

*ANDERSON TOWNSHIP BOARD OF TOWNSHIP TRUSTEES
October 16, 2025*

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

Mrs. Lausten called the meeting to order and welcomed attendees including: Fiscal Officer Brian Johnson, Township Administrator Vicky Earhart, Assistant Township Administrator for Operations Steve Sievers, Assistant Township Administrator for Human Resources Suzanne Parker, Planning & Zoning Director Paul Drury, Public Works Director Eric Luginbuhl, Law Director Margaret Comey, Anderson Township Fire & Rescue Chief Richard Martin, Sheriff's Department Sargent Tom Lange, Fiscal Office Clerk Katie Arnold, Director of Finance Tammy Disque.

Mrs. Lausten called the meeting to order at 4:30 PM.

MOTION TO ADOPT AGENDA

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

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

Executive Session: **Mrs. Lausten** moved to retire to Executive Session to consider the appointment of a public employee or official as permitted by Ohio Revised Code Section 121.22(G)(1), 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) and to prepare for, conduct, or review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment as permitted by Ohio Revised Code Section 121.22(G)(4). **Mr. Gerth** seconded the motion.

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

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

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

PLEDGE OF ALLEGIANCE

Mrs. Lausten led the pledge of allegiance.

PRESENTATIONS/RECOGNITIONS

Hamilton County Auditor Jessica Miranda

Auditor Miranda presented the office's role in government. She said her office is responsible for county's payroll, which is 5,000 employees; assessing values for more than 350,000

properties; serves as 1/3 of the board of revision and 1/3 of the budget commission; administers the rental registration program, dog licensing, and weights and measures – making sure more than 5,000 gas pumps and store registers/scales are correctly calibrated.

She mentioned that the Homestead Exemption for elderly homeowners on a fixed income has not been updated in more than a decade and urged people to contact state and local officials to update the legislation.

She also stated that the largest property tax share of any property will go to the school district and that the school funding model was found unconstitutional, but still not fixed.

Mrs. Earhart mentioned that if a property is subject to TIF the Auditor's website shows the TIF amount as being allocated 100% to the township and does not show the amount the township sends to a school district as if the property was not a TIF property.

Auditor Miranda also said that it does not segregate the Anderson Township Park District from the Township or Great Parks, but her office is working on making a distinction for the Anderson Township Park District.

Mrs. Lausten thanked the Auditor for her presentation and transparency.

Mrs. Stone stated she appreciated the Homestead Exemption and urged everyone to contact the state legislators to pass property tax relief. She noted amending the constitution to get rid of property tax will kill public schools.

PUBLIC FORUM

Jennifer Kappel of 2227 Clough Ridge Drive stated her concerns with a former trustee.

Katie Buchmann of 6966 Five Mile Road shared her gratitude for all the work the staff and board do to make Anderson Township a nice place to live.

Katherine Stemmer 1875 Wolfangel stated that she has asked for a social media policy to be enacted by the board in 2016. She shared her concerns regarding social media interactions with a former and current trustee. She is disappointed with the current board.

Abby Adams of 2726 Montchateau shared her concerns regarding her social media interactions with Mr. Gerth.

Sue Wood of Pineterrace Drive shared she was accused of destroying Mr. Gerth's yard signs in 2017 and expressed her concerns about cyberbullying and the current election.

Amy Broghammer of 8053 Meadowcreek shared her gratitude as a resident and Park Board Commissioner for the community safety and connectivity, Five Mile Trail, sidewalks, crosswalks, links between schools and parks allow parents to let their children safely explore the community. As a commissioner, she is grateful for the township's collaboration with the park district.

The Board recessed from 6:19 P.M -6:26 P.M

TRUSTEE COMMENTS

Mrs. Stone read the following prepared statement:

“This election season has brought a wave of misinformation—much of it preying on emotions to distort how decisions are made in our township. As someone who is involved in making these decisions and is not a candidate, I want to set the record straight.

1. Taxpayer Money

Claims that Anderson Township has “wasted” money on Kellogg Avenue or public art are simply false.

