



**Bethel Township Board of Trustees
May 12, 2026 at 6:00 P.M.
Regular Business Meeting Agenda**

I. **CALL TO ORDER** Time: _____ Presiding: _____
 Roll call: Interim Chief Weldon: _____ Fiscal Officer Ross: _____
 Trustee Wilkerson: _____ Trustee Reese: _____ Trustee Dick: _____
 Assistant to the Fiscal Officer Fortunato: _____

II. **PLEDGE OF ALLEGIANCE**

III. **STAFF REPORTS**

- A. Report from **Miami County Sheriff's Deputy** (if available)
- B. Report from **Fire Department** – Terry Weldon, Interim Fire Chief

	Incident Type	Alarm Date	Aided Agency Name
Mutual aid given			
	321- EMS call, excluding vehicle accident with injuries	04/03/2026 16:50:32	Huber Heights Fire Division
	611- Dispatched & canceled en route	04/11/2026 09:22:47	Bethel Twp Fire Dept Clark Co.
	321- EMS call, excluding vehicle accident with injuries	04/20/2026 08:03:10	Huber Heights Fire Division
	611- Dispatched & canceled en route	04/20/2026 11:56:32	Huber Height Fire Division
	611- Dispatched & canceled en route	04/23/2026 14:23:42	Bethel Twp Fire Dept. Clark Co.
	321- EMS call, excluding vehicle accident with injuries	04/27/2026 18:04:09	Bethel Twp Fire Dept Clark Co.
Mutual aid received			Aiding Agency Name
	321- EMS call, excluding vehicle accident with injuries	04/01/2026 08:39:50	Elizabeth Township Fire Department
	311- Medical assist, assist EMS crew	04/05/2026 09:34:46	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injuries	04/10/2026 13:56:25	Tipp City Fire/EMS
	142- Brush or brush and grass mixture fire	04/12/2026 15:48:12	Tipp City Fire/EMS
	300- Rescue, EMS incident, other	04/13/2026 07:07:52	Tipp City Fire/EMS
	142- Brush or brush and grass mixture fire	04/13/2026 22:50:52	Tipp City Fire/EMS
	321- EMS call, excluding vehicle accident with injuries	04/19/2026 09:06:20	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injuries	04/19/2026 20:04:07	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injuries	04/26/2026 08:04:19	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injuries	04/26/2026 13:20:21	Huber Heights Fire Division
	322- Motor vehicle accident with injuries	04/27/2026 19:00:21	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injuries	04/29/2026 10:36:19	New Carlisle Fire Division (City of)

Month	Mutual Aid Given	Mutual Aid Received
April	6	12

Incident Type Details	2026-04	Total
113- Cooking fire, confined to container	1	1
142- Brush or brush and grass mixture fire	2	2
300- Rescue, EMS incident, other	2	2
311- Medical assist, assist EMS crew	1	1
321- EMS call, excluding vehicle accident with injuries	52	52
322- Motor vehicle accident with injuries	2	2
324- Motor vehicle accident with no injuries	1	1
412- Gas leak (natural gas or LPG)	1	1
550- Public service assistance, other	1	1



554- assist invalid	1	1
611- Dispatched & canceled en route	5	5
621- Wrong location	2	2
622- No incident found on arrival at dispatched address	1	1
700- False alarm or false call, other	1	1
Total	73	73

C. Report from **Planning & Zoning** – Trustee Josh Wilkerson

Since last reported, the following zoning certificate applications have been received

ZC-08-26	7700 Staley Rd	New Construction – Shed 12x20
ZC-09-26	2992 W Charleston Rd	New Construction – Pool
ZC-10-26	4664 Ross Rd	New Construction – Addition
ZC-11-26	5595 Ross Rd	New Construction –New single family dwelling

Since the last Board of Zoning Appeals (BZA) report, these applications have been received/reviewed:

Case: CU-01-26: A request from United Rental for a Conditional Use for a Retail Business and a Multi-tenant property located at 8765 St Rt 201, Tipp City, OH 45371. This is a 5.017 acre parcel zoned I-1, Light Industrial District. Miami County Parcel ID# A01-048265.

TABLED 5-0 1/29/26; TABLED until 4/23/26 4-0 2/26/26;

WITHDRAWN BY THE APPLICANT AND PROPERTY OWNER 4/15/26

Case V-02-26: A request from KFDR LLC for a lot size variance of 0.5 acres after splitting it off from a 15.283 acre parcel zoned A-2. *Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum lot area is 1-acre for a sewer system.* A second variance is being requested for a 100’ road frontage. *Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum lot frontage is 200’ contiguous.* Both variances are contingent on approved rezoning of the 0.5 acre parcel to R-1AAA. Miami County parcel ID# A01-046200. **Contingent upon ZA-02-26 approval**

Case: V-03-26: A request from Victor & Margaret Parker, 7715 E New Carlisle Rd, for a variance to demolish and replace a 30x30 pole barn in front of their residence that was severely damaged by wind. *Per Bethel Township Zoning Resolution Article 30, Section 30.05.B, in any residential zone, no garage or other accessory building shall be erected within the front yard.* Miami County parcel ID# A01-064500, 1.09 acres. **DENIED 2-2 4/23/26**

Case: V-04-26: A request from Richard Drake, 189 Preakness Ct, Vandalia, OH for a lot size variance of 1.19 acres after a rezoning and consolidation of this lot and the adjacent 0.53 acre lot at 4423 US 40 zoned B-1 (Miami County Parcel ID# A01-086205) to I-1. *Per Bethel Township Zoning Resolution Article 12, Section 12.05, the minimum lot area is 2 acres.* Miami County parcel ID# A01-086200, 0.66 acres zoned B-3. **Contingent upon ZA-03-26 approval**

Since the last Zoning Commission (ZC) report, these applications have been received/reviewed:

Case ZA-02-26: A request from KFDR LLC, New Carlisle, OH 45344 to split a 0.50 acre parcel from an existing 15.283 acre parcel and re-zone it from A-2 to R-1AAA. Parcel address is 6445 US 40, Tipp City, OH. *Per Bethel Township Zoning Resolution Article 16 A-2, Section 16.05, the minimum lot area must be 20 acres. Per Article 8, R-1AAA, Section 5.05, the minimum lot area for a Single Family Dwelling with a public sewer system must be 1 acre.* Miami County Parcel ID# A01-046200. **This case is contingent upon V-02-26 approval and will be heard at the 5/28 ZC meeting**

Case ZA-01 & 03-26: A request from Richard Drake, Drake Architecture, to rezone to I-1, both 9140 SR 202, Tipp City, 0.66 acres zoned B-3, and 4423 US 40, Tipp City, 0.53 acres zoned B-1 and then combine them if lot size variance is granted. Proposed use is a convenience store with a fueling station. Miami County Parcel ID# A01-086200 and A01-086205.

Case ZA-04-26: A request from Jason McCoy, PO Box 147, Tipp City, OH to re-zone the entire 14.714 acre parcel located at 4021 E US 40, Tipp City, OH to I-1. The parcel is currently multi-zoned R-1AA, R-1AAA, and I-1. Proposed use on the current R-1AA/R-1AAA area, if rezoned, will be a contractor’s storage yard. Miami County Parcel ID# A01-005500.

YEAR TO DATE (2026):

Certificates issued in 2026.	9	Conditional Use requested in 2026	1
Declarations received in 2026.	5	Conditional Use approved in 2026.	0
		Conditional Use denied in 2026.	1
Variances requested in 2026.	4	Zoning Amendments requested in 2026. . .	4
Variances approved in 2026	2	Zoning Amendments approved in 2026 . . .	1
Variances denied in 2026.	2	Zoning Amendments denied in 2026	0

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

May 19, 2026 at 7:00PM. Bethel Twp will have one case, ZA-02-26, on the agenda.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

Will not meet in May as there are no pending cases.

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

Will meet May 28, 2026 at 7:30PM to hear case ZA-02-26.

