JEFFERSON TOWNSHIP

AGENDA

JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO BOARD OF TRUSTEES

REGULAR SESSION

1 BUSINESS PARK Dr., DAYTON, OHIO 45417

October 21, 2026, 12:00 PM

I. **Welcome / Pledge of Allegiance**

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

III. **Call to Order / Roll Call:**

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

IV. **Approval of Meeting Minutes**

- **September 16, 2026**

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

VII. **Resolutions for Consideration**

- **Resolution 26-138**
  THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES AN EXPENDITURE NOT TO EXCEED $72,500.00 FOR PROFESSIONAL ENGINEERING SERVICES WITH CHOICE ONE ENGINEERING CORPORATION FOR THE INFIRMARY AND FORNEY CULVERT REPLACEMENTS PROJECT

- **Resolution 26-139**
  THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE HIRING OF JOSHUA COLOMBI AND JAMESON TILTON AS PART-TIME PROBATIONARY NON-SHIFTED FIREFIGHTERS WITH THE JEFFERSON TOWNSHIP FIRE DEPARTMENT

- **Resolution 26-140**
  RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED

BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

- **Resolution 26-141**
  THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES ROOFING AND GUTTER WORK AT JEFFERSON TOWNSHIP PROPERTIES THROUGH ALPHAONE EXTERIORS, LLC

VIII. Trustee Reports

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: _____

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-138

THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE TOWNSHIP ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH CHOICE ONE ENGINEERING CORPORATION FOR PROFESSIONAL ENGINEERING SERVICES FOR THE INFIRMARY AND FORNEY CULVERT REPLACEMENTS PROJECT IN THE AMOUNT OF $72,500.00

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on October 21, 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, the Jefferson Township Board of Trustees is responsible for maintaining and improving Township roadways, drainage infrastructure, and public safety throughout Jefferson Township; and

WHEREAS, significant rainfall events during August and September 2026 resulted in erosion, scour, and washout damage to four culverts located along Infirmary Road and Forney Road, compromising the integrity of the culverts and adjacent roadways; and

WHEREAS, the Township has identified the replacement of these four culverts as necessary to restore roadway infrastructure, improve drainage, and ensure safe passage for residents, emergency vehicles, and the traveling public; and

WHEREAS, professional engineering services are necessary to complete the required surveys, engineering design, construction plans, environmental permitting, bidding procedures, and construction layout staking for the project; and

WHEREAS, Choice One Engineering Corporation has submitted an Agreement for Professional Services dated October 8, 2026 outlining the scope of services and compensation for the Infirmary and Forney Culvert Replacements Project; and

WHEREAS, the proposed agreement establishes a total lump-sum professional services fee of $72,500.00 for the following services:

Professional Services	Amount
Topographic Survey	$9,600.00
Construction Plans	$45,900.00

Environmental Services	$8,200.00
Construction Bidding Procedures	$4,300.00
Construction Layout Staking	$4,500.00
Total Contract Amount	**$72,500.00**

WHEREAS, the Board of Trustees has determined that entering into the proposed agreement with Choice One Engineering Corporation is in the best interest of Jefferson Township and its residents and will support the timely advancement of critical roadway infrastructure improvements.

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

Section 1. Approval of Agreement

The Board of Trustees hereby approves the contract for Professional Services with Choice One Engineering Corporation for the Infirmary and Forney Culvert Replacements Project, in an amount not to exceed Seventy-Two Thousand Five Hundred Dollars ($72,500.00) for the specified lump-sum services.

Section 2. Authorization to Execute

The Board hereby authorizes the Township Administrator to execute the agreement on behalf of Jefferson Township and take the administrative actions necessary to implement the approved scope of services.

Section 3. Additional Services

Any construction administration services, additional engineering services, or other work outside the approved lump-sum scope that would increase the Township's financial obligation shall require prior written authorization and approval by the Board of Trustees through an appropriate agreement amendment.

Section 4. Fiscal Officer Authorization

The Township Fiscal Officer is hereby authorized to process payments and make the necessary accounting entries associated with the agreement, subject to the availability and proper certification of funds, applicable appropriation authority, and compliance with Ohio law.

