

MADISON TOWNSHIP

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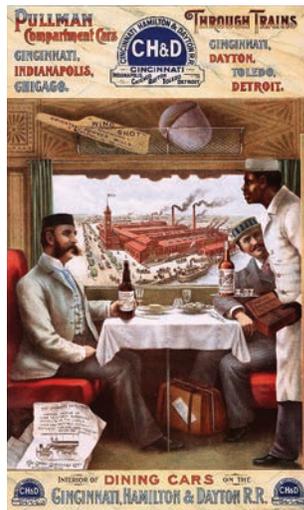
The Cincinnati Hamilton & Dayton Railroad

by J. Larry Helton, Jr.

With the birth of the railroad in the 1830s so came the train depot. Many of the first depots were hastily converted houses, hotels, or inns. As the importance of the railroad grew, so did the importance of the depot. The majority were designed by engineers, not architects, and built by railroad companies, local carpenters, or even unskilled town folk. Many of the same form and decorative elements were virtually mass-produced by the railroad companies. Others ranged from simple to magnificent, Gothic to Victorian, or simply “of the times” architecture.

The basic design was a long, rectangular building with many windows that had deep overhanging eaves to protect boarding passengers from the weather. A sign with the city’s name hung on the side facing incoming trains. Inside, waiting areas, offices, and ticket booths could be found. Alongside the depots were wood lots, watering stations, warehouses, grain elevators, or holding pens. Depots were constructed two to three miles apart to handle the heavy passenger and freight travel and to restock the wood or coal since tenders could only carry a limited supply.

Train depots were the focus of communities from the mid-1800s to the early 1900s. It was prestigious and profitable for one to be in the area and became a meeting and separation place of loved ones for work or travel. The train offered more convenient travel than a horse and buggy. The depot offered possibilities of the basic needs of eating, sleeping, and bathing. Some depots showed movies, while most were not very entertaining. By the 1930s, trains were beginning to no longer make scheduled stops, so many depots closed.



ABOVE: CINCINNATI AND DAYTON RAILROAD ADVERTISEMENT
RIGHT: CH&D RR DEPOT IN OXFORD, OHIO
BOTTOM: CH&D RR CAR



The Cincinnati Hamilton and Dayton Railroad Company (CH&D) was chartered in 1846 with a single track laid from Cincinnati to Dayton, with twenty miles of track in Butler County. A right-of-way through Trenton was secured in 1850 with William Potter selling farmland from East State Street to Pierson Road. A large wood depot was built on the west side of the tracks next to the Potter farmhouse at 100 Potter Avenue. The land was previously Potter’s orchard, but now included the depot, a warehouse or two, holding pens, and a wood lot which, by November 1851, had 150 cords of wood ready.

The first passenger train began operating in Hamilton, where Henry S. Earhart sold the first ticket on Friday, September 19 to William Potter, freight agent of Trenton. Other agents were August Dietz (1870-1900) and Howard W. Carey, the last agent when the depot closed on March 20, 1935.

When the first few trains came in people went to see them. Many of the passengers passed through Trenton from Cincinnati to Middletown to go to work at the tobacco factory. Regular travelers welcomed the stop in Trenton. They could

get a cold drink at the hand-pumped well beside William Potter’s home when it was summer and the train moved slowly.

Leaving Trenton, the train crossed a covered wooden bridge over Elk Creek. A fire watchman was stationed at each end with large barrels of water for fires that started from sparks of burning wood from the steam engine. The watchmen worked 12-hour shifts, which were discontinued with the advent of coal usage. The bridge was replaced with a steel truss circa 1888. Then in 1916 when the Baltimore and Ohio Railroad Company (now CSX) purchased the line, both the eastern and western bridges were

Continued on page 8

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Fire Department News

BY KENT HALL, FIRE CHIEF

The Madison Township Fire and EMS, thanks to the passage of the fire levy approximately two years ago, has been able to purchase a new front-line fire engine (rescue pumper). This engine is scheduled to be completed in December of this year and go into service in January of 2025, replacing a 1998 engine.

Also due to the passage of the levy, starting in January of 2025, we will be able to have four staff members working around the clock. Currently, we have three staff members working at all times; increasing the staffing will allow a faster response to, not only medical calls but also fire and rescue calls in the township.

It is probably not known by most residents in the township but our two fire stations located

on State Route 4 and Elk Creek Road are manned by volunteer firefighters who do an excellent job covering fire and rescue-type calls in the township and are a great asset to the department.

