefferson Township Board of Trustees approves a pay decrease for firefighter Shane Jackson.

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-068

I recommend approval of Resolution 26-068 – the Jefferson Township Board of Trustees accepts the resignation of firefighter/EMT Zachary Searless-Butz from the Jefferson Township Fire Department.

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-069

I recommend approval of Resolution 26-069 – the Jefferson Township Board of Trustees approves a wage adjustment for Matthew Perry upon obtaining a commercial spay license

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-070

I recommend approval of Resolution 26-070 – the Jefferson Township Board of Trustees orders the demolition and removal of insecure and unsafe structure(s) located 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.

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-071

I recommend approval of Resolution 26-071 – the Jefferson Township Board of Trustees orders the demolition and removal of insecure and unsafe structure(s) located at 185 S Lansdowne Avenue, Dayton, Ohio 45417, Parcel ID No. G29 18203 0045, which property is titled in the name of Tasha Mullins

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-072

I recommend approval of Resolution 26-072 – the Jefferson Township Board of Trustees orders the demolition and removal of insecure and unsafe structure(s) located at 184 Taft Avenue, Dayton, Ohio 45417, Parcel ID No. G29 18203 0029, which property is titled in the name of Tammy L Arden

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-073

I recommend approval of Resolution 26-073 – the Jefferson Township Board of Trustees orders the demolition and removal of insecure and unsafe structure(s) located at 201 Calumet Lane, Dayton, Ohio 45417, Parcel ID No. G28 18207 0022, which property is titled in the name of Debora K Knight

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-074

I recommend approval of Resolution 26-074 – the Jefferson Township Board of Trustees orders the demolition and removal of insecure and unsafe structure(s) located at 5170 Derby Road, Dayton, Ohio 45417, Parcel ID No. G27 01611 0143, which property is titled in the name of Central Baptist Church

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-075

I recommend approval of Resolution 26-075 – the Jefferson Township Board of Trustees orders the demolition and removal of insecure and unsafe structure(s) located at 105 Bricker Avenue, Dayton, Ohio 45417, Parcel ID No. G27 18308 0103, which property is titled in the name of Wesley C Greenfield.

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-076

I recommend approval of Resolution 26-076 – the Jefferson Township Board of Trustees orders the demolition and removal of insecure and unsafe structure(s) located at 216 Bricker Avenue, Dayton, Ohio 45417, Parcel ID No. G27 18309 0092, which property is titled in the name of David L Pelfrey.

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-077

I recommend approval of Resolution 26-077 – the Jefferson Township Board of Trustees orders the demolition and removal of insecure and unsafe structure(s) located at 224 Bricker Avenue, Dayton, Ohio 45417, Parcel ID No. G27 18309 0090, which properties is titled in the name of Victoria Management Services, LLC

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

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-078

I recommend approval of Resolution 26-078 – the Jefferson Township Board of Trustees orders the demolition and removal of insecure and unsafe structure(s) located at 214 Bluecrest Avenue, Dayton, Ohio 45417, Parcel ID No. G29 18202A0046, which property is titled in the name of Robert Teasley

Motion by Sheila Back, Seconded by Oscar Young

Final Resolution: Motion carried.

Yes: Sheila Back, Oscar Young

Action, Information, Minutes: Resolution 26-079

I recommend approval of Resolution 26-043 – the Jefferson Township Board of Trustees orders 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.

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

Yes: Sheila Back, Oscar Young

8. Staff Reports

Road Department: Reported on the different improvements that they have been working on in the community. As well as the potential interviews for a new Road Supervisor.

Fire Department: Chief Wilcox reported that their survey has been completed and sent to USDA. A new telephone tree is being implemented and should be live soon. Two employees are currently on orientation. With six more to join the team. Third full-time captain position is pending background check. Driver Operator training is ongoing with both shift captains.

9. 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

Meeting Adjourned: 12:44 PM

Attest by:

Sheila Back, President

Charlene Chattams, Fiscal Officer

Approval Date: _____

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-080**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE PURCHASE OF A MINI AMBULANCE
FROM CENTURY EQUIPMENT FOR THE JEFFERSON TOWNSHIP FIRE DEPARTMENT.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on May 5, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

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

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

WHEREAS, Jefferson Township Fire Department is committed to ensuring the safety and protection of its residents through the provision of a Mini Ambulance; and

WHEREAS, the acquisition of a mini ambulance will enhance the Fire Department’s ability to respond to medical emergencies efficiently, improve response times, and better serve the residents of Jefferson Township at community events; and

WHEREAS, Jefferson Township Fire Department has reviewed a proposal from Century Equipment for the purchase of a mini ambulance, including all necessary equipment and upfitting, for use by the Jefferson Township Fire Department; and

WHEREAS, the total cost of the proposed equipment and services is Thirty-Five Thousand (\$35,000); and

WHEREAS, the Board of Trustees finds that the purchase of the mini ambulance is necessary for the continued effective operation of the Jefferson Township Fire Department and is in the best interest of public safety.