Section 5. Effective Date

This Resolution shall take effect at the earliest time permitted by law.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-138

The vote was as follows:

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

Adopted: October 21, 2026
Signed by:

_____
Oscar Young, President

_____
Vera Powell, Trustee

_____
Sheila Back, Vice President

_____
Attest to Trustees Signatures:
Adrennia Kelly, Fiscal Officer

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-139

THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE HIRING OF JOSHUA COLOMBI AND JAMESON TILTON AS PART-TIME PROBATIONARY NON-SHIFTED FIREFIGHTERS WITH THE JEFFERSON TOWNSHIP FIRE DEPARTMENT

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on October 21, 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, the Jefferson Township Board of Trustees recognizes the importance of maintaining adequate staffing within the Jefferson Township Fire Department to provide effective fire protection, emergency response, and public safety services to Township residents; and

WHEREAS, the Jefferson Township Fire Department has identified the need for additional part-time personnel to support departmental operations, emergency response capabilities, and the continued delivery of essential public safety services; and

WHEREAS, the Fire Department has recommended the hiring of Joshua Colombi and Jameson Tilton as Part-Time Probationary Non-Shifted Firefighters; and

WHEREAS, the Board of Trustees desires to approve the employment of both individuals at an hourly rate of Seventeen Dollars ($17.00), effective September 10, 2026; and

WHEREAS, the appointments shall be subject to the Township's applicable personnel policies, probationary requirements, departmental procedures, and employment standards.

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

Section 1. Appointment of Joshua Colombi

The Board of Trustees hereby approves the hiring of Joshua Colombi as a Part-Time Probationary Non-Shifted Firefighter with the Jefferson Township Fire Department, effective September 10, 2026, at an hourly rate of $17.00.

Section 2. Appointment of Jameson Tilton

The Board of Trustees hereby approves the hiring of Jameson Tilton as a Part-Time Probationary Non-Shifted Firefighter with the Jefferson Township Fire Department, effective September 10, 2026, at an hourly rate of $17.00.

Section 3. Employment Classification and Compensation

Both employees shall be classified as part-time, probationary, non-shifted personnel and shall be compensated at the approved hourly rate for hours worked in accordance with Township payroll practices and applicable law.

Section 4. Probationary Status

Both employees shall serve a one-year probationary period in accordance with the Jefferson Township Personnel Policy and applicable Fire Department procedures.

Continued employment shall be subject to satisfactory job performance, compliance with departmental standards, and successful completion of applicable probationary requirements.

Section 5. Duties and Supervision

Joshua Colombi and Jameson Tilton shall perform the duties and responsibilities associated with their positions under the direction and supervision of the Jefferson Township Fire Chief or designated supervisory personnel.

Section 6. Administrative Authorization

The Township Administrator, Fire Chief, and Township Fiscal Officer are hereby authorized to complete all necessary personnel, payroll, and administrative actions to implement this Resolution.

Section 7. Effective Date

This Resolution shall take effect at the earliest time permitted by law, with the employment appointments authorized herein effective September 10, 2026, subject to applicable legal requirements.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-139

The vote was as follows:

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

Adopted: October 21, 2026
Signed by:

_____
Oscar Young, President

_____
Vera Powell, Trustee

_____
Sheila Back, Vice President

_____
Attest to Trustees Signatures:
Adrennia Kelly, Fiscal Officer

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

(Board of Township Trustees)

Revised Code, Secs, 5705.34 - 5705.35

The Board of Trustees of Jefferson Township, Montgomery County, Ohio met in Regular session on the 21st day of October 2026, at 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 ( )**

_____ moved the adoption of the following Resolution:

WHEREAS, This Board of Trustees of Jefferson Township accordance with the provisions of law, has previously adopted Tax Rates for the next succeeding fiscal year commencing January 1st, 2027; and

WHEREAS, The Budget Commission of Montgomery County, Ohio, has certified its action thereon to this Board, together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Board, and what part thereof is without, and what part within, the ten mill tax limitation; therefore, be it

RESOLVED, By the Board of Trustees of Jefferson Township, Montgomery County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said Township the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

and be it further

RESOLVED, That the Fiscal Officer this Board be and is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

_____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

_____ ,

_____ ,

_____ ,

_____ ,

_____ ,

_____ ,

Adopted the 21st day of October, 2026.

_____

Fiscal Officer of the Board of Township Trustees

Jefferson Township

Montgomery County, Ohio

CERTIFICATE OF COPY

Original On File

The State of Ohio, Montgomery County,

I, _____, Fiscal Officer of the Board of the Township Trustees of _____ Township, in said County, and in whose custody the Files and Records of said Board required by the laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original minutes _____ now on file with said Board Trustees, that the foregoing has been compared by me with said original document, and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, 2026.

Fiscal Officer of the Board of Township Trustees
JeffersonTownship
Montgomery County, Ohio

No:

BOARD OF TOWNSHIP TRUSTEES

MONTGOMERY COUNTY, OHIO

RESOLUTION

ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.

