



AGENDA

JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO BOARD OF TRUSTEES

REGULAR SESSION

1 BUSINESS PARK Dr., DAYTON, OHIO 45417

July 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:

Oscar Young

Present

Absent

Sheila Back

Present

Absent

Vera Powell

Present

Absent

IV. Approval of Meeting Minutes

• **Regular July 7, 2026**

Motion to Approve Regular Meeting Minutes

by

Young ()

Back ()

Powell ()

Second by

Young ()

Back ()

Powell ()

Roll Call

Young ()

Back ()

Powell ()

• **Special July 13, 2026**

Motion to Approve Regular Meeting Minutes

by

Young ()

Back ()

Powell ()

Second by

Young ()

Back ()

Powell ()

Roll Call

Young ()

Back ()

Powell ()

v. Fiscal Officer Report

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

Motion to Accept Fiscal Officer Report

by

Young ()

Back ()

Powell ()

Second by

Young ()

Back ()

Powell ()

Roll Call

Young ()

Back ()

Powell ()

vi. 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.

VII. Resolutions for Consideration

- **Resolution 26-098**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES TO EITHER OBJECT OR NOT OBJECT TO THE ISSUANCE OF A LIQUOR PERMIT FOR BIG MAMA OR LOVE, LLC
- **Resolution 26-105**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF FIREFIGHTER ROBER JACKSON FROM THE JEFFERSON TOWNSHIP FIRE DEPARTMENT

VIII. Executive Session

Pursuant to Ohio Revised Code section 121.22(G)(2), I move that we enter into an executive session:

To consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest.

Enter Executive Session Time: _____

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

Exit Executive Session Time: _____

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

IX. Adjournment

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

Roll Call:

Oscar Young				Sheila Back				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 (Tuesday, July 7, 2026)

Members present:

Oscar Young, Vera Powell

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

1. Welcome/ Pledge of Allegiance

**Information, Minutes, Procedural: A. Call to Order – Oscar Young, President
I pledge allegiance.**

2. Procedural: B. Roll Call

Oscar Young, Vera Powell

3. Approval of Meeting Minutes

June 17, 2026

Motion by Oscar Young, Seconded by Vera Powell

Final Resolution: Motion Carried

Yes: Oscar Young, Vera Powell

4. Fiscal Officer Report

Pay the Bills.

Motion by Oscar Young, Seconded by Vera Powell

Final Resolution: Motion Carried

Yes: Oscar Young, Vera Powell

5. Presentation

General Levy

6. BZA Appeal 25-018

7. Resolutions for Consideration:

Action, Information, Minutes: Resolution 26-097

I recommend approval of Resolution 26-097 – the Jefferson Township Board of Trustees adopts a consolidated Zoning Department Master Fee Matrix and repeals prior conflicting resolutions.

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

Yes: Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-098

I recommend approval of Resolution 26-098 – the Jefferson Township Board of Trustees hereby either object or not object to the issuance of a Liquor Permit.

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

Yes: Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-099

I recommend approval of Resolution 26-099 – the Jefferson Township Board of Trustees accepts the Resignation of EMT Jason Pharo from the Jefferson Township Fire Department.

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

Yes: Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-100

I recommend approval of Resolution 26-100 – the Jefferson Township Board of Trustees do hereby renew the Jefferson Township Property Casualty Insurance Policy from 2026-2027 with the Ohio Township Association Risk Management Authority in the amount of \$108,567.00.

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

Yes: Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-101

I recommend approval of Resolution 26-101 – the Jefferson Township Board of Trustees authorizes the Township Administrator to enter into a professional service agreement with

Choice One Engineering Corporation for the pavement and culvert rating project; authorizing the expenditure of funds in the amount of \$16,500.00.

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

Yes: Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-102

I recommend approval of Resolution 26-102 – the Jefferson Township Board of Trustees authorize an interfund transfer of appropriations within the General Fund.