WHEREAS, the Township solicited and received all necessary bids in accordance with applicable requirements, and after evaluation, Century Equipment was selected as the vendor whose proposal most effectively meets the Township’s needs and budgetary requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO:

Section 1. The Board of Trustees hereby approves the purchase of the mini ambulance, including all necessary equipment and upfitting, for use by the Jefferson Township Fire Department.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-080

Section 2. That the total expenditure for the mini ambulance shall not exceed \$35,000.00, plus any applicable taxes or fees, for the purchase of the mini ambulance and services described in the proposal.

Section 3. The Township Administrator and Fiscal Officer are authorized to take all action necessary to process payment, coordinate deliver, and ensure implementation of the mini ambulance.

Section 4. Funds for this purchase shall be paid from the appropriate Township fund designated for fire department operations, capital improvements, or other authorized funding source.

Section 5. This Resolution shall take effect and be in force immediately upon its adoption

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 5th day of May 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer

Club Car

CARRYALL® FIT-TO-TASK SERIES

SETTING THE STAGE FOR SAVINGS

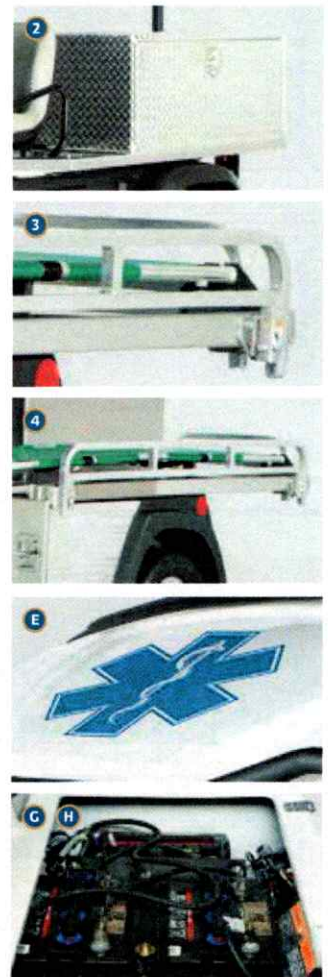


INTRODUCING THE
AMBULANCE
AWD CARRYALL 1700

IR Ingersoll Rand



Carryall 1700 Ambulance shown with optional light bar, fold-down windshield and heavy-duty bumper.



IMPROVE RESPONSE TIME ON ROUGH TERRAIN

WITH CLUB CAR'S NEW CARRYALL® 1700 ALL-WHEEL DRIVE AMBULANCE. Improve Response Time on Rough Terrain with Club Car's New Carryall 1700 All-wheel Drive Ambulance.

If your organization needs to respond to health emergencies in tight spaces on unimproved terrain, you'll need a powerful and highly maneuverable all-wheel drive ambulance. Club Car's new Carryall 1700 ambulance is the answer. The vehicle comes fully equipped with a bundle of accessories based on buying patterns of customers who bought vehicles for this application.

A FULLY EQUIPPED AND COST-EFFECTIVE SOLUTION

The Carryall 1700 Ambulance seats three and carries an adult-size stretcher. It provides everything you need for emergency response, including:

- A** Custom ambulance deck weldment with:
 - 1** Medical attendant seat
 - 2** Locking storage box for medical equipment
 - 3** Fold-down rails for patient area
 - 4** A hand-held cot style stretcher
- B** Taillights, brake lights and horn
- C** Large black canopy
- D** Reverse buzzer (not shown)

- E** Star of Life decal
- F** The vehicle also accommodates a Stryker hydraulic lift and an on-road ambulance stretcher (not shown)

Electric Models Only:

- G** Extended-range battery system
- H** Single-point watering system for easy battery maintenance

For other configurations, ask your local Authorized Club Car Dealer about our Custom Solutions Department.