(Board of Township Trustees)

Adopted _____, 2026

_____
Fiscal Officer

Filed _____, 2026

_____
County Auditor

By_____
Deputy

Jefferson Township - Tax Year 2026/2027

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	Amount Approved By Budget Commission Inside 10 M. Limitation	Amount To Be Derived From Levies Outside 10 M. Limitation	County Auditor's Estimate of Tax Rate To Be Levied	
			Inside 10 M. Limit	Outside 10 M. Limit
Jefferson Township - Tax Year 2026/2027	Column I	Column II	III	IV
General Fund	96,344		0.90	
General Fund		40,574		0.62
Road & Bridge Fund G27-1	162		0.40	
Road & Bridge Fund	85,314		0.80	
Road & Bridge Fund		240,174		3.67
Police Fund		604,914		6.90
Police & EMS Fund		337,524		3.85
Fire & EMS Fund		1,310,647		14.95
TOTAL	181,820	2,533,833		

Jefferson Township - Tax Year 2026/2027

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION

Carry to Sch A

FUND	Maximum Rate Authorized To Be Levied	County Auditor's Estimate Of Yield Of Levy (Carry To Sch A Column II)	
SPECIAL LEVIES:			
Current Expense Levy authorized by voters 05/08/01 for a CONT period of time	0.62	39,406	
SPECIAL LEVIES:			
Police Levy authorized by voters 11/06/18 for a CONT period of time	6.90	604,914	
Police & EMS Levy authorized by voters 11/06/18 for a CONT period of time	3.85	329,810 337,524	
Fire & EMS Levy authorized by voters 11/06/18 for a CONT period of time	5.70	499,711	
Fire & EMS Levy authorized by voters 11/06/18 for a CONT period of time	3.75	328,758	
Fire & EMS Levy authorized by voters 11/05/19 for a CONT period of time	5.50	482,178	
Road & Bridge Levy authorized by voters 05/08/01 for a CONT period of time	3.67	240,174	

Tax Revenue Estimate Worksheet @ 95.00%

Total 942,438.18

Jefferson Township

2009 Police 6.9

2025/2026 Taxable Value

Real Estate:	**A/R**	**C/I**	**P/U REAL**
Effective Rate	5.474625	6.842295	6.842295
2025/2026 Taxable Value	98,586,550	4,076,088	55,488
Est Revenue @ 95.00%	**512,738.17**	**26,495.31**	**360.68**

Personal Property:	**P/U PERSONAL**	**TANGIBLE**	**10,OOO EXEMPT**	
Effective Rate	6.900000	6.900000		
2025/2026 Taxable Value	9,964,859	0		
Est Revenue @ 95.00%	**65,319.65**	**0.00**	**0.00**	**SETTLEMENTS:**

TOTAL VALUE	**112,682,985**
TOTAL REVENUE	**604,914**

Jefferson Township

2016 Police & EMS 3.85

2025/2026 Taxable Value

Real Estate:	**A/R**	**C/I**	**P/U REAL**
Effective Rate	3.054682	3.817802	3.817802
2025/2026 Taxable Value	98,586,550	4,076,088	55,488
Est Revenue @ 95.00%	**286,093.03**	**14,783.61**	**201.25**

Personal Property:	**P/U PERSONAL**	**TANGIBLE**	**10,OOO EXEMPT**	
Effective Rate	3.850000	3.850000		
2025/2026 Taxable Value	9,964,859	0		
Est Revenue @ 95.00%	**36,446.47**	**0.00**	**0.00**	**SETTLEMENTS:**

TOTAL VALUE	**112,682,985**
TOTAL REVENUE	**337,524**

Tax Revenue Estimate Worksheet @ 95.00%

Total 136,918.30

Jefferson Township

Inside - General Fund .90

2025/2026 Taxable Value

Real Estate:	**A/R**	**C/I**	**P/U REAL**
Effective Rate	0.900000	0.900000	0.900000
2025/2026 Taxable Value	98,586,550	4,076,088	55,488
Est Revenue @ 95.00%	**84,291.50**	**3,485.06**	**47.44**

Personal Property:	**P/U PERSONAL**	**TANGIBLE**	**10,OOO EXEMPT**	
Effective Rate	0.900000	0.900000		
2025/2026 Taxable Value	9,964,859	0		
Est Revenue @ 95.00%	**8,519.95**	**0.00**	**0.00**	**SETTLEMENTS:**

TOTAL VALUE	**112,682,985**
TOTAL REVENUE	**96,344**

Jefferson Township

2001 Current Expense .62

2025/2026 Taxable Value

Real Estate:	**A/R**	**C/I**	**P/U REAL**
Effective Rate	0.346467	0.574754	0.574754
2025/2026 Taxable Value	98,586,550	4,076,088	55,488
Est Revenue @ 95.00%	**32,449.14**	**2,225.61**	**30.30**