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

Yes: Oscar Young, Vera Powell

Action, Information, Minutes: Resolution 26-103

I recommend approval of Resolution 26-103 – the Jefferson Township Board of Trustees county tax request for current valuation.

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

Yes: Oscar Young, Vera Powell

8. Department Reports

Sheriff: Captain Walt Steele reported a 5% decrease in overall crime compared to May 2025. Areas along W. Third Street saw the most activity during this period. There were no new community concerns for May. There were eight (8) mental health calls, and no overdose calls in Jefferson Township during May. Seventy-seven (77) reports were generated in Jefferson Township; 25 of those reports needed additional follow-up by Detective Phelps. On May 6th, Deputies were dispatched to the 1000 block of Kimmel Lane on a report of a suicidal subject who stated she had a knife and a plan to stab herself. Deputies arrived on scene and utilized their CIT skills to convince the female to put the knife down, and she ultimately complied to be transported to the hospital. The deputies' actions kept the female from injuring herself or others. On May 11th, Deputies were dispatched to the 100 block of Taft Avenue regarding a burglary in progress. Upon arrival, they found the front door forced open and the deadbolt and frame broken. They located the suspect, Darryl Hoskins, in an upstairs bedroom and found that he had assaulted the victim. Hoskins was taken into custody and booked reference to aggravated burglary without further incident. On May 17th, Deputies were alerted by Flock Safety cameras that a stolen motorcycle from Moraine was traveling eastbound on Germantown

Pike. The Deputies located the motorcycle driven by Douglas Miller as it pulled into Shell Gas Station on Germantown Pike and initiated a traffic stop. The motorcycle was recovered and returned to the owner, and Miller was taken to jail with reference to receiving stolen property and was also found to not have a valid driver's license. On May 18th, Deputies stopped a vehicle on W. Third Street at the connector to a cracked windshield. The driver, identified as Clayton Estes, was found to be suspended and cited. A K9 was requested, and after it alerted to the vehicle, a loaded firearm and suspected methamphetamines were located. Another passenger, Geneva Metzner, was also found to be in possession of suspected methamphetamines. Along with the citations, the vehicle was towed, and Baker was taken to jail in reference to possession of drugs, weapons under disability, and an active warrant out of Huber Heights. Metzner was also taken to jail in reference to possession of drugs. Jefferson Township had 33 calls for forensic services in May and 12 k-9 deployments.

Public Safety: Reported on the following activity: four (4) vehicles were tagged and resolved by voluntary compliance. Three citizens were kept safe by Public Safety, which blocked the road. National Night Out will be on August 4th from 5 pm to 8 pm at Judge Arthur O. Fisher Park. Jefferson Township Day will be on August 22nd from 11 am to 4 pm at Judge Arthur O. Fisher Park. Fire Safety Month is October, and more details will be shared. New signs in your community! The Juvenile curfew signs have been designed and are going up in the community. Public Safety Committee will be meeting on a quarterly basis.

Zoning: Reported the demolition of 10 properties in June. The following permits were issued during the month of June: 7 residential permits, 6 commercial permits, 2 rights-of-way. A total of 28 inspections have been conducted.

Code Enforcement: The following key activities and achievements were noted for June: 19 inspections and violations, 18 routine inspections, 6 compliance-based inspections. Violations issued for June: 15, with property maintenance yielding 34. A total of seven (7) cases have been resolved.

9. Adjournment

I'll make a Motion to Adjourn the Meeting.

Motion by Oscar Young, Seconded by Vera Powell.

Final Resolution: Motion Carried.

Yes: Oscar Young, Vera Powell.

Meeting Adjourned: 7:19 PM

Attest by:

Oscar Young, President

Adrennia Kelly, Deputy Fiscal Officer

Approval Date: _____

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

Special Meeting (Monday, July 13, 2026)

Members present:

Oscar Young, Sheila Back, Vera Powell

The meeting was called to order at 1:00 PM.