BETHEL TOWNSHIP BOARD OF TRUSTEES:

Will meet June 9, 2026 for a public hearing for case ZA-02-26.

2026 ZONING ENFORCEMENT (YTD):

	Junk/Debris	High Grass	Construction Related	Health Referrals	Other	Total Issued	Total Cleared
Month	8	0	0	0	3	11	0
YTD	8	0	1	0	7	16	0

Just a reminder that the Zoning Boards are continuing their review of the current zoning regulations and will be proposing changes to the text. These discussions are open to the public and your input is wanted – what would you like to see changed? The current zoning regulations can be found on the website for review or drop by the office to discuss. Review meetings will pick up in March – keep an eye on the website and social media for Meeting notices.

D. Report from the Township Administrator – Trustee Julie Reese, Acting Township Administrator

There are 9 resolutions on the agenda this evening:

- The first is to approve an annexation agreement with the city of Huber Heights followed by a resolution to rescind two previous resolutions approved to place TIFs on the land that has now been annexed by Huber Heights. Rescinding these resolutions is part of the agreement we have reached with Huber Heights..
- Next are three resolutions to clarify our plans for capital outlay expenditures for special projects/anti-annexation purposes, a larger meeting room, and a future fire truck and medic for the Fire Department.
- Following is a resolution to document a more flexible clock in/clock out process for the Road Department, allowing them a +/- 5 minute window for their work day.
- Then is a resolution to decide on dental, vision, and life insurance providers for the Township.

- Next is a resolution to request the Zoning Commission to consider text amendments to the Township's zoning regulations.
- The last resolution is to record the electronic payments and warrants for April.

Reminder of upcoming events in the Township:

- Save the date – the Township will be having a retirement party for Robert Yocum, our Road Supervisor. He has been serving the Township for nearly 50 years!

IV. **TRUSTEE REPORTS**

- A. Trustee Wilkerson
- B. Trustee Reese
- C. Trustee Dick

V. **FINANCIAL REPORTS** – Fiscal Officer Rhonda Ross

A. Credit card detail: Statement ending 4/23/26

Stmt Date	By	Tx Date	Description	Amount
4/23/26	Schiebrel	4/14/26		(\$469.00)
4/23/26	Schiebrel	3/31/26 & 4/20/26	DigitalSpace - web hosting	\$69.53
4/23/26	Schiebrel	4/1/26	Lathem Time Corp - software to track clock in/out hours	\$622.00
4/23/26	Schiebrel	4/6/26	HSI emergency care solutions - CPR class for xxx - billed Miami County \$35	\$13.89
4/23/26	Schiebrel	4/14/26	Amazon – supplie, repairs, and maintenance for EMS & Fire	\$135.08
4/23/26	Schiebrel	4/20/26	Amazon – kitchen chairs for the fire upstairs living quarters	\$420.66
4/23/26	Schiebrel	4/22/26	Texas Roadhouse - meal while at conference	\$69.13
4/23/26	Schiebrel	4/22/26	Wow Garage - parking at conference	\$30.00
4/23/26	Ross	3/26/26	Adobe - dreamweaver for website updates	\$32.09
4/23/26	Ross	3/31/26	Concentra - drug test/physical for new employee	\$194.00
4/23/26	Reese	3/31/26	Amazon - bereavement blanket for Debbie Watson funeral	\$19.99
4/23/26	Reese	4/2/26	Always Blooming - flowers for Debbie Watson funeral	\$80.00
			Purchases...	\$1,217.37

B. Receipt report: 4/1/2026 to 4/30/2026

Post	Tx Date	Type	Receipt#	Source	Total	Status	Purpose
4/2/26	4/2/26	STD	65-2026	David Dixon & Beth Rogers	\$125.00	O	Open & Closing for Marian Rogers Check# 2266
4/2/26	4/2/26	STD	66-2026	Anro Builders	\$400.00	O	Zoning fees for case# ZC-05-26 Check# 13154
4/2/26	4/2/26	STD	67-2026	KFDR LLC	\$300.00	V	Zoning fee for case# V-02-26, Check# 1067
4/21/26	4/21/26	VOID	67-2026	KFDR LLC	-\$300.00	V	Zoning fee for case# V-02-26, Check# 1067
4/7/26	4/7/26	STD	69-2026	BC & BS Michigan	\$130.26	O	EMS for Phillis E Conley Check# 216994072
4/21/26	4/21/26	STD	92-2026	Chad Baldasare	\$100.00	O	Zoning fees for case# ZC-07-26 Check# 1021
4/21/26	4/21/26	STD	93-2026	TW & JD Carothers	\$200.00	O	Zoning fees for case# ZC-06-26 Check# 2902
4/21/26	4/21/26	STD	94-2026	Miami County Municipal Court	\$717.00	O	Criminal and traffic fines, Check# 36155
4/21/26	4/21/26	STD	96-2026	KFDR, LLC	\$400.00	O	Zoning fees for case# ZA-02-26 Checks# 1067 & 1068 1067 was originally for V-02-26 but this case is on hold until ZA-02-26 is approved so it is now going toward the ZA case in addition to check#1068.
4/21/26	4/21/26	STD	97-2026	Robert & Andrea Hooker	\$100.00	O	Zoning fees for case# ZC-08-26 Check# 1448
4/16/26	4/22/26	STD	99-2026	MIAMI COUNTY	\$3,245.59	O	MARCH Local govt 2676.64

				AUDITOR			Local govt supplement 568.95
4/21/26	4/22/26	STD	100-2026	MIAMI COUNTY AUDITOR	\$17,259.27	O	MARCH Auto reg - twps \$869.05 Auto reg twp levy/perm tax \$4620.38 Gas excise tax \$9140.14 Auto reg twp perm. ORC 4504.16 \$1062.00 Cents per gallon \$1567.70
4/23/26	4/23/26	STD	101-2026	MIAMI COUNTY AUDITOR	\$35.00	O	CPR training - L Swart Check# 797338
4/2/26	4/23/26	MEMO	102-2026	MIAMI COUNTY AUDITOR	\$3,711.23	O	Special Assessments Lights
4/9/26	4/23/26	MEMO	103-2026	MIAMI COUNTY AUDITOR	\$700.90	O	Manufactured homes settlement 1st half
4/29/26	4/29/26	STD	106-2026	Randy & Priscilla Adkins	\$100.00	O	Zoning fee for case# ZC-10-26 Check# 2041
4/29/26	4/29/26	STD	107-2026	DIRECTV	\$13.90	O	DIRECTV, LLC Franchise fees Check# 88193949
4/29/26	4/29/26	STD	108-2026	Newcomer	\$687.50	O	Cemetery open & close for Chris Heeter Sr, Check# 35632
Total Revenue...					\$27,925.65		

Type: STD - Standard Receipt, INT - Interest Receipt, MEMO - Memo Receipt, GAIN - Capital Gain, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation
Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

VI. **PUBLIC COMMENTS** on items on the agenda

VII. **DISCUSSION ITEMS**

- A. Winter Hill ditch petition
- B. Dental, vision, and life insurance provider

VIII. **ACTION ITEMS**

- A. **RESOLUTION #26-05-042:** A RESOLUTION APPROVING THE ANNEXATION AGREEMENT FOR THE 2025 ANNEXATION PARCELS WITH THE CITY OF HUBER HEIGHTS AUTHORIZED UNDER THE AUTHORITY OF SECTION 709.192 OF THE OHIO REVISED CODE
Moted by Trustee _____ Secoded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____
- B. **RESOLUTION #26-05-043:** A RESOLUTION RESCINDING TIF RESOLUTIONS 21-10-076 and 21-12-095
Moted by Trustee _____ Secoded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____
- C. **RESOLUTION #26-05-044:** A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION OF \$2,500,000 TO THE 2026 PERMANENT APPROPRIATIONS FOR SPECIAL PROJECTS/ANTI-ANNEXATION PURPOSES
Moted by Trustee _____ Secoded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____
- D. **RESOLUTION #26-05-045:** A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION OF \$250,000 TO THE 2026 PERMANENT APPROPRIATIONS FOR FUTURE CONSTRUCTION OR PURCHASE OF A NEW TOWNSHIP BUILDING WITH A LARGER MEETING ROOM
Moted by Trustee _____ Secoded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____
- E. **RESOLUTION #26-05-046:** A RESOLUTION APPROVING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 PERMANENT APPROPRIATIONS FOR FUTURE PURCHASES OF A FIRE TRUCK AND MEDIC
Moted by Trustee _____ Secoded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