The Kellogg Gateway Project—landscaping, lighting, safety upgrades, trails, and signage—is part of a decade-long plan shaped by residents, businesses, and public meetings. It’s funded entirely by Tax Increment Financing (TIF) – money generated by new development that must be reinvested in capital projects like roads or fire trucks. None of this comes from additional property taxes or levies, and upkeep is also paid for through TIF funds.

Our Public Art Program followed public hearings and resident input. It uses the same TIF funds that would otherwise go to the county. Anderson Township is one of the first townships in Ohio to adopt a public art plan—one proven to boost local pride and economic development. No additional taxes or levies have been used.

2. Vape Shops

There’s misinformation suggesting trustees can “ban” vape shops. That’s legally false. Townships have no authority to prohibit or close lawful businesses. Anderson currently has only two vape shops—far fewer than most communities—and one has already closed. As with any retail business, lack of customers determines survival, not local government.

3. Coney Island

The CSO’s purchase of Coney Island was a private sale. Township officials had no prior knowledge and no involvement. Public records confirm this. In fact, when that sale occurred, we paused future Kellogg Gateway improvements until we fully understand the new development’s impact.

As someone who has proudly served as an independent, I don’t take sides lightly. But I’ve endorsed Josh Gerth and Lexi Lausten because I’ve witnessed their honesty and steady leadership. I’m deeply disappointed by the false accusations aimed at those who serve this community.

Let’s do better. Don’t take social media rumors as fact—ask the township directly if you want real answers.”

Mrs. Lausten and Mr. Gerth stated they appreciated **Mrs. Stone’s** comments.

Mr. Gerth addressed Ms. Wood’s comments and stated he was available to meet with her if she wanted to. He also expressed his frustration with social media, and that real community is not reflected there.

Mrs. Lausten stated she behavior needed to be modeled. She also stated she wanted to clear up misinformation regarding TIF funds. She reviewed some information regarding Riverfront TIF's and that TIF dollars are from development instead of residents.

FISCAL OFFICER

Financial Reports

Mr. Johnson referred Board members to their packets for the September financials. He stated the General Fund and fund overall have collected more than projected. The township has expended 79% and 71% of budgeted for the General Fund and all funds. He noted the school district TIF payments had been made. Additionally, he reiterated Mrs. Earhart's comments regarding TIF dollars showing on the County Auditor's website looking as if the township received all the funds.

Resolution Accepting the Amounts and Rates As Determined by The Budget Commission & Authorizing The Necessary Tax Levies and Certifying Them to The County Auditor

Mr. Johnson presented the following resolution and explained what the Budget Commission does regarding levy amounts and rates.

Mrs. Stone moved to adopt the resolution below as presented by Mr. Johnson. **Mr. Gerth** seconded the motion.

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

RESOLUTION NO. 25 – 1016 – 01

The Board of Trustees of Anderson Township, Hamilton County, Ohio, met in regular session on the 17th day of October, 2025, at Anderson Center in the Board Meeting Room located at 7850 Five Mile Road, Anderson Township, OH 45230, with members present: Lexi Lausten, Joshua S. Gerth and R. Dee Stone.

WHERE AS, This Board of Trustees of Anderson Township in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1st, 2026; and

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

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

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

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

There was no further discussion.

Minutes

MOTION NO. 25 – 1016 – 02

Mr. Gerth moved to approve the minutes of July 17, 2025, September 4, 2025 and September 26, 2025 meetings as presented by the Fiscal Officer. Mrs. Stone seconded the motion.

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

MOTION NO. 25 – 1016 – 03

Mrs. Stone moved to approve the minutes of July 24, 2025 meeting as presented by the Fiscal Officer. Mr. Gerth seconded the motion.

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

MOTION NO. 25 – 1016 – 04

Mrs. Stone moved to approve the minutes of August 7, 2025, meeting as presented by the Fiscal Officer. Mrs. Lausten seconded the motion.