Personal Property:	**P/U PERSONAL**	**TANGIBLE**	**10,OOO EXEMPT**	
Effective Rate	0.620000	0.620000		
2025/2026 Taxable Value	9,964,859	0		
Est Revenue @ 95.00%	**5,869.30**	**0.00**	**0.00**	**SETTLEMENTS:**

TOTAL VALUE	**112,682,985**
TOTAL REVENUE	**40,574**

Tax Revenue Estimate Worksheet @ 95.00%

Total 325,651.03

Jefferson Township

Subtract G27-1 Value

Inside - Road & Bridge .80

2025/2026 Taxable Value

Real Estate:	**A/R**	**C/I**	**P/U REAL**
Effective Rate	0.800000	0.800000	0.800000
2025/2026 Taxable Value	98,159,290	4,076,088	55,488
Est Revenue @ 95.00%	**74,601.06**	**3,097.83**	**42.17**

Personal Property:	**P/U PERSONAL**	**TANGIBLE**	**10,OOO EXEMPT**	
Effective Rate	0.800000	0.800000		
2025/2026 Taxable Value	9,964,859	0		
Est Revenue @ 95.00%	**7,573.29**	**0.00**	**0.00**	**SETTLEMENTS:**

TOTAL VALUE	**112,255,725**
TOTAL REVENUE	**85,314**

Jefferson Township

2001 Road & Bridge 3.67

2025/2026 Taxable Value

Real Estate:	**A/R**	**C/I**	**P/U REAL**
Effective Rate	2.050865	3.402174	3.402174
2025/2026 Taxable Value	98,586,550	4,076,088	55,488
Est Revenue @ 95.00%	**192,078.32**	**13,174.18**	**179.34**

Personal Property:	**P/U PERSONAL**	**TANGIBLE**	**10,OOO EXEMPT**	
Effective Rate	3.670000	3.670000		
2025/2026 Taxable Value	9,964,859	0		
Est Revenue @ 95.00%	**34,742.48**	**0.00**	**0.00**	**SETTLEMENTS:**

TOTAL VALUE	**112,682,985**
TOTAL REVENUE	**240,174**

Jefferson Township G27-1

(Type II Annexation)

Inside - Road & Bridge .40

2025/2026 Taxable Value

Real Estate:	**A/R**	**C/I**	**P/U REAL**
Effective Rate	0.400000	0.400000	0.400000
2025/2026 Taxable Value	427,260	0	0
Est Revenue @ 95.00%	**162.36**	**0.00**	**0.00**

Personal Property:	**P/U PERSONAL**	**TANGIBLE**	**10,OOO EXEMPT**	
Effective Rate	0.400000	0.400000		
2025/2026 Taxable Value	0	0		
Est Revenue @ 95.00%	**0.00**	**0.00**	**0.00**	**SETTLEMENTS:**

TOTAL VALUE	**427,260**
TOTAL REVENUE	**162**

Tax Revenue Estimate Worksheet @ 95.00%

Total 1,310,646.63

Jefferson Township

2009 Fire & EMS 5.7

2025/2026 Taxable Value

Real Estate:	**A/R**	**C/I**	**P/U REAL**
Effective Rate	4.522516	5.652330	5.652330
2025/2026 Taxable Value	98,586,550	4,076,088	55,488
Est Revenue @ 95.00%	**423,566.29**	**21,887.42**	**297.95**

Personal Property:	**P/U PERSONAL**	**TANGIBLE**	**10,OOO EXEMPT**	
Effective Rate	5.700000	5.700000		
2025/2026 Taxable Value	9,964,859	0		
Est Revenue @ 95.00%	**53,959.71**	**0.00**	**0.00**	**SETTLEMENTS:**

TOTAL VALUE	**112,682,985**
TOTAL REVENUE	**499,711**

Jefferson Township

2016 Fire & EMS 3.75

2025/2026 Taxable Value

Real Estate:	**A/R**	**C/I**	**P/U REAL**
Effective Rate	2.975340	3.718638	3.718638
2025/2026 Taxable Value	98,586,550	4,076,088	55,488
Est Revenue @ 95.00%	**278,662.08**	**14,399.62**	**196.02**

Personal Property:	**P/U PERSONAL**	**TANGIBLE**	**10,OOO EXEMPT**	
Effective Rate	3.750000	3.750000		
2025/2026 Taxable Value	9,964,859	0		
Est Revenue @ 95.00%	**35,499.81**	**0.00**	**0.00**	**SETTLEMENTS:**