F. **RESOLUTION #26-05-047:** A RESOLUTION APPROVING A FLEXIBLE CLOCK-IN/CLOCK-OUT POLICY FOR THE ROAD DEPARTMENT

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

G. **RESOLUTION #26-05-048:** A RESOLUTION APPROVING A PROVIDER FOR LIFE INSURANCE, DENTAL INSURANCE, AND VISION INSURANCE

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

H. **RESOLUTION #26-05-049:** A RESOLUTION DIRECTING THE PLANNING & ZONING DEPARTMENT TO INITIATE TEXT AMENDMENT CHANGES TO THE BETHEL TOWNSHIP ZONING RESOLUTION

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

I. **RESOLUTION #26-05-050:** A RESOLUTION TO RECORD ELECTRONIC PAYMENTS AND WARRANTS

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

IX. **PUBLIC COMMENTS** on any topic

X. **ANNOUNCEMENTS**

- May 10 Mother's Day
- May 13 ZC/BZA joint workshop meeting to discuss zoning text amendments, Township Meeting Room, 6:30pm
- May 19 County Planning Commission Mtg. in Troy, 7:00pm – we have one case on the agenda
- May 28 ~~BZA Meeting 6:30pm*~~ Zoning Commission 7:30pm*
- May 25 Memorial Day Observed, Township Offices closed
- June 2 Trustee Workshop Meeting, Township Meeting Room, 6:00pm
- June 3 Historical Society Meeting
- June 9 Trustee Business Meeting, Township Meeting Room, 6:00pm
- June 24 Save the Date: Retirement party for Road Supervisor Robert Yocum, Firehouse, 6:00pm

* indicates a meeting will be held only if needed

XI. **MOTION TO ENTER INTO EXECUTIVE SESSION**

A. Pursuant to Ohio Revised Code Section 121.22(G)(1) To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual, unless the public employee, official, licensee, or regulated individual requests a public hearing. Except as otherwise provided by law, no public body shall hold an executive session for the discipline of an elected official for conduct related to the performance of the elected official's official duties or for the elected official's removal from office.

Motion to enter executive session for the purpose to consider the appointment, employment, or compensation of a public employee or official.

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

Time in Executive Session: _____
Return to regular session time: _____

XII. **ADJOURNMENT** motioned by Trustee _____ Seconded by Trustee _____

Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____
Time: _____



RESOLUTION #26-05-042

**A RESOLUTION APPROVING THE ANNEXATION AGREEMENT
FOR THE 2025 ANNEXATION PARCELS WITH THE CITY OF HUBER HEIGHTS
AUTHORIZED UNDER THE AUTHORITY OF SECTION 709.192 OF THE OHIO REVISED CODE**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 12th day of May, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Board of Trustees of Bethel Township, Miami County stand firm against annexation and have an appetite to stop future annexation; **AND**

WHEREAS, Huber Heights continues to annex ground in our township using the expedited method; **AND**

WHEREAS, [Section 709.192](#) of the Ohio Revised Code authorizes the legislative authority of one municipal corporation, by ordinance or resolution, and the board of township trustees of one or more townships, by resolution, to enter into annexation agreements. **THEREFORE**

BE IT RESOLVED that the Board of Trustees of Bethel Township, Miami County approves the following Annexation Agreement for the 2025 Annexation Parcels with the City of Huber Heights as authorized under Section 709.192 of the Ohio Revised Code.

ANNEXATION AGREEMENT

BY AND BETWEEN

BETHEL TOWNSHIP (MIAMI COUNTY), OHIO

AND

THE CITY OF HUBER HEIGHTS, OHIO

Dated as of _____, 2026

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement") is made and entered into on or as of the day of _____, 2026 (the "Effective Date" herein) by and between the Board of Trustees of Bethel Township, the legislative authority of and for Bethel Township, a political subdivision duly organized and validly existing under the laws of the State of Ohio ("Township" or "Bethel" herein), and the Council of the City of Huber Heights, Ohio, the legislative authority of and for the City of Huber Heights, Ohio, a municipal corporation duly organized and validly existing under its Charter and the Constitution and the laws of the State of Ohio ("City" or "Huber Heights" herein, collectively with the Township, the "Parties" and each a "Party" hereto).

WHEREAS, the Township and City are political subdivisions located adjacent and contiguous to each other and having, to a certain extent, overlapping jurisdictions within certain areas of Miami County, Ohio ("County" herein); and

WHEREAS, certain landowners filed an annexation petition ("Petition") pursuant to the provisions of Section 709.023, of property consisting of 296.236+/- acres identified as Miami County Auditor tax parcel numbers A29-004300, A29-004302, A29-004304, A29-004306, A29-004308, A29-004310, A29-004312, A29-004314 (collectively the 2025 Annexation Parcels) and labeled as "2025 Annexation Parcels" on the map attached hereto and incorporated herein as Attachment A; and

WHEREAS, the City filed an annexation petition pursuant to the provisions of Section 709.023, of property consisting of 7.22 acres in 2025, and the Parties desire to include 1.86 acres (tax parcel P48-000432) in the "2025 Annexation Parcels" as depicted in Attachment A; and

WHEREAS, the Miami County Board of County Commissioners accepted the Petitions, and the City has accepted the annexation of the 2025 Annexation Parcels; and

WHEREAS, the Parties have further agreed that the City will conform the boundaries of 2025 Annexation Parcels pursuant to Chapter 503 of the Ohio Revised Code and the Township will waive any required statutory reparations due and owing to the Township; and

WHEREAS, the City and Township are willing to entertain requests for economic development assistance in connection with infrastructure improvements and extensions of utility services affecting the 2025 Annexation Parcels and potential future commercial, industrial and retail uses located in the unincorporated areas of the Township upon terms mutually satisfactory to both Parties; and

WHEREAS, this Agreement is authorized under the provisions of Section 709.192 of the Ohio Revised Code and other applicable laws of the state of Ohio, and has been approved by the respective legislative authority of both Parties.

NOW, THEREFORE, in consideration for the mutual promises contained herein, the

Parties covenant and agree as follows:

ARTICLE 1

ANNEXATION OF ANNEXATION PARCEL AND LIMITATIONS

Section 1.1. Designation of Agreement Territory and Annexation Parcels. This Agreement shall cover and be applicable to all the unincorporated area that is also located in the Township (the "Agreement Territory").

- A. **Effect of Annexation:** The City shall conform the boundaries of all 2025 Annexation Parcels from the Township which have not yet been conformed under and pursuant to Section 503.07 of the Ohio Revised Code to exclude the Township from such area(s). Upon the exclusion of the Township from any such area, the City shall not be required to make any compensation payments to Bethel as set forth in Section 709.19 of the Ohio Revised Code, as said Section exists on the Effective Date of this Agreement.
- B. **Township Tax Increment Financing District.** The Township passed legislation Bethel Township Resolution Numbers 21-12-095 and 21-10-076 pursuant to Section 5709.73(B) of the Ohio Revised Code creating a tax increment financing over a portion of the area covering the 2025 Annexation Parcels. The Township Board of Trustees shall within six (6) months following the City's acceptance of this Agreement, pass the appropriate legislation rescinding Bethel Township Resolution Numbers 21-12-095 and 21-10-076 thereby removing the 2025 Annexation Parcels from the tax increment financing district. Nothing in this Agreement shall prevent the Township from passing legislation implementing tax increment financing in the Agreement Territory outside of the 2025 Annexation Parcels.