RELIABLE, RUGGED AND POWERFUL Purpose-built for work from the ground up on the renowned Carryall 1700 work utility vehicle platform, the ambulance features a rustproof, corrosion-

resistant aluminum frame for added durability and longer life.

The vehicle's IntelliTrak™ automatic all-wheel drive system senses the ground it's on and shifts as needed. This virtually eliminates driver training and prevents delays.

Its four-link semi-independent rear suspension system combines independent suspension performance with solid-axle strength. The solid-axle design is the world standard for Jeeps, Land Rovers and pickups.

Available with a 20.1-hp-rated (15 kW) Kawasaki gasoline or 20-hp-rated (15 kW) Kubota diesel engine. The vehicle comes standard with dark gray bodies, gray seats and a black canopy. Optional colors are available.

SPEED EMERGENCY RESPONSE ON THESE SITES

- Fire and rescue departments
- Campgrounds
- State and national parks
- College, government and corporate campuses
- Athletic complexes
- Concert and event venues
- Resorts, hotels and multi-family housing communities
- Industrial sites
- Many other locations

Club Car

©2017 Club Car LLC. Club Car believes the information and specifications in this piece of literature were correct at the time of printing. Specifications, standard features, options, fabrics and colors are subject to change without notice. Some features may be unavailable when your vehicle is built. Some vehicles are pictured with options that may be available at extra cost or may not be available on some models. The engine manufacturer provides engine horsepower and torque specifications. Actual horsepower and torque may differ and are dependent on environmental conditions and maintenance condition of the engine. Ask your dealer about the availability of options and verify that the vehicle you ordered includes the equipment you ordered. There are no warranties, expressed or implied, contained herein. See the Limited Warranty in the owner's manual or write to: Club Car, PO Box 204558, Augusta, GA 30917. The company reserves the right to make design changes without obligation to make these changes on previously sold units or systems. MKR17com18040097 Rev 06/2017



Quotation



To Township of Jefferson, Montgomery County
c/o Contact Name
 One Business Park
 Phone#
 2/3/2026

Customer Account # n/a
 Quote # Q-44016
 Dayton, OH 45417
[email address](#)

www.centurycartconnect.com

Production Lead Time: 8 Weeks

PREPARED BY
 Kyle Rapp: Account Executive - Cincinnati & Columbus: (614) 306-9701 krapp@jerrypate.com 4199 Leap Rd. Hilliard 43026

VEHICLE SPECIFICATIONS				
Description	Quantity	List Price	Co-Op Price	Extended Price
2026 Club Car Carryall 1700, Gasoline	1	\$19,985.00	\$17,187.10	\$17,187.10
Dark Gray Body Color	1	\$0.00	\$0.00	\$0.00
Ambulance Vehicle	1	\$5,500.00	\$4,675.00	\$4,675.00
Gray bucket attendant seat for ambulance	1	\$0.00	\$0.00	\$0.00
Gray Front and Rear Bench Seats	1	\$0.00	\$0.00	\$0.00
Standard CVT Cover	1	\$0.00	\$0.00	\$0.00
No Cargo Box	1	\$0.00	\$0.00	\$0.00
25" Heavy Duty All-Terrain tires on Black Steel Wheels	1	\$0.00	\$0.00	\$0.00
Standard Light Package	1	\$0.00	\$0.00	\$0.00
Reverse Warning Buzzer	1	\$0.00	\$0.00	\$0.00
CVT Speed Reduction - 19MPH Limit for Gas 4x4	1	\$0.00	\$0.00	\$0.00
OEM Clear Hinged Windshield Kit	1	\$220.00	\$187.00	\$187.00
AWD ROPS Kit	1	\$0.00	\$0.00	\$0.00
Star of Life Ambulance Decal Instl, Set of 3	1	\$0.00	\$0.00	\$0.00
Ambulance deck with toolbox	1	\$0.00	\$0.00	\$0.00
140"X50" Black Canopy	1	\$2,200.00	\$1,870.00	\$1,870.00
Tail lights for ambulance	1	\$0.00	\$0.00	\$0.00
Ambulance canopy hardware kit	1	\$800.00	\$680.00	\$680.00
STRETCHER, AMBULANCE	1	\$0.00	\$0.00	\$0.00
Cot-style stretcher mount installation	1	\$0.00	\$0.00	\$0.00