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

MOTION NO. 25 – 1016 – 05

Mrs. Stone moved to approve the minutes of October 7, 2025, meeting as presented by the Fiscal Officer. Mrs. Lausten seconded the motion.

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

There was no further discussion.

Resolution Authorizing Then and Now Payments

Mr. Gerth moved to adopt the resolution below as presented by Mr. Johnson. Mrs. Stone seconded the motion.

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

RESOLUTION NO. 25 – 1016 – 06

RESOLUTION AUTHORIZING PAYMENTS

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

SECTION 1. This Board hereby authorizes the payment of that certain VendNovation LLC invoice dated October 3, 2025, in the amount of \$4,800 and applied to Purchase Order No. 2025-00063, dated October 15, 2025, funds for which are appropriated for Fire & Rescue IT Equipment.

SECTION 2. This Board hereby authorizes the payment of that certain Ellis Maintenance and Blasting, LLC invoice dated September 10, 2025, in the amount of \$7,998 and applied to Purchase Order No. 2005-00018, dated September 17, 2025, funds for which are appropriated for Fire & Rescue Servicing & Testing.

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 meetings 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 thereby.

There was no further discussion.

LAW DIRECTOR

Resolution Approving and Adopting the Anderson Township Credit Card Account and Credit Card Account Policy (October 2025); Repealing Resolution No. 25-0320-04 as of this Date; and Confirming the Designation of the Township’s Law Director as the Township’s Compliance Officer to perform the Duties Required of the Compliance Officer Required Under Said Policy

Mr. Gerth moved to adopt the resolution below as presented by Mrs. Comey. **Mrs. Stone** seconded the motion.

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

RESOLUTION NO. 25 – 1016 – 07

RESOLUTION APPROVING AND ADOPTING THE ANDERSON TOWNSHIP CREDIT CARD ACCOUNT AND CREDIT ACCOUNT POLICY (OCTOBER 2025); REPEALING RESOLUTION NO. 25-0320-04 AS OF THIS DATE; AND CONFIRMING THE DESIGNATION OF THE TOWNSHIP’S LAW DIRECTOR AS THE TOWNSHIP’S COMPLIANCE OFFICER TO PERFORM THE DUTIES REQUIRED OF THE COMPLIANCE OFFICER REQUIRED UNDER SAID POLICY.

WHEREAS, Section 505.64 of the Ohio Revised Code authorizes the use of township credit cards; and

WHEREAS, this Board determines that it is in the best interest of the Township to review and update its credit card and credit accounts policy from time to time;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES (the “Board”) OF ANDERSON TOWNSHIP, COUNTY OF HAMILTON, OHIO (the “Township”), as follows:

SECTION 1. That this Board hereby adopts the Anderson Township Credit Card Account and Credit Account Policy (October 2025) in the form attached hereto as Exhibit A.

SECTION 2. That any credit card policy previously approved and adopted for the Township is hereby deemed to be superseded as of this date by the Anderson Township Credit Card Account and Credit Account Policy (October 2025) approved and adopted in Section 1 hereof, which shall be implemented effective immediately.

SECTION 3. That Resolution No. 25-0320-04, passed by this Board on March 30, 2025, is repealed as of this date, and the Anderson Township Credit Card Account Policy (March 2025) approved thereby is superseded as of this date by the Anderson Township Credit Card Account and Credit Account Policy (October 2025).

SECTION 4. This Board confirms the designation of the Township’s Law Director to serve as the Township’s Compliance Officer until such time as this Board shall designate a different person to serve as Compliance Officer, and she shall perform such duties as are set forth in the Anderson Township Credit Card Account and Credit Account Policy (October 2025), as the same may be amended from time to time.

SECTION 5. This Board finds and determines that all formal actions of this Board and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Board or its committees and that all deliberations of this Board and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements, including (without limitation) Section 121.22 of the Ohio Revised Code, except as otherwise permitted thereby.

SECTION 6. The preambles hereto are and for all purposes shall be construed to be integral and operative parts of this Resolution.

There was no further discussion.