ARTICLE 2

ANNEXATION PROHIBITION

Section 2.1. Annexation Limitation. Except for those specific areas designated as "Annexation Eligible Properties" on **Attachment A**, which is attached hereto and incorporated herein by reference, no real property located within the Agreement Territory shall be annexed to or accepted for annexation by the City under any of the annexation procedures provided for in Chapter 709 of the Revised Code (or any similar statutes of like tenor or effect) during the term or any renewal of this Agreement unless such annexation has been approved, in writing, by the Board of Trustees of the Township. For so long as this Agreement is in effect, the City shall not (i) accept any such annexation petitions for any property located within the Agreement Territory, (ii) process or assist in the processing of an annexation petition seeking to annex any property located in the Agreement Territory to the City, or (iii) assist property owners to annex their property located in the Agreement Territory to the City.

ARTICLE 3

TERM OF AGREEMENT

Section 3.1. Term and Renewal. The initial term of this Agreement (the "Initial Term") shall be for a period of twenty-five years (25) years, commencing on the Effective Date and shall terminate at midnight, _____, 2051. At least ninety (90) days prior to the expiration of the Initial Term, the Parties agree to hold a joint special meeting of the legislative bodies to discuss this Agreement and the potential extension of the Initial Term.

ARTICLE 4

GENERAL PROVISIONS

Section 4.1. Support of Agreement. In the event that this Agreement, or any of its terms, conditions or provisions, is challenged by any third party or parties in a court of law, the Parties agree to cooperate with one another and to use their best efforts in defending this Agreement with the object of upholding this Agreement. Each Party shall bear its own costs in any such proceeding challenging this Agreement or any terms or provisions thereof.

Section 4.2. Signing Other Documents. The Parties agree to cooperate with one another and to use their best efforts in the implementation of this Agreement and to sign or cause to be signed, in a timely fashion, all other necessary instruments, legislation, petitions and similar documents, and to take such other actions as either Party may reasonably request in order to effectuate the purposes of this Agreement.

Section 4.3. Mediation. In the event the Parties have a dispute as to any of the terms of applicability of this Agreement, the Parties agree to use their best efforts to resolve the dispute through a mutually acceptable mediation process prior to any party filing a lawsuit. Each Party participating in mediation shall pay its own costs of mediation, including its proportionate share of the compensation and administrative expenses required by the mediator and by the mediation services provider selected by the Parties. If a mediator has not been selected by the Parties within sixty (60) days after one of the Parties has requested that a dispute arising under this Agreement be mediated, or if the dispute has not been resolved within ninety (90) days after notice of the dispute has been provided to the other Party, then any of the Parties may commence a lawsuit or commence such other method of pursuing such remedies as may be available to any of the Parties.

Section 4.4. Default. A failure to comply with the terms of this Agreement shall constitute a default hereunder. The Party in default shall have ninety (90) days, after receiving written notice from the other Party of the event of default, to cure that default. If the default is not cured within that time period, the non-defaulting Party may commence litigation against the defaulting Party for specific performance under this Agreement or for damages or both; or may pursue such other remedies as may be available. In any litigation between the Township and the City, the prevailing Party shall be entitled to recover from the losing Party all reasonable costs and expenses of suit, including reasonable attorney fees.

Section 4.5. Character of Payments. Nothing in this Agreement is to be interpreted as the

sharing of the proceeds of any tax levy by and between any Parties. Any language within this Agreement which employs an amount of any tax to be collected as part of a calculation for determining a sum to be paid by one Party to the other Party is intended, and therefore to be interpreted, as a reasonable, practical and convenient mechanism which the Parties have agreed to use to compute, in a less controversial manner, the payments to be made by one Party to another for services and other items of value to be received by the paying Party. No payments to be made under this Agreement are intended to be a sharing of proceeds of any tax levy proscribed by Section 709.192(D) of the Ohio Revised Code.

Section 4.6. Amendments. This Agreement may be amended only by legislation authorized by appropriate legislation passed by each of the Parties.

Section 4.7. Immunities Preserved. By entering into this Agreement, none of the Parties intend to relinquish or waive any of the immunities they now have or may hereafter be accorded under state and/or federal laws, including, without the limitation of any such immunities, all those immunities accorded to governmental entities and their officers and employees under O.R.C Chapter 2744.

Section 4.8. No Personal Liability. All covenants, obligations and agreements of the Parties contained in this Agreement shall be effective to the extent authorized and permitted by applicable law. No such covenant, obligation or agreement shall be deemed to be a covenant, obligation or agreement of any present or future member, officer, agent or employee of any Party in other than their official capacity, and no official or member of a legislative authority executing this Agreement on behalf of any Party or any present or future member, officer, agent or employee of any Party shall be liable personally by reason of the covenants, obligations or agreements of the Parties contained in this Agreement.

Section 4.9. Powers Preserved. This Agreement is not intended to be in derogation of the powers granted to municipal corporations by Article XVIII, Ohio Constitution, or any other provisions of the Ohio Constitution or of the Ohio Revised Code; nor is it intended to be in derogation of the powers granted to township under any provisions of the Ohio Constitution or of the Ohio Revised Code. The Parties hereby acknowledge their belief as to the lawfulness of this Agreement and agree not to challenge or contest it, or any provisions contained herein.

Section 4.10. Beneficiaries. This Agreement shall inure to the benefit of and shall be binding upon the Parties and their respective successors. This Agreement shall not inure to the benefit of anyone other than as provided in the immediately preceding sentence. Except for the Parties, this Agreement is not intended to and does not create rights or benefits of any kind for any other persons or entities that are not a party to this Agreement.

Section 4.11. Agreement. The Parties acknowledge and agree that this Agreement is intended to and shall serve as an annexation agreement pursuant to Section 709.192 of the Ohio Revised Code.

Section 4.12. Liberal Construction. The Parties agree that just as Section 709.192 of the

Ohio Revised Code is to be liberally construed to allow the Parties to enter into Annexation Agreements, the Parties further agree that this Agreement shall be liberally construed in order to facilitate the desires of each of the Parties to carry out this Agreement. Each provision of this Agreement shall be construed and interpreted so as to permit maximum advantage to the Parties allowed by Section 709.192 of the Ohio Revised Code.

Section 4.13. Notices. All notices, demands, requests, consents or approvals given, required or permitted to be given hereunder shall be in writing and shall be deemed sufficiently given if actually received or if hand-delivered or sent by recognized, overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to the other Party at the address set forth in this Agreement, or to such other address as the recipient shall have previously notified the sender of in writing, and shall be deemed received upon actual receipt, unless sent by certified mail, in which event such notice shall be deemed to have been received when the return receipt is signed or refused. For purposes of this Agreement, notices shall be addressed to:

(a) The Township at:

Bethel Township Board of Trustees
8735 S. Second Street
Tipp City, Ohio 45371
Attention: Fiscal Officer

(b) The City at:

6151 Brandt Pike, Huber
Heights, OH 45424
Attention: City Manager

With a copy to:

Coolidge Wall Co., L.P.A.
33 West First Street
Dayton, Ohio 45402
Attention: Law Director

The Parties, by notice given hereunder, may designate any further or different address to which subsequent notices, consents, certificates, requests or other communications shall be sent.

Section 4.14. Captions and Headings. The captions and headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections hereof.

Section 4.15. Counterparts. This Agreement may be executed in one or more counterparts or duplicate signature pages with the same force and effect as if all required signatures were contained in a single original instrument. Any one or more of such counterparts or duplicate signature pages may be removed from any one or more original copies of this Agreement and annexed to other counterparts or duplicate signature pages to form a completely executed original

instrument.

Section 4.16. Governing Law and Choice of Forum. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio or applicable federal law. All claims, counterclaims, disputes and other matters in question between the Parties or their respective agents and employees arising out of or relating to this Agreement or its breach will be decided in a court of competent jurisdiction within Miami County, Ohio.

