

ANDERSON TOWNSHIP BOARD OF TOWNSHIP TRUSTEES

August 1, 2024

*R. Dee Stone, Trustee Chair*  
*Lexi Lausten, Trustee Vice Chair*  
*Joshua S. Gerth, Trustee*  
*Brian M. Johnson, Fiscal Officer*

**Mrs. Stone** called the meeting to order and welcomed attendees including Fiscal Officer Brian Johnson, Township Administrator Vicky Earhart Assistant Township Administrator for Human Resources Suzanne Parker, Administrative Assistant Molly Mohrfield. Planning & Zoning Assistant Director Sarah Donovan, Planning & Zoning Planner I Eli Davies, Public Works Director Eric Luginbuhl, Law Director Margaret Comey, Anderson Township Fire & Rescue Chief Richard Martin, Sheriff's Department Lt. Dave Downing, Fiscal Office Clerk Katie Arnold, Director of Finance Tammy Disque.

**MOTION TO ADOPT AGENDA**

**Mrs. Stone** moved to adopt the agenda as presented. **Mrs. Lausten** seconded the motion.

**Mr. Johnson** called the roll: **Mrs. Lausten**, yes; **Mrs. Stone**, yes; **Mr. Gerth**, absent.

**FISCAL OFFICER**

Investment Management RedTree

**Mr. Johnson** reviewed the analysis and recommendations provided by RedTree Investments. He highlighted options of using RedTree to manage Township investments and noted some timing is faster with RedTree some aspects might slower. He reviewed costs associated with using the service.

A discussion ensued with topics that included cash flow, laddering, forecasting, management firm independence and general advantages and disadvantages to outsourcing investment management.

Appropriation Amendments

**Mr. Johnson** explained the \$2,100.15 appropriation increase related to the CARES ACT/COVID-19 funds used to offset Fire & Rescue salaries/wages, an eligible expense from the CRF performance period and the \$21,750.00 Ohio Ambulance Trans-Misc Expense-Other increase in anticipation of grant money.

**RESOLUTION NO. 24 – 0801 – 01**

**Mrs. Lausten** moved to adopt the appropriation changes as presented by the Fiscal Officer. **Mrs. Stone** seconded the motion.

**Mr. Johnson** called the roll: **Mrs. Lausten**, yes; **Mrs. Stone**, yes; **Mr. Gerth**, absent.

**TOWNSHIP ADMINISTRATOR**

2024 Beautification Awards: Recommended Winners

**Ms. Donovan** introduced Planner Eli Davies. The Board welcomed him.

**Ms. Donovan** reviewed the beautification awards process and reviewed the results.

Resolution for the Initiation of Various Text Amendments to the Zoning Resolution

**Mrs. Stone** moved to adopt the below resolution; **Mrs. Lausten** seconded the motion.

**Mr. Johnson called the roll: Mrs. Lausten, yes; Mrs. Stone, yes; Mr. Gerth, absent.**

**RESOLUTION NO. 24 - 0801 – 02**

**INITIATING VARIOUS TEXT AMENDMENTS TO THE ANDERSON TOWNSHIP ZONING RESOLUTION**

WHEREAS, this Board of Township Trustees (“Board”), through powers granted by Chapter 519 of the Revised Code, may initiate amendments to the Anderson Township Zoning Resolution when it can be demonstrated that such is in the best interests of the community and that such changes promote the public health and safety of the community; and

WHEREAS, this Board has discussed certain proposed changes, finds them to be in best interests of the community, and finds that they will promote the public health and safety of the community;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Anderson Township, Hamilton County, Ohio ("Board"), as follows:

SECTION 1. That this Board initiates the adoption of the amendments to the Anderson Township Zoning Resolution contained in Exhibit A-E hereto, which are hereby incorporated in and made parts of this Resolution.

SECTION 2. That a certified copy of this Resolution as it may be amended shall become part of the Anderson Township Zoning Resolution upon recommendations, review, hearings, amendments and final decision of this Board as prescribed by the Anderson Township Zoning Resolution and the Revised Code.

SECTION 3. That the preambles hereto are and shall for all purposes be construed to be integral and operative parts of this Resolution.

SECTION 4. That this Board hereby finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal actions were taken in meetings open to the public, in compliance with all legal requirements, including (without implied limitation) Revised Code Section 121.22, except as otherwise permitted thereby.

There was no further discussion.

Natural Gas Aggregation

**Mr. Magna** reviewed information from the Public Utilities Commission of Ohio regarding Duke’s application for updated rate. The Board discussed advantages and disadvantages of aggregation and noted residents can shop for natural gas without Board action.

Resolution Approving a Second Amendment to Lease Agreement with Summerfair Cincinnati, Inc., and Authorizing its Execution and Delivery by the Township Administrator

**Mrs. Lausten** moved to adopt the below resolution, **Mrs. Stone** seconded the motion

**Mr. Johnson called the roll: Mrs. Lausten, yes; Mrs. Stone, yes; Mr. Gerth, absent.**

**RESOLUTION NO. 24 – 0801 – 03**

**APPROVING A SECOND AMENDMENT TO LEASE AGREEMENT WITH SUMMERFAIR CINCINNATI, INC., AND AUTHORIZING ITS EXECUTION AND DELIVERY BY THE TOWNSHIP ADMINISTRATOR**

WHEREAS, when, in its opinion, the Township would be benefited, this Board is authorized pursuant to Section 505.11(A) of the Revised Code, to lease real property to any person upon terms agreed upon by the Board and the lessee; and