Resolution Accepting the Credit Card Account and Credit Account Compliance Report of the Law Director, as Compliance Officer, Provided Pursuant to the Anderson Township Credit Card Account Policy

Mr. Gerth moved to adopt the resolution below as presented by Mrs. Comey. **Mrs. Stone** seconded the motion.

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

RESOLUTION NO. 25 – 1016 – 08

**RESOLUTION ACCEPTING THE CREDIT CARD ACCOUNT AND CREDIT
ACCOUNT COMPLIANCE REPORT OF THE LAW DIRECTOR, AS COMPLIANCE
OFFICER, PROVIDED PURSUANT TO THE ANDERSON TOWNSHIP CREDIT CARD
ACCOUNT POLICY (October 2025)**

WHEREAS, Section 505.64 of the Ohio Revised Code (the “Statute”) authorizes the use of township credit cards; and

WHEREAS, by Resolution No. 19-0418-11, this Board updated its credit card account policy and approved and adopted the Anderson Township Credit Card Account Policy (April 2019) and designated the Township’s Law Director as the Compliance Officer with respect thereto to perform the duties required of a compliance officer by the Statute; and

WHEREAS, by Resolution No. 21-1118- 04, this Board updated its credit card account policy and approved and adopted the Anderson Township Credit Card Account Policy (November 18, 2021), repealed Resolution No. 19-0418-11 and designated the Township’s Law Director as the Compliance Officer with respect thereto (the “Compliance Officer”); and

WHEREAS, by Resolution No. 23-1019-04, this Board updated its credit card account policy and approved and adopted the Anderson Township Credit Card Account Policy (October 19, 2023), repealed Resolution No. 21-1118-11 and confirmed the designation of the Township’s Law Director as the Compliance Officer with respect thereto; and

WHEREAS, by Resolution No. 24-0411-07, this Board updated its credit card account policy and approved and adopted the Anderson Township Credit Card Account Policy (April 2024), repealed Resolution No. 23-1019-04 and confirmed the designation of the Township’s Law Director as the Compliance Officer with respect thereto; and

WHEREAS, by Resolution No. 25-0320-04, this Board updated its credit card account policy and approved and adopted the Anderson Township Credit Card Account and Credit Account Policy (March 2025), repealed Resolution No. 24-0411-07 and confirmed the designation of the Township’s Law Director as the Compliance Officer with respect thereto; and

WHEREAS, by Resolution No. 25-1016-08, this Board updated its credit card account policy by adding authorized users and approved and adopted the Anderson Township Credit Card Account and Credit Account Policy (October 2025), repealed Resolution No. 25-0320-04 as of this date and confirmed the designation of the Township’s Law Director as the Compliance Officer with respect thereto; and

WHEREAS, as required by the Statute, the Credit Card Policy requires that the Compliance Officer and the Board at least once every six (6) months shall review the number of credit cards and accounts issued, the number of active cards and accounts, the expiration dates of and the credit limits with respect to such credit cards and accounts (collectively, the “Credit Card and Credit Account Data”), which review was last conducted in March 2025; and

WHEREAS, this Board has reviewed the Credit Card and Credit Account Compliance Report of the Law Director attached hereto as Exhibit A and by this reference incorporated herein (the “Credit Card and Credit Account Compliance Report”);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES (the "Board") OF ANDERSON TOWNSHIP, COUNTY OF HAMILTON, OHIO (the "Township"), as follows:

SECTION 1. That this Board hereby accepts and confirms the Credit Card and Credit Account Compliance Report of the Law Director, including the Credit Card and Credit Account Data reported thereby and hereby ratifies any action heretofore taken by the Fiscal Office with respect to certain credit accounts.

SECTION 2. This Board finds and determines that all formal actions of this Board and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Board or its committees and that all deliberations of this Board and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements, including (without limitation) Section 121.22 of the Ohio Revised Code, except as otherwise permitted thereby.

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

There was no further discussion.

FINANCE DEPARTMENT

There was no new business.