TOTAL VALUE	**112,682,985**
TOTAL REVENUE	**328,758**

Jefferson Township

2019 Fire & EMS 5.50

2025/2026 Taxable Value

Real Estate:	**A/R**	**C/I**	**P/U REAL**
Effective Rate	4.363832	5.454003	5.454003
2025/2026 Taxable Value	98,586,550	4,076,088	55,488
Est Revenue @ 95.00%	**408,704.38**	**21,119.45**	**287.50**

Personal Property:	**P/U PERSONAL**	**TANGIBLE**	**10,OOO EXEMPT**	
Effective Rate	5.500000	5.500000		
2025/2026 Taxable Value	9,964,859	0		
Est Revenue @ 95.00%	**52,066.39**	**0.00**	**0.00**	**SETTLEMENTS:**

TOTAL VALUE	**112,682,985**
TOTAL REVENUE	**482,178**

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-141

THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES ROOFING AND GUTTER WORK AT JEFFERSON TOWNSHIP PROPERTIES THROUGH ALPHAONE EXTERIORS, LLC

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on October 21, 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, Jefferson Township has identified a need for roofing improvements at 6963 Germantown Pike and roofing and gutter improvements at 1525 Kimmel Lane; and

WHEREAS, AlphaOne Exteriors, LLC has submitted proposals to perform the necessary work; and

WHEREAS, the Board of Trustees desires to authorize these improvements to maintain Township facilities and protect Township property;

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

SECTION 1. The Board approves the following work by AlphaOne Exteriors, LLC:

1. At 6963 Germantown Pike, removal and disposal of existing roofing over the bathroom down to the roof deck, installation of new insulation board, and installation of EPDM rubber roofing and edge flashing, in the amount of $1,750.00.
2. At 1525 Kimmel Lane, removal and replacement of existing roofing with the Atlas Pinnacle Pristine Roofing System and associated components described in the proposal, in the amount of $13,930.18, and replacement of gutters and downspouts in the amount of $2,365.04, for a total of $16,295.22.

SECTION 2. The total amount authorized by this resolution shall not exceed $18,045.22. Any additional work or charges, including replacement of damaged roof sheathing, must receive written Township authorization before proceeding. Expenditures exceeding the total authorized amount require further Board approval.

SECTION 3. The Township Administrator is authorized to finalize and execute the agreement and related documents consistent with this resolution. Before execution, the agreement shall identify Jefferson Township as the contracting party, confirm the project locations and scope, and specify applicable warranties, scheduling, payment terms, and procedures for approving additional work.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-141

SECTION 4. The expenditures authorized by this resolution, totaling an amount not to exceed $18,045.22, shall be paid from the Road Capital Fund, Fund 4403, under the appropriate appropriation account, subject to certification of available funds by the Fiscal Officer.

SECTION 5. This resolution shall take effect upon adoption.

The vote was as follows:

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

Adopted: October 21, 2026
Signed by:

_____
Oscar Young, President

_____
Vera Powell, Trustee

_____
Sheila Back, Vice President

_____
Attest to Trustees Signatures:
Adrennia Kelly, Fiscal Officer

AlphaOne Exteriors, LLC.
Corporate Headquarters
1945 Southtown Blvd.
Dayton, OH 45439
9374013405
https://www.AlphaOneExteriors.com/

Regional Branch
4050 Benfield Dr. Suite 2D
Dayton, OH 45429
Ph: 9374013405
Fax: None

Customer
Benson, Damian 1525 Kimmel Ln Dayton, OH 45417 dbenson@jeffersontwp.net

Company Representative
Jarrod Clauser (937) 510-4824 jarrod@alphaoneexteriors.com

Description	Quantity	Price
ROOFING		
Atlas Pinnacle Pristine Roofing System Remove + dispose of existing roofing materials. Inspect sheathing: $65 per sheet replaced Spray paint all roof accessories and/or penetrations. Install: gutter apron, Ice + Water Shield (2 Rows), synthetic felt, drip-edge, all necessary flashing, pipe boots, starter strip, Atlas shingles, ridge vent, and ridge cap. Full and thorough clean-up. 10 year warranty on workmanship. Limited lifetime warranty on materials from manufacturer. Debris removal – Roll yard with 50lb magnet for nails. Drip Edge / Gutter Apron Color: Wall Flashing Color: IKO Cambridge Roofing System: $13,098.52	24.70 SQ	$13,930.18
Gutters		
Gutters | 5" Seamless Gutters & 3" Downspouts Remove & dispose of existing gutters & downspouts Install new seamless gutters & new downspouts Use of hidden fastener gutter hangers Includes: 102 Ln. Ft. Gutters, 86 Ln. Ft. Downspouts Color:	188.00 LF	$2,365.04
Subtotal		**$16,295.22**
Total		**$16,295.22**

Grand Total: $16,295.22

PAYMENT SCHEDULE

First Payment (Due upon Deposit)	8147.00
Second Payment (Due upon Completion of Roof)	6965.00
Final Payment (Due upon Completion of Gutters & Downspouts)	1183.22

This estimate may be withdrawn if not accepted within 30 days.