ORDER SUMMARY

		SUBTOTAL	\$	24,599.10
ENTER YOUR DOWN PAYMENT		OMNIA/SOURCEWELL DESTINATION FREIGHT	1	\$ 1,051.00
Specialty Product (50%)	\$13,426	CARRYALL1700		
		OMNIA/SOURCEWELL LOCAL PREP - canopy top & windshield	1	\$ 1,200.00
		OMNIA/SOURCEWELL DELIVERY: 76-100 round trip	1	\$ 700.00
PAY TYPE		SALES TAX	0.00%	\$ -
Check/ACH/Credit Card		LESS TRADE-IN		\$ -
NET Account ? NO		TITLE FEE (if applicable)		\$ -
CONTRACT (if applicable)		TOTAL	\$	27,550.10
Contract: Sourcewell - #091094-CCR				
Sourcewell Account#: 201426				

- *Finance rates are estimates only and are subject to change without notice. Actual rates may vary. All loans are subject to credit review and approval
- *Sheffield Financial charges a \$150 Loan Origination Fee which is not billed through Century but is included in your Est. Pmt/Mo
- *Estimated production date accurate at the time of quotation and is subject to change without notice
- *Prices quoted are those in effect at the time of quotation and are subject to change without notice
- *Sales Tax subject to change based on the current rules & regulations in effect at the time of delivery
- *Trade Value is for "Budgeting Purposes", value will be determined upon delivery of new equipment, and final inspection, including additional hours
- *Settlement on Credit Card statement will read Jerry Pate Turf & Irrigation and not Century Equipment
- *All transactions completed via credit card will be charged a 3% processing fee.
- *Refund for deposit/down payment on confirmed orders valid for 24 hours from confirmation date below
- *Jerry Pate Turf & Irrigation, Inc. reserves the right to adjust pricing at time of delivery in the event of any tariffs, surcharges, or other fees are incurred. Any such potential tariffs or surcharges at time of shipment will be added to final invoice

****PLEASE INITIAL HERE****

Prices Do Not Include Sales Tax or Applicable Documentation Fees

This is a proposal on the goods named, subject to the following conditions: The prices and terms on this proposal are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All proposals and agreements are contingent on availability of product from the manufacturer. Prices are based on cost and conditions existing on date of proposal and are subject to change without notice. Typographical errors are subject to correction.

Product Liability Disclaimer and Indemnification Clause

Product Liability Disclaimer

To the fullest extent permitted by law, Jerry Pate Turf & Irrigation, Century Equipment, a Jerry Pate Company, and all its affiliates, expressly disclaims any and all liability for any damages, losses, or injuries arising out of or related to the use, misuse, or inability to use any product sold, distributed, or manufactured by Jerry Pate Turf & Irrigation, including but not limited to direct, indirect, incidental, special, consequential, or punitive damages. Except as expressly stated in writing, Jerry Pate Turf & Irrigation makes no warranties, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose.

The purchaser, user, and/or vendor assumes all risks associated with the use of the product. In no event shall Jerry Pate Turf & Irrigation's total liability exceed the purchase price paid for the product. Nothing in this disclaimer shall be construed to waive any rights or remedies that cannot be waived under law, including those relating to personal injury or consumer protection.

Indemnification Clause

The purchaser and/or vendor agrees to indemnify, defend, and hold harmless Jerry Pate Turf & Irrigation, its officers, directors, employees, agents, and affiliates from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees and costs) arising out of or related to the purchaser or vendor's use, misuse, or resale of the product, violation of applicable laws, or breach of this agreement, except to the extent caused by the gross negligence or willful misconduct of Jerry Pate Turf & Irrigation.

Dispute Venue Clause

This Agreement shall be interpreted in accordance with the laws of the State of Florida. All claims, disputes and other matters in question arising out of or relating to this Agreement or the breach thereof, will be decided by proceedings instituted and litigated in a court of competent jurisdiction sitting in Escambia County, Florida.

To accept this proposal, please sign and return _____
 Signature Date

 Print Name Title

Thank you, we appreciate your business!