PLANNING & ZONING

Resolution Authorizing the Disposition of Fire Equipment Pursuant to Section 505.10(A)(7) of the Revised Code

Mrs. Stone moved to adopt the resolution below as presented by Mr. Drury. **Mr. Gerth** seconded the motion.

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

RESOLUTION NO. 25 – 1016 – 09

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 and Exhibit B 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.

FIRE & RESCUE DEPARTMENT

Resolution Authorizing the Disposition of Fire Equipment Pursuant to Section 505.10(A)(7) of the Revised Code

Mr. Gerth moved to adopt the resolution below as presented by Chief Martin. **Mrs. Stone** seconded the motion.

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

RESOLUTION NO. 25 – 1016 – 10

The undersigned duly authorized representative of Great Oaks Institute of Technology and Career Development, aka Great Oaks Career Campuses, with offices in Hamilton County, Ohio (the “Donee”) acknowledges receipt of and acceptance of the Communication Equipment donated by Anderson Township (County of Hamilton), Ohio, acting by and through its Board of Township Trustees (the “Township”), and identified on Exhibit A attached hereto, and acknowledges that the Communication Equipment is used, worn, past its useful life span and is no longer capable of communicating with current radios used by the Hamilton County Communications Center; that Donee

- (i) accepts the Communication Equipment donated by the Township “as-is” and without any warranties;
- (ii) represents that it will use the Communication Equipment only for training purposes and not for firefighting purposes, and
- (iii) hereby releases the Township and its Board of Township Trustees and the Anderson Township Fire and Rescue Department from any and all liability for damages and claims for injury or damage related to the use of the

Communication Equipment by any person and agrees to hold the Township, its Board of Township Trustees and the Anderson Township Fire and Rescue Department (collectively, the "Indemnified Parties") harmless and to indemnify the Indemnified Parties against any and all liability for damages and claims for injury or damage related to the use of the Communication Equipment by any person. Donee represents that it will require the execution of this instrument by any subsequent transferee of the Communication Equipment from Donee.

There was no further discussion.

SHERIFF'S OFFICE

Resolution Authorizing the Sale of Three Surplus Motor Vehicles Pursuant to Section 505.10 of the Ohio Revised Code and the Purchase of Three Motor Vehicles Pursuant to Section 505.101 of the Ohio Revised Code and Authorizing the Credit of the Selling Price of the Surplus Motor Vehicles Against the Purchase Price of the New Motor Vehicles

Mrs. Stone moved to adopt the resolution below as presented by Sargent Lange. **Mr. Gerth** seconded the motion.

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

RESOLUTION NO. 25 – 1016 – 11

AUTHORIZING THE SALE OF THREE SURPLUS MOTOR VEHICLES PURSUANT TO SECTION 505.10 OF THE OHIO REVISED CODE AND THE PURCHASE OF THREE MOTOR VEHICLES PURSUANT TO SECTION 505.101 OF THE OHIO REVISED CODE AND AUTHORIZING THE CREDIT OF THE SELLING PRICE OF THE SURPLUS MOTOR VEHICLES AGAINST THE PURCHASE PRICE OF THE NEW MOTOR VEHICLES

WHEREAS, Section 505.101 of the Ohio Revised Code (the "Acquisition Statute") provides for the purchase or sale of motor vehicles, materials, equipment or supplies, without advertising or bidding, from or to any department, agency, or political subdivision of the State in accordance with the terms of the Acquisition Statute;

WHEREAS, Section 505.10 of the Ohio Revised Code (the "Disposition Statute") provides that a board of township trustees may provide for the disposition of certain personal property, including motor vehicles, road machinery, equipment and tools, if the Board finds, by resolution, that such personal property is not needed for public use, is obsolete, or is unfit for the use for which it was acquired, all in accordance with the Disposition Statute; and