Company Authorized Signature	Date	Customer Signature	Date

4% Surcharge for Credit Cards

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation for an explanation of this right.

1. **SERVICES AND STATEMENT OF WORK.** Customer engages Contractor to perform the services described in the attached Statement of Work ("SOW"). Contractor shall perform the services described in the SOW (the "Services") in accordance with the terms and conditions of this Agreement.

2. **PRICING** The contract price set forth in the Statement of Work is a lump-sum price for the scope of work described therein. The contract price is based upon completion of the agreed scope of work and is not dependent upon the quantity of materials ordered, delivered, used, returned, or remaining after completion. Additional costs may be incurred only as provided under this Agreement, including but not limited to Hidden Conditions, Change Orders, customer-requested modifications, and other authorized additional work.

3. **MATERIAL OWNERSHIP.**This Agreement is a lump-sum contract and is not a material purchase agreement. Contractor shall retain ownership of all unused, excess, surplus, or leftover materials associated with the project, including but not limited to shingles, siding, paint, gutters, trim, underlayment, fasteners, lumber, sealants, drywall materials, and other supplies not permanently installed into the structure. Only materials permanently installed into the project become the property of Customer upon payment in full.

4. **HIDDEN CONDITIONS.** Customer understands that additional work may be required due to conditions not reasonably visible or discoverable during Contractor's initial inspection, including but not limited to hidden structural defects, code violations, water damage, rot, mold, hazardous materials, improper prior construction, or other unforeseen conditions. If such conditions are discovered after work begins, Contractor may perform reasonably necessary additional work to properly complete the project, and Customer agrees to pay the additional costs associated with such work on a time-and-materials basis plus Contractor's standard overhead and profit markup.

IF AT ANY TIME A HOME CONSTRUCTION SERVICE REQUIRES EXTRA COSTS ABOVE THE COST SPECIFIED OR ESTIMATED IN THIS AGREEMENT THAT WERE REASONABLY UNFORESEEN, BUT NECESSARY, AND THE TOTAL OF ALL EXTRA COSTS TO DATE EXCEEDS FIVE THOUSAND DOLLARS ($5,000) OVER THE COURSE OF THE ENTIRE HOME CONSTRUCTION CONTRACT, CONTRACTOR SHALL PROVIDE CUSTOMER WITH A WRITTEN ESTIMATE OF THOSE EXCESS COSTS BEFORE COMMENCING SUCH WORK.

5. **CHANGE ORDERS.** All change orders ("Change Orders") requested by Customer shall be submitted to Service Provider in writing, and shall not be effective until acknowledged and accepted in writing by Service Provider. All costs and fees associated with any Change Orders shall be in addition to and become part of the total project price. All terms and conditions of this Agreement will apply to Change Orders.

6. **SCHEDULING AND DELAYS.** Any projected start dates or completion dates are estimates only and are not guaranteed. Contractor shall not be responsible for delays caused by weather, material shortages, permit or inspection delays, supplier delays, customer-requested changes, hidden conditions, or other events beyond Contractor's reasonable control.

7. **CUSTOMER DELAYS.** Contractor shall not be responsible for delays caused by Customer's failure to provide reasonable access to the property, failure to obtain HOA or other required approvals, failure to make timely payments, interference by Customer or Customer's other contractors, or other acts or omissions by Customer that delay performance of the work.

8. **TERMINATION AND DEFAULT.** After expiration of the three (3) business day cancellation period, Customer may terminate this Agreement prior to Contractor scheduling or commencing work; however, Customer shall be responsible for a cancellation fee equal to ten percent (10%) of the total contract amount.

If this Agreement is terminated by Customer after Contractor has begun scheduling or performing work, Customer shall be responsible for: (1) any line item of physical work that has been started shall be completed by Contractor; (2) Customer shall be responsible for all costs related to that line item, plus general contractor markup; and (3) Customer shall be responsible for all other reasonable fees and expenses incurred prior to termination of the Agreement, including without limitation permit fees, deposits paid by Contractor to suppliers and subcontractors, subcontractor fees and expenses, to the extent such fees and expenses are not already included in the line items for the work that has been completed. All amounts due under this section shall be payable upon receipt of invoice.

If this Agreement is terminated by Contractor, Customer shall remain responsible for payment of all completed work, related line items, and incurred project costs through the date of termination. Customer shall not be liable for Contractor's consulting fees or expenses related solely to work not performed.