1. Welcome/ Pledge of Allegiance

**Information, Minutes, Procedural: A. Call to Order – Oscar Young, President
I pledge allegiance.**

2. Procedural: B. Roll Call

Oscar Young, Sheila Back, Vera Powell

3. Resolutions for Consideration:

Action, Information, Minutes: Resolution 26-104

I recommend approval of Resolution 26-104 – the Jefferson Township Board of Trustees appoints Adrennia Kelly to the Office of Fiscal Officer to fill the vacancy created by the death of Fiscal Officer Charlene Chattams, and declaring the effective date thereof

Motion by Oscar Young, Seconded by Vera Powell.

Final Resolution: Motion carried.

Yes: Oscar Young, Sheila Back, Vera Powell

4. Adjournment

I'll make a Motion to Adjourn the Meeting.

Motion by Oscar Young, Seconded by Sheila Back.

Final Resolution: Motion Carried.

Yes: Oscar Young, Sheila Back, Vera Powell.

Meeting Adjourned: 1:06 PM

Attest by:

Oscar Young, President

Adrennia Kelly, Fiscal Officer

Approval Date: _____

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-098

RESOLUTION TO EITHER OBJECT OR NOT OBJECT TO THE ISSUANCE OF A LIQUOR PERMIT FOR BIG MAMA OF LOVE, LLC

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

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

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

WITNESSETH

WHEREAS, the Jefferson Township Board of Trustees has received a notice from the Ohio Division of Liquor Control regarding a request for a liquor permit from the following applicant:

- **Applicant Name:** Big Mama Home of Love, LLC dba Pure Love
- **Business Address:** 5678 W. Third Street, Dayton, OH 45417
- **Permit Class:** C-1, C-2

WHEREAS, the Board of Trustees has reviewed the request and has considered the potential impact on the health, safety, and welfare of the Township;

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

Please indicate the Board's position regarding the issuance of the liquor permit by checking the appropriate box below:

☐ The Board of Trustees **does not object** to the issuance of the liquor permit for Big Mama Home of Love LLC dba Pure Love at the above location.

☐ The Board of Trustees **does object** to the issuance of the liquor permit for Big Mama Home of Love, LLC dba Pure Love and directs the Fiscal Officer to notify the Ohio Division of Liquor Control and, if necessary, coordinate the filing of a formal objection stating the basis for the objection.

BE IT FURTHER RESOLVED, that the Fiscal Officer shall transmit a certified copy of this resolution to the Ohio Division of Liquor Control for objections.

BE IT FURTHER RESOLVED, that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting, and that all deliberations of the Board and any of its

Resolution 26-098

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-098

committees that resulted in such formal action were conducted in meetings open to the public in compliance with Ohio Revised Code Section 121.22.

The vote was as follows:

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

Vera Powell

Yes No Abstain

Adopted: 7th day of July 2026

Signed by:

Oscar Young, President

Vera Powell, Trustee

Sheila Back, Vice President

Attest to Trustees Signatures:
Adrennia Kelly, Deputy Fiscal Officer

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-105

THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF FIREFIGHTER ROBERT JACKSON FROM THE JEFFERSON TOWNSHIP FIRE DEPARTMENT.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on July 15, 2026, at 12:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

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

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

WITNESSETH

WHEREAS, Robert Jack 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 resignation.

WHEREAS, the Board of Trustees agrees to accept the resignation of Robert Jackson from the Jefferson Township Fire Department with this Resolution 26-105.

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 Robert Jackson from the Jefferson Township Fire Department effective July 4, 2026.

The vote was as follows:

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

Adopted: 15th day of July 2026

Signed by:

Oscar Young, President

Vera Powell, Trustee

Sheila Back, Vice President

Attest to Trustees Signatures:
Adrennia Kelly, Fiscal Officer

Resolution 26-105

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