This year has been a great year for The Madison Township Fire Department receiving grant monies. The Madison Township Trustees entered an agreement with Joseph Perkins from Tri-State Public Safety

Grants LLC. and since this agreement, the Fire and EMS Divisions have received the following grant monies:

ARPA Grant - \$141,909 for staffing and payroll

Ohio Ambulance Impacted Retention bonuses - \$48,721

Ohio BWC - \$15,000 for 5 sets of turnout gear

Duke Energy Foundation - \$5,000 towards the a fire hose purchase

Ohio BWC - \$37,541.25 towards the purchase of battery-operated rescue tools

Along with these grants Madison Township Fire was awarded a grant this year totaling 1.7 million from the State for the construction of a new fire department facility. Additionally, over the past several months the Madison Township F.D. has received several monetary gifts and donations from various companies and organizations in the township for the purchase of small equipment, hand tools, firefighting gloves, traffic vests, and battery-operated ventilation fans.

The Madison Township Fire and EMS will be attending Madison Schools in the first week of October, this will be Fire Prevention Week. During this visit, the fire department will be educating elementary kids about fire safety, we will be showing the kids the fire and EMS apparatus and we will be passing out fire safety material.

Be Safe !

Kent Hall

Fire Chief

Madison Township Fire and EMS

NOW HIRING!

MTFD covers approximately 36 square miles and protect over 9,000 residents and responds to 1,100+ calls annually. Part-time staff have the benefit of making their own schedule, and we offer holiday pay for 12 holidays a year and incentive pay when we are below minimum staffing. **APPLY TODAY!**

Positions Available

- Firefighter/EMT-B \$18/Hour
- Firefighter/EMT-A \$20/Hour
- Firefighter/Medic \$22/Hour
- Volunteer Firefighter

MTFD will cover the cost of your training to become certified as a volunteer firefighter with the state of Ohio.

Qualifications

- State of Ohio level I or II Firefighter
- State of Ohio EMT-B, EMT-A or Paramedic
- Valid Drivers License and insurable by Madison Township
- Those interested in a volunteer position need to reside in Madison Township or within 10 minutes of Station 151 (Miltonville) or Station 152 (Poasttown.) Special consideration of this requirement is at the discretion of the Fire Chief.

To Apply

Interested applicants can pick up an application from Station 153 located at 5655 Mosiman Road, Middletown, OH 45042 or email Assistant Chief Jordan Peters at jpeters@madisontwpbutleroh.gov.





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twosilosrvandboatstorage.com

Business Spotlight

M&S Home Improvements

Met Matt Motes - a Madison Township resident who has always enjoyed building things. What started as an interest as a young man eventually turned into a passion for helping people. As a child, he watched his dad create and manage a successful moving business. This inspired Matt to start his own business, too, and he began flipping houses soon after graduating from high school. After multiple successful renovations, he began his career in the steel industry, but never lost his passion for creating things. He was always willing to lend a hand to anyone who needed help with their home remodeling projects.

In 2021, Matt had the opportunity to open his own business again, only this time, with more resources available. He created M&S Home Improvements, a remodeling company with a mission of helping homeowners envision and create their dream space. This is the core of what he believes it's all about – seeing the projects from start to finish and making a positive impact on people's lives is why he created his business in the first place!

Matt's business is family operated, which is incredibly important to him. His wife, Sam, assists with designing spaces and taking care of the business finances. M&S employs Matt's father-in-law as lead foreman, and also employs his brother-in-law as a laborer. Occasionally, his 13-year-old son, Myles, will join the crew to help when needed. Additionally, three of the company's four employees live in Madison Township, so their labor is local as well.

To date, two of Matt's favorite projects they have created is custom oak bookshelves for Myles' school library at St. John XXIII, and a full kitchen remodel with custom cabinet inserts (both shown here). They went above and beyond to ensure both spaces are exactly how they were envisioned. He is proud they have the craftsmanship (and talent) available to build something so custom and customer-specific. Matt spends a lot of time

sitting down with his customers to determine what their end goal for their space is and enjoys seeing how happy they are with the completed projects.

Matt also believes it's important to give back when he can. In July of 2024, Hurricane Beryl struck Jamaica as a category 4 hurricane, wiping out power and water services for hundreds of thousands of people. Matt and his wife made the trip down to help their friends clean up debris and help rebuild some of their properties, even helping restore electric to some of the homes.