Customer shall be considered in default under this Agreement upon failure to make payment when due, failure to provide reasonable property access, or failure to comply with the material terms of this Agreement. Upon default, all unpaid balances shall become immediately due and payable. In addition to any other rights available under this Agreement or applicable law, Contractor may remove unused materials from the property upon reasonable notice and as permitted by law.

9.**WAIVER OF JURY TRIAL.** EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS, SCHEDULES, AND APPENDICES ATTACHED TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY AND/OR WORK PERFORMED AT THE PROPERTY. EACH PARTY CERTIFIES AND ACKNOWLEDGES THAT (i) NO REPRESENTATIVE OF THE OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT THE OTHER PARTY WOULD NOT SEEK TO ENFORCE THE FOREGOING WAIVER IN THE EVENT OF A LEGAL ACTION, (ii) IT HAS CONSIDERED THE IMPLICATIONS OF THIS WAIVER, (iii) IT MAKES THIS WAIVER KNOWINGLY AND VOLUNTARILY, AND (iv) IT HAS DECIDED TO ENTER INTO THIS AGREEMENT IN CONSIDERATION OF, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.

10.**LIMITATIONS ON LIABILITY.** Contractor shall not be liable for consequential, incidental, indirect, special, exemplary, or punitive damages arising out of or relating to this Agreement or the work performed.

Customer acknowledges that certain conditions and cosmetic effects may occur as a normal result of construction activities. Contractor shall not be responsible for nail pops, drywall or ceiling cracks, vibrations, minor cosmetic disturbances, landscaping damage reasonably incidental to construction activities, or conditions resulting from pre-existing structural defects, improper prior construction, or existing drainage or roof slope issues.

Contractor shall not be responsible for defects or conditions characteristic of certain building materials, including but not limited to cracking, splitting, shrinking, warping, fading, or expansion/contraction.

Contractor shall not be liable for mold, mildew, algae, fungus, or related conditions unless directly caused solely by Contractor’s gross negligence.

In no event shall Contractor’s total liability under this Agreement exceed the total amount paid to Contractor under this Agreement.

11. **INDEMNIFICATION.** The Customer hereby releases and agrees to defend and hold Contractor, its directors, owners, officers, agents and employees harmless from any liability resulting from or due to the insufficient strength of the existing structure of Customer’s residence/building/detached structure to bear weight.

12. **SUBCONTRACTORS.** Contractor may utilize subcontractors or third-party suppliers in connection with performance of the work under this Agreement.

13. **ENTIRE AGREEMENT & MODIFICATIONS.** This Agreement, together with the Statement of Work and any approved Change Orders, constitutes the entire agreement between the Parties and supersedes all prior oral or written communications or agreements relating to the work. Any modifications to this Agreement must be in writing and signed by both Parties. Failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of that provision.

14. **SEVERABILITY.** If any term or provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

15. **GOVERNING LAW AND VENUE.** This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio, without regard to conflict of law principles. Any dispute, controversy, action, or proceeding arising out of or relating to this Agreement or the services provided hereunder shall be brought exclusively in a court of competent jurisdiction located in Montgomery County, Ohio, and each party submits to the jurisdiction of such courts.

16. **NOTICE OF CONTRACTOR'S RIGHT TO RESOLVE ALLEGED DEFECTS.** OHIO LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR COMMENCE ARBITRATION PROCEEDINGS FOR ALLEGED CONSTRUCTION DEFECTS AGAINST CONTRACTOR. AT LEAST SIXTY (60) DAYS BEFORE FILING A LAWSUIT OR COMMENCING ARBITRATION, CUSTOMER MUST PROVIDE CONTRACTOR WITH WRITTEN NOTICE OF THE ALLEGED DEFECTS. UNDER CHAPTER 1312 OF THE OHIO REVISED CODE, CONTRACTOR HAS THE OPPORTUNITY TO OFFER TO REPAIR OR PAY FOR THE ALLEGED DEFECTS. CUSTOMER IS NOT REQUIRED TO ACCEPT ANY SUCH OFFER. FAILURE TO FOLLOW THE PROCEDURES AND DEADLINES REQUIRED UNDER OHIO LAW MAY AFFECT CUSTOMER’S ABILITY TO FILE A LAWSUIT OR COMMENCE ARBITRATION PROCEEDINGS.

17. **ELECTRONIC SIGNATURES.** Electronic signatures and electronically transmitted copies of this Agreement shall be deemed valid and enforceable to the fullest extent permitted by law.