Quotation



www.centurycartconnect.com

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-081

THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY AMEND SECTION 413 OF THE JEFFERSON TOWNSHIP ZONING CODE TO REDUCE THE TOWNSHIP-WIDE CAP ON GROUP HOMES

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on May 5, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

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

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

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

WHEREAS, the Jefferson Township Board of Trustees previously adopted Resolution No. 25-083 establishing updated zoning regulations governing juvenile and adult group homes within the Township ; and

WHEREAS, Section 413 of the Jefferson Township Zoning Code currently establishes a township-wide cap of **fifteen (15) active group homes**; and

WHEREAS, the Board of Trustees has continued to monitor the impact of group homes on public safety, neighborhood stability, service capacity, and overall community welfare; and

WHEREAS, the Board finds that a reduction in the total number of permitted group homes is necessary to prevent overconcentration, ensure adequate oversight, and maintain the health, safety, and welfare of Township residents; and

WHEREAS, the Board further finds that such reduction remains consistent with applicable state and federal laws, including the Fair Housing Act, while allowing for reasonable accommodation and regulated operation of such facilities;

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

Section 1. Amendment to Township-Wide Cap

Section 413 of the Jefferson Township Zoning Code is hereby amended to revise the township-wide cap on group homes as follows:

“No more than ten (10) active juvenile and adult group homes may operate within Jefferson Township at any given time, unless increased by future Resolution of the Board of Trustees.”

Resolution 26-081

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-081

Section 2. Applicability

This amendment shall apply to:

- All new applications submitted after the effective date of this Resolution
- Any pending applications not yet approved

Existing legally established group homes shall be considered **nonconforming uses** or subject to renewal and compliance review in accordance with Section 413.

Section 3. Continuation of Existing Regulations

All other provisions of Section 413, including but not limited to:

- Spacing requirements
- Licensing requirements
- Safety and supervision standards
- Inspection and enforcement provisions

shall remain in full force and effect.

Section 4. Authority to Codify

The Township Administrator or designee is hereby authorized and directed to:

- Update the Township Zoning Code to reflect this amendment
- Ensure publication and enforcement of the revised standard

Section 5. Severability

If any portion of this Resolution is deemed invalid, such determination shall not affect the remaining provisions.

Section 6. Effective Date

This Resolution, being a legislative measure amending the Township Zoning Code, shall take effect and be in force thirty (30) days from the date of its adoption, in accordance with Ohio law.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 5th day of May 2026

Resolution 26-081

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-081**

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. 26-082

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE AWARD OF CONTRACT FOR THE
BLAIRWOOD PARK PICKLEBALL COURT PROJECT TO DJ DREW COMPANY, LLC OF BATAVIA, OHIO**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on May 5, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

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

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

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

WHEREAS, Jefferson Township has entered into a NatureWorks Local Assistance Grant Agreement with the Ohio Department of Natural Resources (ODNR) for the rehabilitation of existing tennis courts into pickleball courts at Blairwood Park ; and

WHEREAS, the total NatureWorks grant award shall not exceed \$122,086.00, with reimbursement provided on a cost-reimbursement basis of up to seventy-five percent (75%) of eligible project costs ; and

WHEREAS, Jefferson Township has secured additional funding through the Community Development Block Grant (CDBG) Program in the amount of \$61,000.00 to support the completion of this project; and

WHEREAS, Jefferson Township has also been awarded funding through the One Time Strategic Community Investments Grant Program in the amount of \$600,000.00, which may be used to support capital improvement projects including this project; and

WHEREAS, the Township intends to utilize a portion of these awarded funds to cover the remaining balance of the Blairwood Park Pickleball Court Project; and

WHEREAS, the Township solicited bids for the project in accordance with applicable procurement laws and grant requirements, including competitive bidding standards ; and

WHEREAS, after review and evaluation of submitted bids, DJ Drew Company, LLC, of Batavia, Ohio, was determined to be the lowest and best responsible bidder;

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-082

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

Section 1. Award of Contract

The Board of Trustees hereby awards the contract for the **Blairwood Park Pickleball Court Project** to:

DJ Drew Company, LLC

Batavia, Ohio in the amount of **\$298,194.00**, subject to final contract execution.

Section 2. Funding Sources

The project shall be funded through the following sources:

- **NatureWorks Grant (ODNR):** Up to \$122,086.00 (reimbursement-based, not to exceed 75% of eligible costs)
- **CDBG Funding:** \$61,000.00
- **One Time Strategic Community Investments Grant Program:** \$115,108.00

Section 3. Reimbursement and Compliance

The Township acknowledges that:

- Grant funds are subject to **reimbursement procedures**, requiring proper documentation of expenditures
- Reimbursements shall not exceed program limits or eligible costs
- The Township must maintain all records, invoices, and proof of payment in accordance with grant requirements

Section 4. Authorization to Execute

The Township Administrator is hereby authorized to:

- Execute all contracts and grant-related documents
- Submit reimbursement requests for applicable funding sources
- Ensure compliance with all applicable grant, procurement, and reporting requirements