With the rising cost of lumber and materials, Matt understands how expensive home renovations can be. He does his best to work with homeowners to make sure their projects come in on budget and will offer some cost-saving opportunities if necessary.

While the majority of their summer projects are outdoor decks, pergolas, and sheds, M&S Home Improvements can successfully complete a number of different renovations – both indoors and outdoors. With combined experience of over 80 years, they can renovate kitchens, bathrooms, create small additions, and more. They are happy to provide quality services to township residents and beyond!

The holidays are coming up – now is the perfect time to get started on your kitchen or bathroom remodel. Give us a call to schedule your free project estimate today!

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Message from the Treasurer

Dear Madison Community,

As another school year begins, I would like to communicate some thoughts and updates regarding the District’s financial data. The last couple of years have been economically challenging with high inflation impacting housing and food costs and State property valuations increasing taxes in the district. As treasurer, I am aware that these circumstances may be difficult. The District’s expenditures have also been impacted by rising costs. I hope you are confident in the District’s stewardship of the tax dollars received from you, and I am always happy to answer any questions you may have. Your support is invaluable to the success of our students! I encourage you to be involved in the many events and activities at the school so you may experience a sense of pride and satisfaction witnessing your taxes in action.

The table below is a summary representation of Madison’s most recently Board approved Five-year Forecast, May 15, 2024. The forecast should be reviewed with its corresponding “Assumptions” which are approved by the Board of Education. Current and previous forecasts and assumptions can be found on the Ohio Department of Education and Workforce website:

<https://education.ohio.gov/Topics/Finance-and-Funding/Five-Year-Forecasts/Submissions-of-Traditional-and-JVSDs>. The five-year forecast reflects a snapshot of a moment in time as the actual numbers change as current data and anticipated changes to assumptions evolve, for example, the District’s MEA, Madison Education Association (teachers’ union) will enter contract negotiations this fiscal year.

The following is a breakdown of the largest components of the Forecast categories. Total Revenues – line # 1.070 – 55% of the total is from State Foundation payments, 31% is from Property Tax payments, and 8% is from Income Tax payments. These three categories make up 94% of the District’s total revenue. Total Expenditures – line # 4.500 – 49% of the total is Salary and Wages, 21% is Benefits, and 25% is Purchased Services. These three categories make up 95% of the District’s total expenditures. The Purchased Services category includes various items, but 76% of the expenditures in this category are from 4 subcategories: Student Transportation is 35%, Instructional and Curriculum Services is 23%, Gas and Electricity is 10% and Repairs and Maintenance is 8%. Line # 6.010, depicts the district in deficit spending for fiscal years 2025 through 2028, meaning expenditures exceed revenues. The Board is diligently working to identify areas where reductions to expenditures might be made. Lastly, lines 10.010 and 12.010 indicate the District’s fund balances without and with, respectively, the Emergency Levy Renewal.

Madison Local School District									
Butler County									
Schedule of Revenues, Expenditures and Changes in Fund Balances									
For the Fiscal Years Ended June 30, 2021, 2022, and 2023 Actual;									
Forecasted Fiscal Years Ending June 30, 2024 through 2028									
	Actual			Forecasted					
	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	
Revenues									
1.070	Total Revenues	17,092,286	17,166,637	17,227,248	19,280,961	19,839,609	19,414,350	19,217,065	19,309,984
Expenditures									
4.500	Total Expenditures	16,602,988	16,720,055	17,400,176	18,673,493	20,006,745	20,708,091	21,497,850	22,208,841
Other Financing Uses									
5.010	Operating Transfers-Out -- Permanent Improvement	595,648	109,897	-	500,000	500,000	250,000	250,000	250,000
5.050	Total Expenditures and Other Financing Uses	17,198,636	16,829,952	17,400,176	19,173,493	20,506,745	20,958,091	21,747,850	22,458,841
6.010	Excess of Revenues and Other Financing Sources over (under) Expenditures and Other Uses	(21,898)	925,854	(172,928)	107,468	(667,136)	(1,543,741)	(2,530,785)	(3,148,857)
10.010	Fund Balance June 30 for Certification of Appropriations - Without Emergency Levy Renewal in 2025	6,060,078	7,438,661	7,006,090	7,113,558	6,446,422	4,902,681	2,371,896	(776,961)
11.300	Revenue from Replacement/Renewal Levies								
	Cumulative Balance of Renewal Emergency Levy 2025	-	-	-	-	-	550,000	1,650,000	2,750,000
12.010	Fund Balance June 30 for Certification of Contracts, Salary Schedules and Other Obligations - With Emergency Levy Renewal in 2025	6,060,078	7,438,661	7,006,090	7,113,558	6,446,422	5,452,681	4,021,896	1,973,039

More detailed and real-time financial information is presented at the monthly Board meetings; these reports are available to the public through the district’s website: www.madisonmohawks.org/departments/board-of-education, click on policies and minutes, then click on meetings and view the agenda for the specific date.