OTHER TERMS AND CONDITIONS

Finance Charge. In the event of Customer’s failure to make payment as provided herein (i.e., payment in full is due upon substantial completion of the work to be performed hereunder, unless otherwise agreed in writing) After 30 days of completion of work, all discounts will be revoked and added to the balance. The entire unpaid balance, including all applicable taxes, shall become immediately due and payable and shall bear interest at the rate of two percent (2%) per month until paid in full, or the maximum legal rate under applicable law.

Cost of Collections. In the event of Customer’s failure to make payment, Customer agrees to pay Contractor, upon demand, any and all expenses incurred in order to enforce payment, including but not limited to: collection costs, attorneys' fees and expenses, expert fees and expenses.

Customer's Attorneys' Fees. In any dispute arising under this Agreement (whether based in contract, tort, or both), Customer will be responsible for their own attorneys’ fees and cost.

Workmanship Warranty. Coverage begins as soon as the project is complete & paid in full. There is no workmanship warranty if the project is not paid in full.

Retainage. Maximum retainage by Customer shall not exceed 5% of Total Line-Item Cost. Customer agrees to pay Contractor up to 95% upon request by Contractor when a Punch list is created by Customer.

NOTICE OF CANCELLATION

Date:_____

You may cancel this transaction, without any penalty or obligation, within three (3) business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten (10) business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled. If you cancel, you must make available to the seller at your residence, in substantially as good condition as when you received, any goods delivered to you under this contract or sale; or you may if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within twenty days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to AlphaOne Exteriors LLC at 1945 Southtown Blvd. Suite C. Dayton OH, 45439

I hereby cancel this transaction.

Customer Signature Date

Customer has read & acknowledges their 3-day right to cancel: _____(Initials)

AlphaOne Exteriors, LLC.
Corporate Headquarters
1945 Southtown Blvd.
Dayton, OH 45439
9374013405
https://www.AlphaOneExteriors.com/

Regional Branch
4050 Benfield Dr. Suite 2D
Dayton, OH 45429
Ph: 9374013405
Fax: None

Customer	Company Representative
Township, Damian Benson - Jefferson 6963 Germantown Pike Miamisburg, OH 45342 dbenson@jeffersontwp.net	Jarrod Clauser (937) 510-4824 jarrod@alphaoneexteriors.com

Description	Quantity	Price
ROOFING		
Replace Roof over Bathroom ** See 1 Photos Below ** Remove & dispose of existing roofing all the way down to roof deck Install new Iso Board Install EPDM Rubber & Edge Flashing	1.00 EA	$1,750.00
Subtotal		**$1,750.00**
Total		**$1,750.00**

Grand Total: $1,750.00

PAYMENT SCHEDULE

First Payment (Due upon Deposit)	875.00
Final Payment (Due upon Completion of Job)	875.00

Company Authorized Signature Date Customer Signature Date

Photos: Replace Roof over Bathroom



4% Surcharge for Credit Cards

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1. **SERVICES AND STATEMENT OF WORK.** Customer engages Contractor to perform the services described in the attached Statement of Work ("SOW"). Contractor shall perform the services described in the SOW (the "Services") in accordance with the terms and conditions of this Agreement.

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16. **NOTICE OF CONTRACTOR'S RIGHT TO RESOLVE ALLEGED DEFECTS.** OHIO LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR COMMENCE ARBITRATION PROCEEDINGS FOR ALLEGED CONSTRUCTION DEFECTS AGAINST CONTRACTOR. AT LEAST SIXTY (60) DAYS BEFORE FILING A LAWSUIT OR COMMENCING ARBITRATION, CUSTOMER MUST PROVIDE CONTRACTOR WITH WRITTEN NOTICE OF THE ALLEGED DEFECTS. UNDER CHAPTER 1312 OF THE OHIO REVISED CODE, CONTRACTOR HAS THE OPPORTUNITY TO OFFER TO REPAIR OR PAY FOR THE ALLEGED DEFECTS. CUSTOMER IS NOT REQUIRED TO ACCEPT ANY SUCH OFFER. FAILURE TO FOLLOW THE PROCEDURES AND DEADLINES REQUIRED UNDER OHIO LAW MAY AFFECT CUSTOMER'S ABILITY TO FILE A LAWSUIT OR COMMENCE ARBITRATION PROCEEDINGS.

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NOTICE OF CANCELLATION

Date:_____

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If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten (10) business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled. If you cancel, you must make available to the seller at your residence, in substantially as good condition as when you received, any goods delivered to you under this contract or sale; or you may if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within twenty days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to AlphaOne Exteriors LLC at 1945 Southtown Blvd. Suite C. Dayton OH, 45439

I hereby cancel this transaction.

_____ _____

Customer Signature Date

Customer has read & acknowledges their 3-day right to cancel: _____(Initials)