WHEREAS, division (A)(3) of the Disposition Statute provides that if a board of township trustees finds, by resolution, that the township has motor vehicles, road machinery, equipment or tools that are not needed or are unfit for public use, and the board wishes to sell the motor vehicles, road machinery, equipment or tools to the person or firm from which it proposes to purchase other motor vehicles, road machinery, equipment or tools, the board may offer to sell the motor vehicles, road machinery, equipment or tools to that person or firm, and to have the selling price credited to

the person or firm against the purchase price of other motor vehicles, road machinery, equipment or tools; and

WHEREAS, the Township owns three motor vehicles further identified on Exhibit A hereto, which by this reference is incorporated herein and made a part hereof (the "Surplus Motor Vehicles"), which Surplus Motor Vehicles this Board hereby deems to be no longer needed for Township use;

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

Section 1. (a) That this Board hereby determines that the Surplus Motor Vehicles are unneeded for Township use and that it is in the best interest of the Township to sell the Surplus Motor Vehicles to the Vendor identified below and to have the selling price of the Surplus Motor Vehicles credited against the purchase price of the 2026 Motor Vehicles identified below to be purchased by the Township; provided, that the Surplus Motor Vehicles shall be sold to the Vendor "as is" and with no warranties and the Vendor shall execute a document provided by the Township evidencing Vendor's agreement that it is purchasing the Surplus Motor Vehicles "as is" and without any warranties from the Township.

(b) That this Board hereby determines that it is in the best interest of the Township to acquire by purchase pursuant to the Acquisition Statute certain equipped motor vehicles for use in the delivery of police protection services in the Township, to-wit, three (3) fully equipped Model Year 2026 Black AWD Dodge Durango vehicles (the "2026 Motor Vehicles"), which 2026 Motor Vehicles are available for purchase pursuant to a bid process undertaken by the Hamilton County Sheriff's Department.

(c) That the Government Fleet Purchase Agreement attached hereto as Exhibit B and by this reference incorporated herein and made a part hereof (the "Purchase Contract") with Jake Sweeney Automotive, Inc., an Ohio corporation, (the "Vendor"), relating to the purchase of the 2026 Motor Vehicles and crediting the value of the Surplus Motor Vehicles against the aggregate purchase price of the 2026 Motor Vehicles being purchased, is hereby approved.

(d) That this Board hereby authorizes the Hamilton County Sheriff's department to modify the 2026 Motor Vehicles by adding related policing equipment and striping to said vehicles.

Section 2. That the maximum aggregate amount to be paid as the purchase price for the 2026 Motor Vehicles to the Vendor is \$126,837.00 and the maximum aggregate amount to be paid to the Hamilton County Sheriff's Department for the related equipping and striping of the 2026 Motor Vehicles is \$26,893.00, resulting in an aggregate purchase price for the 2026 Motor Vehicles of \$153,730.00 (the "Maximum Purchase Price"), against which aggregate purchase price shall be credited by the Vendor the value of the Surplus Motor Vehicles, which this Board deems to aggregate \$12,000.00 (the "Minimum Selling Price"). The net purchase price for the 2026 Motor Vehicles (the Maximum Purchase Price of the 2026 Motor Vehicles less than Minimum Selling Price of the Surplus Motor Vehicles) hereby authorized by this Board is \$141,730.00, which funds have been previously appropriated by this Board for the purpose and remain otherwise unencumbered.

Section 3. That the Township Administrator is hereby authorized to execute the Purchase Contract in the form hereby approved with such changes thereto as shall not in her opinion, after consultation with the Law Director, be disadvantageous to the Township, which determination shall be evidenced by her signing of the Purchase Contract as so modified. The Township Administrator and Fiscal Officer are hereby authorized to execute such additional documentation relating to the purchase and sale transactions as they deem necessary and appropriate, after review by the Law Director, to effectuate the purchase of the 2026 Motor Vehicles at no more than the Maximum Purchase Price less the credit of the Minimum Selling Price of the Surplus Motor Vehicles, in accordance with 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 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.

PUBLIC WORKS DEPARTMENT

Resolution Declaring an Emergency for Snow Removal on Unaccepted Roads

Mrs. Stone moved to adopt the resolution below as presented by **Mrs. Earhart**. **Mr. Gerth** seconded the motion.