Please reach out to me at belinda.flick@madisonmohawks.org if you would like additional information.

Respectfully,

Belinda Flick, M.Ed.

Treasurer/CFO,

Madison Local Schools



MADISON LOCAL SCHOOLS

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Mohawks 2024 Football Schedules

VARSITY FOOTBALL

DAY	DATE	TIME	OPPONENT	H/A
Friday	August 9	6:00PM	Norwood High School	H
Friday	August 16	7:00PM	Talawanda High School	H
Friday	August 23	7:00PM	Preble Shawnee High School	A
Thursday	August 29	6:30PM	James N. Gamble Montessori High School	A
Friday	September 6	7:00PM	Blanchester High School	H
Friday	September 13	7:00PM	Meadowdale High School (MYAA Youth Night)	H
Friday	September 20	7:00PM	Brookville High School	A
Friday	September 27	7:00PM	Eaton Community Schools (Homecoming)	H
Friday	October 4	7:00PM	Valley View High School	H
Friday	October 11	7:00PM	Waynesville High School	A
Friday	October 18	7:00PM	Carlisle High School	A
Friday	October 25	7:00PM	Oakwood High School (Senior Night)	H

JUNIOR VARSITY FOOTBALL

DAY	DATE	TIME	OPPONENT	H/A
Saturday	August 24	10:00AM	Preble Shawnee High School	H
Saturday	August 31	10:00AM	Franklin Senior High School	H
Saturday	September 7	10:00AM	Blanchester High School	A
Saturday	September 14	10:00AM	Meadowdale High School	A
Saturday	September 21	10:00AM	Brookville High School	H
Saturday	September 28	10:00AM	Eaton Community Schools	A
Saturday	October 5	10:00AM	Valley View High School	A
Saturday	October 12	10:00AM	Waynesville High School	H
Saturday	October 19	10:00AM	Carlisle High School	H
Saturday	October 26	10:00AM	Oakwood High School (Senior Night)	A

JUNIOR HIGH FOOTBALL

DAY	DATE	TIME	OPPONENT	H/A
Wednesday	August 14	5:30PM	Milton-Union High School	A
Tuesday	August 27	5:30PM	Covington High School	A
Wednesday	September 4	5:30PM	Cincinnati Hills Christian Academy	H
Wednesday	September 11	5:30PM	Brookville High School	A
Wednesday	September 18	5:30PM	Eaton Community Schools	H
Wednesday	September 25	5:30PM	Valley View High School	H
Wednesday	October 2	5:30PM	Waynesville High School	A
Wednesday	October 9	5:30PM	Carlisle High School	A
Wednesday	October 16	5:30PM	Oakwood High School	H

The Cincinnati Hamilton & Dayton Railroad

Continued from page 1

replaced by solid metal ones.

All passenger train travel through Trenton ceased by 1939 and at a later date the depot was razed. The Potter farmhouse became part of the Trenton Food Locker Plant and Abattoir, then a dry cleaners, and later an antique auction house. All are gone now due to a fire and demolition.

Although nothing remains of the Potter homestead, Depot Street was changed to Potter Avenue in 1938 in honor of this family who helped bring the railroad to Trenton.

By the year 1916, double tracks were laid just north of the Wayne-Madison Road crossing. A telegraph station, known as Ajax Station, was there to handle crossover from single to double track and vice-versa.

At Busenbark, once a village at the crossroads of Busenbark and Hamilton-Trenton Roads, in the location of the new Edgewood High School, was Busenbark Station - two miles west of Trenton and two miles from Overpeck.

The passenger and freight depots were located on the south side of a single track just west of Busenbark Road.

The land purchased from Robert Busenbark was deeded in 1850, deeded for a wood lot in 1851, and in 1853 contracted for a depot, passenger station, and hog lots.

Later, a warehouse and grain elevator were added. The depot itself had vertical board siding, a generous overhang, a red brick chimney, and a bay window. Charles Buehl, of Trenton, was the station agent at one time and in 1900 there were eleven trains stopping there per day to pick up passengers.