Section 5. Project Implementation

The Township shall complete the project in accordance with:

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-082**

- Approved plans and specifications
- NatureWorks, CDBG, and other applicable grant requirements
- All applicable federal, state, and local laws

Section 6. Effective Date

This Resolution shall take effect immediately upon passage.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 5th day of May 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. 26-083**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZE PERFORMANCE-BASED COMPENSATION
ADJUSTMENTS**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on May 5, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

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

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

WHEREAS, the Jefferson Township Board of Trustees recognizes that employee performance is critical to maintaining high-quality Township operations and services; and

WHEREAS, the Township utilizes a performance evaluation process to assess employee effectiveness, accountability, and overall contributions; and

WHEREAS, the listed salaried employees have demonstrated favorable performance based on their most recent evaluations; and

WHEREAS, the Township Administrator has recommended compensation adjustments to recognize and retain high-performing employees in alignment with budgetary capacity;

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

Section 1. Approval of Salaried Compensation Adjustments

That, effective **May 11, 2026**, the annual salaries of the following employees are hereby established as follows:

- **Karen Kalary** – Annual Salary: **\$53,508.00**
- **William Bailey** – Annual Salary: **\$61,800.01**
- **Rebecca Urzua** – Annual Salary: **\$51,238.72**

Section 2. Basis of Adjustments

That these adjustments are based on documented **favorable performance evaluations** and are intended to support employee retention, morale, and continued service excellence.

Section 3. Fiscal Implementation

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-083

That the Fiscal Officer is hereby authorized to process all necessary payroll adjustments consistent with this Resolution and the Township's approved budget.

Section 4. Administrative Oversight

That the Township Administrator shall ensure that all compensation adjustments are administered consistently and in alignment with Township policies and procedures.

Section 5. Effective Date

That this Resolution shall take effect and be in force at the earliest time permitted by law.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 5th day of May 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. 26-084**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE HIRING OF SEASONAL INTERNS
FOR JEFFERSON TOWNSHIP**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on May 5, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

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

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

WHEREAS, Jefferson Township recognizes the value of developing future professionals through internship opportunities in public administration; and

WHEREAS, the Township has established a seasonal internship program to provide college students with hands-on experience in local government operations, including administrative services, public works, and community engagement; and

WHEREAS, the Township Administrator has identified the need for seasonal support during the summer months to assist with increased operational and programmatic demands; and

WHEREAS, qualified candidates have been selected to participate in the Township’s Summer Internship Program;

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

Section 1. Authorization of Seasonal Interns

That the Board hereby approves the hiring of the following individuals as **Seasonal Interns**:

- **Hana Mickey**
- **Jayla Williams**

Section 2. Term of Employment

That the term of employment shall be from **May 11, 2026, through September 4, 2026**, unless otherwise extended or terminated in accordance with Township policy.

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-084**

Section 3. Compensation

That the interns shall be compensated at a rate of **\$17.00 per hour**, as established for the Township's seasonal internship program.

Section 4. Duties and Supervision

That the interns shall perform duties as assigned by the Township Administrator and/or designee, supporting various departments including administration, public works, and community initiatives.

Section 5. Fiscal Authorization

That the Fiscal Officer is hereby authorized to process payroll and any necessary budgetary adjustments consistent with this Resolution and the Township's approved budget.

Section 6. Effective Date

That this Resolution shall take effect immediately upon passage.

The vote was as follows:

Sheila Back

Yes No Abstain

Oscar Young

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 5th day of May 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. 26-085**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE TOWNSHIP FIRE CHIEF TO HIRE
PROBATIONARY SHIFT SUPERVISOR (CAPTAIN) JACOB FREELS.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on May 5, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

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

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

WITNESSETH

WHEREAS, The Jefferson Township Fire Department is working diligently to maintain 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, the Fire Chief has requested to hire the following individual and disclose the salary as they currently hold the required certification:

1. Jacob Freels
 Probationary Shift Supervisor (Captain)
 Full-Time Salaried
 \$43,680 / \$21.00 per hour
 Effective 05/13/2026

NOW, THEREFORE, the Board of Trustees of Jefferson Township, Montgomery County, Ohio, authorizes the Fire Chief to hire Probationary Shift Supervisor (Captain) Jacob Freels to the Jefferson Township Fire Department.

The vote was as follows:

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

Adopted: 5th day of May 2026

Signed by:

Sheila Back, President

Vera Powell, Trustee

Oscar Young, Vice President

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