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

RESOLUTION NO. 25 – 1016 – 12

RESOLUTION DECLARING AN EMERGENCY FOR SNOW REMOVAL ON UNACCEPTED ROADS

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

SECTION 1. The Board hereby declares that an emergency which threatens life or property within the unincorporated territory of the Township is imminent, and that, accordingly, the Board will provide for the removal of snow, ice, debris and other obstructions ("Removal") from roads that have not been approved and accepted by the Hamilton County Board of County Commissioners and are not part of the state, county or township road systems within the unincorporated territory of the Township ("Unaccepted Roads") in accordance with Section 505.82 of the Revised Code ("Statute"), in the event that the owner or owners of an Unaccepted Road has or have not provided for such Removal.

SECTION 2. Prior to such Removal, the Director of Public Works, or his designee, on behalf of this Board, shall give, or make a good faith effort to give, oral notice to the owner or owners of each Unaccepted Road of this Board's intent to clear the road and to impose a service charge, as hereinafter provided, for doing so.

SECTION 3. The Statute provides that the Board shall establish a just and equitable service charge for such Removal to be paid by the respective owner or owners of each Unaccepted Road for which Removal is provided, and this Board does hereby establish, a service charge ("Removal Service Charge") of \$120 per hour expended in effecting such Removals, with a minimum Removal Service Charge per Unaccepted Road (or connected Unaccepted Roads within a single subdivision) of \$200 per Removal; and further determines that said Removal Service Charge is just and equitable, based upon the costs incurred by the Township for such Removal, it being the intention of this Board to recover the costs of Removals.

SECTION 4. The Board may exercise the emergency powers described herein for a period commencing on November 1, 2025, and terminating on May 1, 2026, notwithstanding any resolution with respect to Removal Service Charges heretofore passed by this Board.

SECTION 5. The Director of Public Works, on behalf of this Board, will keep a record of the costs incurred by the Township for Removals from Unaccepted Roads.

SECTION 6. The Fiscal Officer, on behalf of this Board, shall notify in writing each owner of each Unaccepted Road of the amount of the Removal Service Charge owed by such owner, which in the case of more than one owner of such a road shall be a Removal Service Charge allocated on an equitable basis among said owners, and shall certify the same to the County Auditor for collection. The Removal Service Charges shall constitute a lien upon that owner's or owners' real property. The County Auditor shall place said Removal Service Charges on a special tax duplicate to be collected as other taxes and returned to the Township General Fund.

SECTION 7. Removal pursuant to this Resolution does NOT constitute approval or acceptance of the UNACCEPTED, UNDEDICATED ROAD.

SECTION 8. 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 meetings 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 thereby.

There was no further discussion.

Authorization to Hire Temporary Seasonal Public Works Employees

MOTION NO. 25 – 1016 – 13

Mrs. Stone moved to authorize an amount not to exceed \$40,000.00 from the Road and Bridge Fund for seasonal temporary employees for the Public Works Department from January 1, 2026 through December 31, 2026. Mr. Gerth seconded the motion.

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

There was no further discussion.

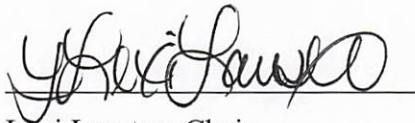
TOWNSHIP ADMINISTRATOR

Grant Awards

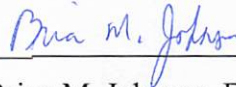
Mr. Seivers shared various grants received that would help fund paving projects around the township. The combined total of the grant money was about \$1.5 million dollars.

As there was no further business, Mrs. Lausten moved to adjourn the meeting. Mr. Gerth seconded the motion.

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



Lexi Lausten, Chair

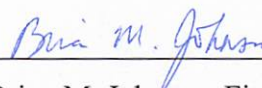


Brian M. Johnson, Fiscal Officer

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 16th day of October 2025, and that said minutes have been duly entered upon the Journal of said Township.

This 18th day of December, 2025.



Brian M. Johnson, Fiscal Officer