Busenbark Road, with its sharp curves, was the same traveled by those early farmers who were taking their produce and livestock to be shipped out by train.

The depot at Busenbark was gone sometime after 1914, of which began the downfall of that community.

When the railroad came through West Middletown in 1851, at that time named Madison City, it benefited the small industries and farmers. By 1877, then named Heno, a grain elevator and warehouses had been built for corn, oats, wheat, and barley and a stockyard for hogs, sheep, steers, and heifers. Bricks were also shipped out from Frisch's Brickyard. The stop was called the Middletown station and that name was protested by many township residents.

Two passenger depots have been on the east side of the tracks, where the drive-thru currently sits. The second one replaced the first one in 1910 and suffered major damage in the Flood of 1913. Eventually razed, the freight depot on the west side of the tracks became a dual use for freight and passengers. That building still remains today at the railroad. The time card rack for the workers still remains inside. The best remembered station master is Lee Crider.

In its time, the CH&D Railroad through West Middletown went from a single track, to a double track, and back to a single. Remnants of the double line can still be seen along Trenton-

Franklin Rd., crossing over a small stream and also an abandoned railroad trestle over Elk Creek at the Great Miami River.

Tragic train accidents at West Middletown occurred in 1891, 1895, 1905, and the worst on July 4th, 1910. The train wreck of 1910 and the Flood of 1913 contributed to the need for a hospital in Middletown, which opened in 1917.

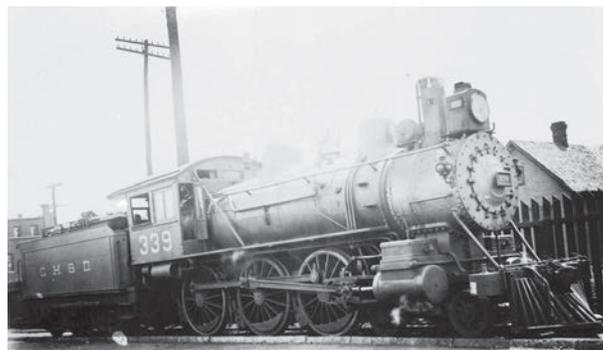
With West Middletown being the midway point for water and fuel, many famous individuals stopped there to give speeches, to eat, to relax – presidential candidates General Winfield Scott, Abraham Lincoln, Stephen Douglas and William Jennings Bryan, Vice-President Andrew Johnson, vice-president candidate Theodore Roosevelt, congressman Clement Vallandigham, and oil tycoon Alfred Lawson. One infamous individual made an appearance at the depot, Clyde Barrow, with two others robbing it in 1930. Not an individual, but the Liberty Bell passed through in 1915 on its final tour.

Many people passed through, departed or returned from West Middletown for many reasons, including soldiers of the Civil War and the Spanish-American War.

Poasttown would become a shipping port as well. With Peter Poast as an agent, running the freight office, for the CH&D Railroad, he convinced the railroad to erect a grain elevator in 1878. As the freight agent, Poast would also run a tobacco and coal business for twenty-four years. Aside from grain, Poasttown shipped out big wooden boxes for tobacco production. The grain elevator would remain until being razed in 1941 for the railroad underpass.

The Cincinnati Hamilton & Dayton Railroad of 1851 would become the Baltimore & Ohio in 1917, then the Chesapeake & Ohio in 1962, and CSX (a conglomeration) in 1980.

The Louisville Cincinnati and Dayton Railroad that ran between Hamilton and Middletown had regular stops at the fairgrounds,



CH&D RAILROAD LOCOMOTIVE

Sheely's, Rockdale, LeSourdsville, Excello, Amanda, Middletown, and Woodsdale. Why a stop in Woodsdale? Woodsdale had an island amusement park 1890-1908/13, owned by the railroad, which made good revenue.

The railroad built a passenger depot with a sheltering overhang and during the 1880s charged fifty cents from Dayton or Cincinnati to Woodsdale and twenty-five cents from Hamilton or Middletown to Woodsdale.

In 1895, the Cincinnati Hamilton and Dayton Railroad Company purchased the line and then in 1917 it was purchased by the Toledo and Cincinnati Railroad Company. Today it's the Norfolk and Southern Railroad. Service to Woodsdale stopped during World War I.

This train stopped at the Seven Mile depot at 6:00 A.M. to pick up students who attended Hamilton High School and returned later that day by train.

The Seven Mile Station was a regular stop due to a considerable amount of passenger service and freight.

Cincinnati and Hamilton newspapers were dropped daily, as mail was both dropped and picked up.

