

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

**Regular Meeting (Wednesday, June 18, 2025)**

**Members present:**

Oscar Young, Sheila Back  
Charlene Chattams

**The meeting was called to order at 12:00 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

- 3. Approval of Regular Meeting Minutes**  
June 3, 2025

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

Yes: Oscar Young, Sheila Back

- 4. Fiscal Officer Report**  
The Fiscal Officer stated she will be working on the reconciliation. Quarterly audit committee meeting was held on June 17, 2025, with the next meeting scheduled for September 16, 2025, at noon. Audit for 2024 has begun and information that could be emailed has been sent to the auditor.

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

Yes: Oscar Young, Sheila Back

- 5. Public Comments**  
Citizens gave comments on concerns within the township.

- 6. Resolutions for Consideration:**

**Action, Information, Minutes: Resolution 25-072**

I recommend approval of Resolution 25-072 – the Jefferson Township Board of Trustees do hereby appoint Tommy McGuffey to the Jefferson Township Business Compliance & Appeals Board (BCAB).

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-074**

I recommend approval of Resolution 25-074 – the Jefferson Township Board of Trustees accepts the resignation of Firefighter Anthony Perkins Jr.

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-075**

I recommend approval of Resolution 25-075 – the Jefferson Township Board of Trustees do hereby approve the permit process and regulations for neighborhood parties in Jefferson Township.

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-076**

I recommend approval of Resolution 25-076 – the Jefferson Township Board of Trustees repeals and replaces Resolution 24-055 to enact the Jefferson Township Nuisance Abatement Policy and authorize enforcement actions, including coordination with law enforcement under the Ohio Revised Code.

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-077**

I recommend approval of Resolution 25-077 – the Jefferson Township Board of Trustees adopts the Jefferson Township Ordinance Code and establishes local citation authority.

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-078**

I recommend approval of Resolution 25-078 – the Jefferson Township Board of Trustees declares the property situated at 6801 Dayton-Liberty Road, Dayton, Ohio 45417, Parcel ID G27 18221 0015, insecure and unsafe in accordance with Ohio Revised Code Section 505.86 and scheduling a public hearing to determine whether this dangerous property should be secured, repaired, or demolished and removed.

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-079**

I recommend approval of Resolution 25-079 – the Jefferson Township Board of Trustees declares the property situated at 1654 S Union, Dayton, Ohio, 45417, Parcel ID G27 01610 0016, insecure and unsafe in accordance with Ohio Revised Code Section 505.86 and scheduling a public hearing to determine whether this dangerous property should be secured, repaired, or demolished and removed.

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-080**

I recommend approval of Resolution 25-080 – the Jefferson Township Board of Trustees authorizes the removal of vegetation, garbage, refuse, and any other debris and declares a nuisance for the property located at 36 Infirmary Road, Dayton, Ohio, 45417, Auditor's Parcel ID G29 18222 0017.

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-081**

I recommend approval of Resolution 25-081 – the Jefferson Township Board of Trustees authorizes the removal of vegetation, garbage, refuse, and any other debris and declares a nuisance for the property located at 5789 Dayton-Liberty Road, Dayton, Ohio, 45417, Auditor's Parcel ID G27 01611 0112.

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-082**

I recommend approval of Resolution 25-082 – the Jefferson Township Board of Trustees hereby appoint Nicholas Rohrs, Shifted Captain

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-083**

I recommend approval of Resolution 25-083 – the Jefferson Township Board of Trustees hereby resolves to terminate Resolution 25-062 and adopting updated zoning regulations governing group homes within Jefferson Township actions, including coordination with law enforcement under the Ohio Revised Code.

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

Yes: Oscar Young, Sheila Back.

**Action, Information, Minutes: Resolution 25-084**

I recommend approval of Resolution 25-084 – the Jefferson Township Board of Trustees hereby approves participation in the Flock Safety Program through the Montgomery County Sheriff's Office and authorizes the Township Administrator to execute the agreement.

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

Yes: Oscar Young, Sheila Back.

## 7. Department Reports

**Road Department:** Kenneth Smith, Road Supervisor, stated that the road department had gotten requests for services from a resident down by Diamond Mill Road on West 3<sup>rd</sup> Street for a sign. Requests for service on Galvin for pothole patching and have been completed. Illegal dumping on Huffman Road bridge. Germantown-Liberty Road has also caused an elevated number of calls due to potholes. Request for service from Jefferson Township Fire Department at 10 Maeder Ave to finish demolishing the standing chimney. Maintenance on road department vehicles: turbo is being replaced on dump truck. 17-Chevy – brakes and calipers. All vehicles are getting regularly scheduled oil changes. Grant application has been submitted, thank you to Dr. Bailey for all the help!

**Code Enforcement:** Larry Minifield, Code Enforcement, stated that ten (10) routine inspections have been completed, nine (9) were complaint driven. A total of nineteen (19) property maintenance violations were issued. Thirteen (13) cases were resolved. Fines issued totaling \$1,900. Funds have been recovered through the Attorney Generals office. Eleven (11) tow sticks issued, with ten (10) being resolved voluntarily. Abatement properties are: 1654 South Union, 273 Chain Avenue, 240 Infirmary Road.

## 8. Trustee Reports / Comments

Trustees were presented with information for the levy.

## 9. Adjournment Action: Adjournment

I'll make a motion to adjourn the meeting.

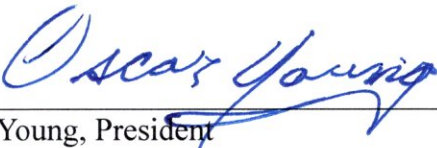
Motion by Sheila Back, seconded by Oscar Young.

Final Resolution: Motion Carried.

Yes: Oscar Young, Sheila Back.

Adjournment 1:00 PM

Attest by:

  
Oscar Young, President

  
Charlene Chattams, Fiscal Officer

Approval Date: 7-1-25