INTENTIONALLY LEFT BLANK

IN TESTIMONY WHEREOF, the Parties have caused multiple counterparts hereof to be executed by their duly authorized officers on or as of the date first set forth above.

ATTEST:

THE CITY OF HUBER HEIGHTS,
MONTGOMERY AND MIAMI
COUNTIES, OHIO


Anthony Rodgers, Huber Heights Council Clerk

By: 
John W. Russell III, City Manager

APPROVED AS TO FORM:


Christopher R. Conard, Law Director

ATTEST:

BETHEL TOWNSHIP
MIAMI COUNTY, OHIO

Rhonda Ross, Township Fiscal Officer

By: _____
Julie Reese, Trustee

INTENTIONALLY LEFT BLANK

FISCAL OFFICERS' CERTIFICATIONS

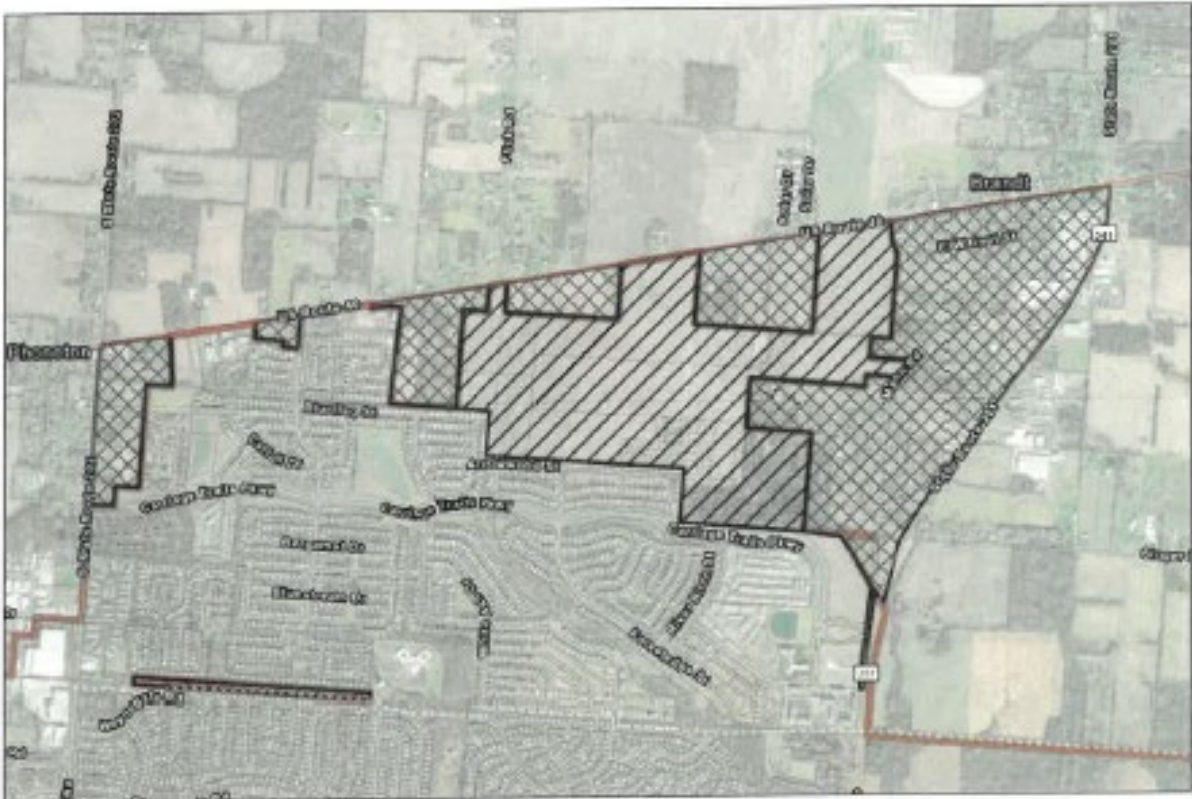
The undersigned fiscal officer of Bethel Township (Miami County), Ohio hereby certifies that the moneys required to meet the financial obligations of the Township under the foregoing Annexation Agreement have been appropriated lawfully for that purpose, and are in the treasury of the Township or in the process of collection to the credit of an appropriate fund, free from encumbrances. This certification is made in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

Rhonda Ross
Fiscal Officer, Bethel Township,
Miami County, Ohio

The undersigned Director of Finance of City of Huber Heights, Ohio hereby certifies that the moneys required to meet the financial obligations of the City under the foregoing Annexation Agreement have been appropriated lawfully for that purpose, and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from encumbrances. This certification is made in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.



James Bell
Director of Finance, City of Huber Heights, Ohio



Attachment A

- Annexion Eligible Properties
- 2025 Annexation Parcels
- HuberCityLimits

020251\00551\4938-8398-8641.2

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick _____
 Trustee Julie Reese _____
 Trustee Josh Wilkerson _____

Attest: _____
 Rhonda Ross, Fiscal Officer
 Bethel Township, Miami County, Ohio



RESOLUTION #26-05-043

A RESOLUTION RESCINDING TIF RESOLUTIONS 21-10-076 AND 21-12-095

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 12th day of May, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, on October 1, 2021, the Board of Trustees of Bethel Township, Miami County adopted Resolution Number 21-10-076 DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY LOCATED IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO TO BE A PUBLIC PURPOSE UNDER SECTION 5709.73(B) OF THE OHIO REVISED CODE, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, ESTABLISHING A TAX INCREMENT EQUIVALENT FUND; **AND**

WHEREAS, on December 17, 2021, the Board of Trustees of Bethel Township, Miami County adopted Resolution Number 21-12-095 DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY LOCATED IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO TO BE A PUBLIC PURPOSE UNDER SECTION 5709.73(B) OF THE OHIO REVISED CODE, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, ESTABLISHING A TAX INCREMENT EQUIVALENT FUND; **AND**

WHEREAS, per the annexation agreement between the Board of Trustees of Bethel Township, Miami County and the city of Huber Heights for the "2025 Annexation Parcels", the Board of Trustees has agreed to rescind Resolution Number 21-10-076 and Resolution Number 21-12-095; **AND**

WHEREAS, the Board of Trustees of Bethel Township, Miami County has the authority under applicable law to rescind prior resolutions. **THEREFORE**

BE IT RESOLVED by the Board of Trustees of Bethel Township, Miami County that Resolution Number 21-10-076 adopted on October 1, 2021 and Resolution Number 21-12-095 adopted on December 17, 2021 are hereby rescinded in their entirety and all actions, authorizations, or directives contained in said resolutions are hereby null and void.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-05-044

**A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION FOR \$2,500,000
TO THE 2026 PERMANENT APPROPRIATIONS FOR SPECIAL PROJECTS/ANTI-ANNEXATION PURPOSES**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 12th day of May, 2026 with the following Trustees being present: Kama Dick, Julie Reese and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio are committed to stopping annexation of township farmland by neighboring municipalities; **AND**

WHEREAS, potential avenues to thwart annexation are to offer agriculture easements or development restrictions to land owners in exchange for cash payments, to outright purchase certain parcels, to work with our legislators, to work with developers, to work with land preservation groups, and to pursue other ideas; **AND**

WHEREAS, the Bethel Township Board of Trustees, Bethel Township, Miami County have at least one special project approved to construct a shelter and pickle ball court(s) at Friendship Park; **AND**

WHEREAS, per the advice of our Fiscal Officer consultant, one option to set aside and track funding for these purposes is to create a cost center, seed it with an initial amount, and add to the fund(s) annually; **AND**

WHEREAS, the Fiscal Officer has recommended to use Cost Center 3830 titled “Special Proj/Anti-Annexation” to fund and track special projects/anti-annexation activities; **AND**

WHEREAS, the estimated budget for special projects/anti-annexation activities is expected to be:

1. \$2,500,000 for easements and land acquisition (1000-760-710-3830),
2. \$82,000 for salaries (1000-110-112-3830),
3. \$500 for uniform reimbursement (1000-110-251-3830),
4. \$1,000 for travel & meeting expenses (1000-110-330-3830),
5. \$300 for cell phone reimbursement stipend (1000-110-341-3830),
6. \$500 for postage (1000-110-342-3830),
7. \$500 for office supplies (1000-110-410-3830); **AND**

WHEREAS, all but the estimated amounts for the easements and land acquisition were previously budgeted and are included in the 2026 final appropriations amounts per resolution 25-03-029; **AND**

WHEREAS, the Bethel Township Board of Trustees must approve the supplemental appropriation for the estimated expenditures for easements and land acquisition. **THEREFORE**

BE IT RESOLVED, that the Board of Trustees of Bethel Township, Miami County, approves supplemental appropriations totaling two million five hundred thousand dollars (\$2,500,000.00), for fiscal year ending December 31, 2026, as follows:

<i>Fund – Program</i>	<i>Fund Name – Program Name – Purpose</i>	<i>Amount</i>
1000	General	
760	Capital Outlay – land & easements	\$2,500,000.00

BE IT FURTHER RESOLVED, that in order to track all special project/anti-annexation expenditures, the Fiscal Officer is directed to transfer the following amounts as specified:

SECTION 1. Eighty-two thousand dollars (\$82,000.00) from account 1000-110-112-0000 to account 1000-110-112-3830 to track salary expenditures,

SECTION 2. Five hundred dollars (\$500.00) from account 1000-110-251-0000 to account 1000-110-251-3830 to track uniform reimbursement expenditures,

SECTION 3. One thousand dollars (\$1,000.00) from account 1000-110-330-0000 to account 1000-110-330-3830 to track travel & meeting expenses,

SECTION 4. Three hundred dollars (\$300.00) from account 1000-110-341-0000 to account 1000-110-341-3830 to track cell phone reimbursement expenditures,

SECTION 5. Five hundred dollars (\$500.00) from account 1000-110-342-1000 to account 1000-110-342-3830 to track postage expenditures,

SECTION 6. Five hundred dollars (\$500.00) from account 1000-110-410-1000 to account 1000-110-410-3830 to track office supply expenses.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick _____
Trustee Julie Reese _____
Trustee Josh Wilkerson _____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-05-045

**A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION OF \$250,000
TO THE 2026 PERMANENT APPROPRIATIONS FOR THE PURPOSE OF
FUTURE CONSTRUCTION OR PURCHASE OF A NEW TOWNSHIP BUILDING WITH A LARGER MEETING ROOM**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 12th day of May, 2026 with the following Trustees being present: Kama Dick, Julie Reese and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio recognize a need for a meeting room that allows for a maximum capacity greater than thirty-one persons; **AND**

WHEREAS, there is no additional space within existing buildings owned by the Township, therefore the only option to increase the seating capacity is to construct a new building or to purchase a building; **AND**

WHEREAS, per the advice of our Fiscal Officer consultant, one option to set aside and track funding for this purpose is to create a cost center, seed it with an initial amount, and add to the fund annually; **AND**

WHEREAS, the Fiscal Officer has recommended to use Cost Center 3820 to fund and track new construction or the purchase of a building that would contain a larger meeting room; **AND**

WHEREAS, after discussion, the Trustees feel that the initial amount of \$250,000 should be placed in the general fund capital outlay account 1000-760-720-3820; **AND**

WHEREAS, the Bethel Township Board of Trustees must approve the supplemental appropriation. **THEREFORE**

BE IT RESOLVED, that the Board of Trustees of Bethel Township, Miami County, approves the following supplemental appropriation for two hundred fifty thousand dollars (\$250,000.00) for the fiscal year ending December 31, 2026:

<i>Fund – Program</i>	<i>Fund Name – Program Name – Purpose</i>	<i>Amount</i>
1000	General	
760	Capital Outlay – new construction or building purchase	\$250,000.00

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick _____
 Trustee Julie Reese _____
 Trustee Josh Wilkerson _____

Attest: _____
 Rhonda Ross, Fiscal Officer
 Bethel Township, Miami County, Ohio



RESOLUTION #26-05-046

A RESOLUTION APPROVING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 PERMANENT APPROPRIATIONS FOR FUTURE PURCHASES OF A FIRE TRUCK AND MEDIC

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 12th day of May, 2026 with the following Trustees being present: Kama Dick, Julie Reese and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio are committed to a strategic plan to ensure Fire and EMS vehicles are replaced when needed; **AND**

WHEREAS, the large expense of a fire truck or medic requires planning and setting aside funds annually in order to purchase a vehicle with minimum or no interest payments; **AND**

WHEREAS, per the advice of our Fiscal Officer consultant, one option to set aside and track funding for this purpose is to create a cost center, seed it with an initial amount, and add to the fund(s) annually; **AND**

WHEREAS, the Fiscal Officer has recommended to use Cost Centers 4001 titled "Fire Truck" and 5001 titled "EMS Medic" to fund and track the purchase of replacement vehicles; **AND**

WHEREAS, after review of the current financials, the Fiscal Office feels the initial amount to seed the funds should be as follows:

1. \$200,000 for the EMS medic (2281-760-750-5001),
2. \$500,000 for a fire truck, split between the two fire funds:
 - a. \$200,000 (2192-760-750-4001),
 - b. \$300,000 (2194-760-750-4001); **AND**

WHEREAS, some of the funds were previously budgeted and are included in the 2026 final appropriations amounts per resolution 25-03-029; **AND**

WHEREAS, the Bethel Township Board of Trustees must approve the supplemental appropriations for the remaining amounts. **THEREFORE**

BE IT RESOLVED, that the Board of Trustees of Bethel Township, Miami County, approves supplemental appropriations totaling three hundred twenty-six dollars and zero cents (\$326,000.00) as follows:

<i>Fund –Program</i>	<i>Fund Name – Program Name – Purpose</i>	<i>Amount</i>
2192	Special Levy - Fire	
760	Capital Outlay – fire truck vehicle purchase	\$116,000.00
2194	Fire 1.5 mil Levy	
760	Capital Outlay – fire truck vehicle purchase	\$110,000.00
2281	Ambulance and Emergency Medical Services	
760	Capital Outlay – medic vehicle purchase	\$100,000.00

BE IT FURTHER RESOLVED, that in order to track all monies budgeted for future vehicles, the Fiscal Officer is directed to transfer the following amounts as specified:

SECTION 1. Eighty-four thousand dollars (\$84,000.00) from account 2192-760-790-0000 to account 2192-760-750-4001 to track fire truck funding,

SECTION 2. One hundred ninety thousand dollars (\$190,000.00) from account 2194-760-700-0000 to account 2194-760-750-4001 to track fire truck funding,

SECTION 3. One hundred thousand dollars (\$100,000.00) from account 2281-760-700-0000 to account 2281-760-750-5001 to track EMS medic funding.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick _____

Trustee Julie Reese _____

Trustee Josh Wilkerson _____

Attest: _____

Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-05-047

A RESOLUTION APPROVING A FLEXIBLE CLOCK-IN/CLOCK-OUT POLICY FOR THE ROAD DEPARTMENT

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 12th day of May, 2026 with the following Trustees being present: Kama Dick, Julie Reese and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Bethel Township Board of Trustees, Miami County is committed to streamlining processes in order for the Township to remain effective and efficient; **AND**

WHEREAS, Road Department employees are paid hourly and must clock-in and clock-out in the firehouse building; **AND**

WHEREAS, the Fiscal Office has recommended to change the policy to allow the Road Department employees to have the flexibility of a grace period of plus or minus five minutes per day for their clocked-in hours and still be paid for eight (8) hours; **AND**

WHEREAS, this will remove the need for the employees to be waiting for the clock to hit an exact time in order to clock-in or clock-out. **THEREFORE**

BE IT RESOLVED, that the Bethel Township Board of Trustees, Miami County approves the policy recommended by the Fiscal Office to treat a day's work, as registered in the time clock, of between seven (7) hours fifty-five (55) minutes and eight (8) hours five (5) minutes to be equivalent to an eight (8) hour day and to be paid as an eight (8) hour day.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-05-048