Drops were simple: Toss it off the train and onto the ground. Pick ups were from a platform with a metal arm holding out the mail pouch at the height and position that train men could grab while the train remained in motion. Rarely was a pouch missed.

Within the station were the positions of: telegraph operator, depot agent, and freight agent. Some who filled these positions were Ed Johnson, Dan Evans, Ora Nofsinger, William Baxter, and a Mr. Richardson. The exact year the station was abandoned is unknown, but the depot remained until 1956 when it was dismantled and moved behind a private residence along Ritter Street.

During the days of railroad travel, Butler County had its share of stops, not previously mentioned in this article on different lines and in different towns.

Though those days are long gone, several depots remain in Butler County. Those close by: West Middletown, Middletown-Eaton Rd. & Front St.; Middletown, 25 Charles Street; Oakland, 995 Cincinnati-Dayton Rd., Monroe; 2 in Hamilton, 432 MLK Jr. HWY & Maple Ave.; St. Clair Twp., in a field on Hamilton-Eaton Rd.; Seven Mile, moved behind a residence on Ritter St, near the railroad; If you would like to see a "modern day" train station, CSX has an office along the tracks on Forrer Street in Amanda.



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2024 RECYCLING PROGRAMS



HOUSEHOLD HAZARDOUS WASTE DROP-OFF



WHEN: Every THURSDAY
July 11 - November 21
2:00 - 7:00 pm

WHERE: Republic Services (formerly US Ecology)
3555 Yankee Rd. • Middletown

Accepted Items: Oil-based Paint/Varnish/Stain, Automotive Fluids, Heating Oil, Pesticides, Fertilizers, Solvents/Paint Thinners, Drain Cleaners, Batteries, Fire Extinguishers, Propane/Helium/Oxygen Tanks, Thermometers/Thermostats, Fluorescent Bulbs, Driveway Sealer, Kerosene, Pool Chemicals

NOT Accepted: Latex Paint, Explosives, Ammunition, Unmarked Cylinders, Fireworks, Gun Powder

E-WASTE DROP-OFF



WHEN: Every FRIDAY
August 2 - November 22
9:00 am - 1:00 pm

WHERE: Cohen Middletown
3120 S. Verity Pkwy. • Middletown

Accepted Items: Tube/Flat Screen TVs, Monitors, Computer Towers, Laptops, Printers, Fax Machines, Scanners, Cell Phones, Batteries, Game Consoles, DVD Players, Keyboards, Mice, Speakers

TIRE RECYCLING EVENT



WHEN: Saturday, October 26, 2024
8:00 am - 1:00 pm

WHERE: Butler County Fairgrounds
1715 Fairgrove Ave. • Hamilton

Accepted Items: Car, Truck, or Tractor Tires (tires with rims are accepted)

NOT Accepted: Large Quantities of Tires (10 tire limit per household)

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Matt Motes - Owner
(513) 594 - 4887
Matt@M-SHomeImprovements.com
M-SHomeImprovements.com

MADISON TOWNSHIP
of Butler County



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Johnny Cassidy 513-783-2685

OFFICE MANAGER
David Runnells 513-424-0821

WEBSITE
madisontwpbutleroh.gov

TOWNSHIP CONTACT NUMBERS

- EMERGENCIES ALWAYS CALL 911**
- Madison Township Admin. Building 513-424-0821
- Kent Hall, Fire Chief 513-804-0198
- Fire Station 151 (Elk Creek Road) 513-988-9124
- Fire Station 152 (Germantown Road) 513-424-3384
- Fire Station 153 (Mosiman Road) 513-425-9009
- Madison Board of Education 513-420-4750
- Butler County Sheriff 513-424-2456
- Butler County Auditor 513-887-3149
- Butler County Engineer 513-424-9144
- Butler County Board of Elections 513-887-3700
- Butler County Zoning 513-424-5351
- Butler County Health Department 513-863-1770
- Butler Rural Electric Cooperative 513-867-4400
- Southwest Regional Water 800-232-5330
- Duke Energy 800-634-4300
- Dayton Power and Light 937-224-6000
- Middletown Public Library 513-424-1251

MISSION STATEMENT OF MADISON TOWNSHIP
The mission of Madison Township is to serve the best interests of our residents by providing and maintaining a safe, healthy, and enjoyable community in which to live, work and play. To protect the general welfare of our rural community by utilizing efficient and effective public services and being dedicated to increasing the quality of life for our residents.