WHEREAS, this Board previously authorized, executed and delivered a Lease Agreement, effective as of October 1, 2018 (the “Original Lease”), with Summerfair Cincinnati, Inc., an Ohio nonprofit corporation and successor to Summerfair Foundation, Inc., (“Summerfair”) which Original Lease provided that it would terminate May 31, 2021 unless it was renewed and its term extended pursuant to the terms of the Original Lease; and

WHEREAS, this Board previously authorized, executed and delivered a First Amendment to Lease Agreement, dated as of May 28, 2021 (the “First Amendment”), which provided for a First Renewal Term, a Second Renewal Term and a Third Renewal Term (each as defined in the First Amendment), such that the Original Lease as amended by the First Amendment extended the term of the lease to May 24, 2024; and

WHEREAS, at the expiration of the First Amendment, Summerfair continued in possession of the premises as a month-to-month tenant only, and all other terms of the Original Lease remained in force and effect, as permitted by Section 17.0 of the Original Lease; and

WHEREAS, this Board determines that the Township will be benefited by the continued lease of space within Anderson Center to Summerfair and deems it to be in the best interest of the Township to enter into a Second Amendment to Lease Agreement with Summerfair for the lease of the space within Anderson Center, effective as of May 24, 2024, provided, that Summerfair has paid its rent in advance when due for the months of June, July and August, 2024, the rent due under the Second Amendment at the monthly rate set forth in the Second Amendment shall commence September 1, 2024, and Summerfair shall not be obligated to pay the ten percent (10%) addition to rent for the months of June, July, and August, 2024 provided for in Section 17.0 of the Original Lease;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Township Trustees (the “Board”) of Anderson Township, Hamilton County, State of Ohio;

SECTION 1. That this Board hereby approves the substantial form of Second Amendment to Lease Agreement, by and between this Board and Summerfair, attached hereto as Exhibit A and by this reference made a part hereof (the “Second Amendment”) and authorizes the Township Administrator to execute and deliver the Second Amendment with such changes thereto as the Township Administrator, after consultation with the Law Director, determines are not materially adverse to the Township, such determination being evidenced by her execution of the Second Amendment.

SECTION 2. That the preambles hereto are and shall for all purposes be construed to be integral and operative parts of this Resolution.

SECTION 3. That this Board hereby finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal actions were taken in meetings open to the public, in compliance with all legal requirements, including (without implied limitation) Ohio Revised Code Section 121.22, except as otherwise permitted hereby.

There was no further discussion.

Emergency Response Drill – August 6, 2024

**Mrs. Earhart** informed the Board about the Emergency Response Drill on August 6 and noted staff members participated in the training.

**Lt. Downing** reviewed exercise details and specific benefits gained from the drills.

**Chief Martin** outlined the Fire Department’s participation in the drill.

Discussion took place about the history of similar simulation drills in the Township and the importance of exercises of that nature.

Required Fraud Reporting and Training Update

**Mrs. Earhart** updated the Board on the new requirement for all staff from the State Auditor.

Anderson Insights Newsletter Process

**Mrs. Earhart** reviewed the Anderson Insights Newsletter process and deadlines. She requested Board guidance for any changes. The Board had no changes.

July 24, 2024, Community Partnership Meeting Update

**Mrs. Earhart** stated she and Mr. Gerth attended the Community Partnership meeting with the School Board and Park District. The meeting highlighted the need for a resident survey and Beech Acres land feasible study. Mrs. Earhart stated there was value in Planning and Zoning department representative attendance at future meetings. She asked for Board direction on funding the survey and the need for an RFP. Discussion ensued regarding collaboration, timing, processes, and site development.

OTA 136<sup>th</sup> General Assembly Legislative Priorities

**Mrs. Earhart** noted requested changes and asked any additional suggestions be submitted prior to October 1.

Scheduling 2024 Fall Planning Meeting

The Fall Planning meeting was tentatively scheduled for November 7<sup>th</sup> at the Heritage Center.

**Mrs. Stone moved to retire to Executive Session to consider the purchase of property for public purposes, or the sale of property as permitted by Ohio Revised Code Section 121.22(G)(2) and to confer with the Law Director concerning disputes that are the subject of pending or imminent court action as permitted by Ohio Revised Code Section 121.22(G)(3). Mrs. Lausten seconded the motion.**

**Mr. Johnson called the roll: Mrs. Lausten, yes; Mrs. Stone, yes; Mr. Gerth, absent.**

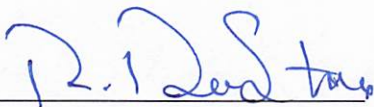
**Mrs. Stone moved to return from Executive Session. Mrs. Lausten seconded the motion.**

**Mr. Johnson called the roll: Mrs. Lausten, yes; Mrs. Stone, yes; Mr. Gerth, absent.**

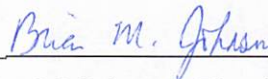
**MOTION TO ADJOURN**

**Mrs. Stone moved to adjourn the meeting. Mrs. Lausten seconded the motion.**

**Mr. Johnson called the roll: Mrs. Lausten, yes; Mrs. Stone, yes; Mr. Gerth, absent.**



R. Dee Stone, Chair

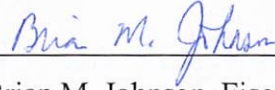


Brian M. Johnson, Fiscal Officer

## CERTIFICATION

The undersigned duly elected and acting Fiscal Officer of Anderson Township, Hamilton County, Ohio, hereby certifies that the foregoing is a true excerpt from the minutes of a regular meeting, including the roll call votes thereat, of the Board of Township Trustees of said Township held on the 19<sup>th</sup> day of September 2024, and that said minutes have been duly entered upon the Journal of said Township.

This day 19<sup>th</sup> day of September, 2024.



---

Brian M. Johnson, Fiscal Officer