A RESOLUTION APPROVING A CONTRACT WITH BEAM FOR LIFE INSURANCE, DENTAL INSURANCE, AND VISION INSURANCE FOR TOWNSHIP OFFICIALS AND EMPLOYEES UNDER THE AUTHORITY OF SECTION 505.60 OF THE OHIO REVISED CODE

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 12th day of May, 2026 with the following Trustees being present: Kama Dick, Julie Reese and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Bethel Township Board of Trustees, Miami County are permitted to provide such benefits to their employees and elected officials through section 505.60 of the Ohio Revised Code; **AND**

WHEREAS, currently United Health Care, Inc. provides life insurance, Delta Dental provides dental insurance and VSP vision insurance; **AND**

WHEREAS, the Fiscal Office with the assistance of SEBO has identified options for providing continuing coverage to the Township; **AND**

WHEREAS, the Fiscal Office has reviewed the options with the Board of Trustees and the Trustees feel the best option is to switch to the "Beam" plan to provide life insurance, dental insurance, and VSP vision insurance for elected officials and eligible employees of the Township. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees, Miami County that:

SECTION 1. Beam will be the provider of life insurance services to the elected officials and full-time employees of the Board of Trustees of Bethel Township, Miami County.

SECTION 2. Beam will be the provider of dental insurance services to the elected officials and employees of the Board of Trustees of Bethel Township, Miami County.

SECTION 3. VSP via Beam will be the provider of vision insurance services to the elected officials and employees of the Board of Trustees of Bethel Township, Miami County.

SECTION 4. The Administrator of the Board is authorized to execute the contract on behalf of the Board of Trustees of Bethel Township, Miami County.

SECTION 5. The costs for these services be paid out of the respective funds as deemed appropriate by the Fiscal Officer of Bethel Township, Miami County.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-05-048

A RESOLUTION RENEWING THE CONTRACT WITH UNITED HEALTH CARE, INC. FOR LIFE INSURANCE FOR TOWNSHIP OFFICIALS AND FULL-TIME EMPLOYEES, WITH DELTA DENTAL FOR DENTAL INSURANCE AND VSP VISION INSURANCE UNDER THE AUTHORITY OF SECTION 505.60 OF THE OHIO REVISED CODE

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 12th day of May, 2026 with the following Trustees being present: Kama Dick, Julie Reese and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Bethel Township Board of Trustees, Miami County are permitted to provide such benefits to their employees and elected officials through section 505.60 of the Ohio Revised Code; **AND**

WHEREAS, currently United Health Care, Inc. provides life insurance, and Delta Dental provides dental insurance and VSP vision insurance; **AND**

WHEREAS, the Fiscal Office with the assistance of SEBO has identified options for providing continuing coverage to the Township; **AND**

WHEREAS, the Fiscal Office has reviewed the options with the Board of Trustees and the Trustees feel the best option for continuing coverage is to remain with United Health Care Inc, Delta Dental, and VSP. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees, Miami County that:

SECTION 1. United Health Care, Inc. will continue to be the provider of life insurance services to the elected officials and full-time employees of the Board of Trustees of Bethel Township, Miami County.

SECTION 2. Delta Dental will continue to be the provider of dental insurance services to the elected officials and employees of the Board of Trustees of Bethel Township, Miami County.

SECTION 3. VSP will continue to be the provider of vision insurance services to the elected officials and employees of the Board of Trustees of Bethel Township, Miami County.

SECTION 4. The Administrator of the Board is authorized to execute the contract on behalf of the Board of Trustees of Bethel Township, Miami County.

SECTION 5. The costs for these services be paid out of the respective funds as deemed appropriate by the Fiscal Officer of Bethel Township, Miami County.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-05-049

**A RESOLUTION DIRECTING THE PLANNING & ZONING DEPARTMENT TO
INITIATE TEXT AMENDMENT CHANGES TO THE BETHEL TOWNSHIP ZONING RESOLUTION**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 12th day of May, 2026 with the following Trustees being present: Kama Dick, Julie Reese and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Bethel Township Planning & Zoning Department has recommended that a text change be initiated to the current zoning resolution of Bethel Township, Miami County, originally established on December 8, 1956; **AND**

WHEREAS, staff recommends that several articles be amended to reflect the immediate needs of the Township; **AND**

WHEREAS, the Bethel Township Board of Trustees, Miami County are permitted under section 519.12 of the Ohio Revised Code to amend the zoning resolution.
THEREFORE

BE IT RESOLVED, by Bethel Township Board of Trustees, Miami County that the Planning & Zoning Department initiates the process of amending the Bethel Township Zoning Resolution to reflect the staff recommendations as follows:

<i>Section</i>	<i>Issue</i>	<i>Current Text</i>	<i>Proposed Text</i>
	DETAILS ARE TBD		

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-05-050

A RESOLUTION TO RECORD ELECTRONIC PAYMENTS AND WARRANTS

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 12th day of May, 2026 with the following Trustees being present: Kama Dick, Julie Reese and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

BE IT RESOLVED, by the Bethel Township Board of Trustees, Miami County that the payment of the electronic payments and warrants as listed below be recorded through the request of the Fiscal Officer.

BETHEL TOWNSHIP, MIAMI COUNTY

Payments

4/1/2026 to 4/30/2026

<i>Payment Advice#</i>	<i>Post Date</i>	<i>Tx Date</i>	<i>Type</i>	<i>Payee – Purpose</i>	<i>Amount</i>	<i>Status</i>
102-2026	4/2/26	4/23/26	MR	MIAMI COUNTY AUDITOR - Special Assessments Lights	\$14.33	0
103-2026	4/9/26	4/23/26	MR	MIAMI COUNTY AUDITOR - Manufactured homes settlement 1st half	\$110.20	0
300-2026	4/1/26	3/31/26	CH	STAPLES ADVANTAGE	\$108.42	0
301-2026	4/1/26	3/31/26	CH	CHARTER COMMUNICATIONS	\$114.37	0
302-2026	4/1/26	3/31/26	CH	FIRST NET	\$380.00	0
306-2026	4/15/26	4/2/26	CH	AFLAC	\$242.24	0
307-2026	4/2/26	4/2/26	CH	PARK NATIONAL BANK	\$1,848.56	0
310-2026	4/7/26	4/7/26	CH	TREASURER OF STATE	\$1,005.00	0
311-2026	4/7/26	4/7/26	CH	US BANK	\$242.18	0
312-2026	4/7/26	4/7/26	CH	LOWES BUSINESS ACCOUNT	\$47.48	0
313-2026	4/15/26	4/7/26	CH	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$222.26	0
315-2026	4/10/26	4/8/26	EP	Brittany Alexander	\$897.51	0
316-2026	4/10/26	4/8/26	EP	Ben Allen	\$1,533.76	0
317-2026	4/10/26	4/8/26	EP	Tyler D Alliss	\$329.81	0
318-2026	4/10/26	4/8/26	EP	Gia Alvarez	\$190.07	0
319-2026	4/10/26	4/8/26	EP	Joseph M Bordas	\$370.56	0
320-2026	4/10/26	4/8/26	EP	Cyrus N Broyles	\$563.87	0
321-2026	4/10/26	4/8/26	EP	Ashlyn Buerk	\$107.89	0
322-2026	4/10/26	4/8/26	EP	Eric Campbell	\$1,323.02	0
323-2026	4/10/26	4/8/26	EP	Benjamin Cavanaugh	\$105.28	0
324-2026	4/10/26	4/8/26	EP	Kode Cook	\$646.94	0
325-2026	4/10/26	4/8/26	EP	Allan Davis	\$677.30	0
326-2026	4/10/26	4/8/26	EP	Cathryn Fortunato	\$576.21	0
327-2026	4/10/26	4/8/26	EP	Lorna Furderer	\$170.97	0
328-2026	4/10/26	4/8/26	EP	Scott D Grigsby	\$389.44	0
329-2026	4/10/26	4/8/26	EP	Mya Jordan	\$873.38	0
330-2026	4/10/26	4/8/26	EP	Jace Justice	\$181.09	0
331-2026	4/10/26	4/8/26	EP	Abigail G Klemmensen	\$1,093.16	0
332-2026	4/10/26	4/8/26	EP	Seth Landsaw	\$2,131.76	0
333-2026	4/10/26	4/8/26	EP	John Meyer	\$597.12	0
334-2026	4/10/26	4/8/26	EP	Brayden W Peake	\$272.28	0
335-2026	4/10/26	4/8/26	EP	Taylor Phillippe	\$581.16	0
336-2026	4/10/26	4/8/26	EP	Joshua Scheibrel	\$357.92	0
337-2026	4/10/26	4/8/26	EP	Christopher M Scott	\$1,129.32	0
338-2026	4/10/26	4/8/26	EP	James R Sebastian	\$410.69	0

339-2026	4/10/26	4/8/26	EP	Alexander Segretto	\$776.68	0
340-2026	4/10/26	4/8/26	EP	Katherine Settich	\$895.29	0
341-2026	4/10/26	4/8/26	EP	Cody TYLER Teegarden	\$735.25	0
342-2026	4/10/26	4/8/26	EP	Terrence W. Weldon JR.	\$1,751.58	0
343-2026	4/10/26	4/8/26	EP	Robert J Yocum	\$1,359.09	0
345-2026	4/9/26	4/9/26	CH	DUNCAN OIL CO	\$2,034.68	0
346-2026	4/15/26	4/15/26	EW	UNITY NATIONAL BANK	\$5,268.08	0
347-2026	4/16/26	4/16/26	CH	WASTE MANAGEMENT OF OHIO INC	\$103.28	0
348-2026	4/16/26	4/16/26	CH	STAPLES ADVANTAGE	\$79.23	0
349-2026	4/21/26	4/21/26	CH	UNITED HEALTH CARE-INSURANCE COMPANY	\$122.56	0
350-2026	4/21/26	4/21/26	CH	ACCENT BUSINESS COMMUNICATIONS	\$444.39	0
351-2026	4/24/26	4/22/26	EP	Brittany Alexander	\$1,113.82	0
352-2026	4/24/26	4/22/26	EP	Ben Allen	\$1,589.45	0
353-2026	4/24/26	4/22/26	EP	Tyler D Alliss	\$803.19	0
354-2026	4/24/26	4/22/26	EP	Gia Alvarez	\$543.36	0
355-2026	4/24/26	4/22/26	EP	Cyrus N Broyles	\$467.91	0
356-2026	4/24/26	4/22/26	EP	Ashlyn Buerk	\$156.80	0
357-2026	4/24/26	4/22/26	EP	Eric Campbell	\$1,324.47	0
358-2026	4/24/26	4/22/26	EP	Benjamin Cavanaugh	\$561.23	0
359-2026	4/24/26	4/22/26	EP	Kode Cook	\$492.16	0
360-2026	4/24/26	4/22/26	EP	Allan Davis	\$281.14	0
361-2026	4/24/26	4/22/26	EP	Cathryn Fortunato	\$535.69	0
362-2026	4/24/26	4/22/26	EP	Lorna Furderer	\$21.46	0
363-2026	4/24/26	4/22/26	EP	Scott D Grigsby	\$597.01	0
364-2026	4/24/26	4/22/26	EP	Mya Jordan	\$1,552.27	0
365-2026	4/24/26	4/22/26	EP	Jace Justice	\$376.74	0
366-2026	4/24/26	4/22/26	EP	Seth Landsaw	\$982.52	0
367-2026	4/24/26	4/22/26	EP	John Meyer	\$738.93	0
368-2026	4/24/26	4/22/26	EP	Brayden W Peake	\$147.09	0
369-2026	4/24/26	4/22/26	EP	Taylor Phillippe	\$369.40	0
370-2026	4/24/26	4/22/26	EP	Joshua Scheibrel	\$749.06	0
371-2026	4/24/26	4/22/26	EP	Christopher M Scott	\$1,129.32	0
372-2026	4/24/26	4/22/26	EP	James R Sebastian	\$316.03	0
373-2026	4/24/26	4/22/26	EP	Alexander Segretto	\$1,132.92	0
374-2026	4/24/26	4/22/26	EP	Katherine Settich	\$1,252.75	0
375-2026	4/24/26	4/22/26	EP	Cody TYLER Teegarden	\$731.69	0
376-2026	4/24/26	4/22/26	EP	Terrence W. Weldon JR.	\$1,477.43	0
377-2026	4/24/26	4/22/26	EP	Robert J Yocum	\$1,350.92	0
379-2026	4/30/26	4/22/26	EP	Kama L. Dick	\$1,279.64	0
380-2026	4/30/26	4/22/26	EP	Wilkerson-Bienick Joshua	\$1,498.98	0
381-2026	4/30/26	4/22/26	EP	Julie Reese	\$1,116.25	0
382-2026	4/30/26	4/22/26	EP	Rhonda S. Ross	\$1,982.13	0
384-2026	4/23/26	4/23/26	CH	STAPLES ADVANTAGE	\$49.59	0
385-2026	4/24/26	4/23/26	EP	Allan Davis	\$384.18	0
389-2026	4/30/26	4/29/26	EW	UNITY NATIONAL BANK	\$5,912.48	0
390-2026	4/29/26	4/29/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$240.00	0
391-2026	4/29/26	4/29/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$190.00	0
392-2026	4/30/26	4/29/26	EW	DELTA DENTAL	\$58.24	0
393-2026	4/29/26	4/29/26	EW	AFLAC	\$97.64	0
394-2026	4/29/26	4/29/26	EW	AFLAC	\$97.64	0
395-2026	4/29/26	4/29/26	CH	CHARTER COMMUNICATIONS	\$114.37	0
396-2026	4/29/26	4/29/26	CH	FIRST NET	\$379.92	0
397-2026	4/29/26	4/29/26	CH	AES Ohio	\$680.30	0
398-2026	4/29/26	4/29/26	CH	SAMS CLUB	\$150.66	0
55211	4/1/26	4/1/26	AW	ROBERT YOCUM	\$644.50	0
55212	4/1/26	4/1/26	AW	JULIE REESE	\$1,425.09	0
55213	4/7/26	4/7/26	AW	OHIO DEPARTMENT OF COMMERCE - VFDF	\$150.00	0
55214	4/7/26	4/7/26	AW	EDS HVAC-PLUMBING-ELECTRIC	\$410.00	0
55215	4/7/26	4/7/26	AW	PARK NATIONAL BANK	\$2,450.00	0
55216	4/7/26	4/7/26	AW	MIAMI COUNTY ENGINEER	\$719.46	0
55217	4/16/26	4/16/26	AW	Brosius, Johnson & Griggs, LLC	\$287.00	0

55218	4/21/26	4/21/26	AW	SEDGWICK	\$2,415.00	0
55219	4/23/26	4/23/26	AW	MEDICOUNT MANAGEMENT, INC	\$964.71	0
55220	4/29/26	4/29/26	AW	BOUND TREE MEDICAL	\$406.73	0
55221	4/29/26	4/29/26	AW	PHOENIX SAFETY OUTFITTERS	\$525.00	0
55222	4/29/26	4/29/26	AW	MIAMI COUNTY FIRE/EMS CHIEFS ASSOCIATION INC	\$667.65	0
55223	4/29/26	4/29/26	AW	ARBOGAST	\$1,169.63	0
55224	4/29/26	4/29/26	AW	AUTOZONE,INC	\$24.65	0
Total Payments per UAN...					\$80,577.33	
Total Expenditures per UAN...					\$80,701.86	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ- Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are in transactions that occurred outside the reported date range but are listed for reference.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick _____
Trustee Julie Reese _____
Trustee Josh Wilkerson _____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio