

ANDERSON TOWNSHIP BOARD OF TOWNSHIP TRUSTEES
August 21, 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 Assistant Chief Robert Herrlinger, Sheriff's Department Lt. Dave Downing, Fiscal Office Manager Katie Arnold, Director of Finance Tammy Disque.

CALL TO ORDER – 5:00 P.M.

Mrs. Lausten called the meeting to order.

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.**

Mrs. Lausten moved to retire to Executive Session to consider the purchase of property for public purposes 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. Stone** 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. **Mrs. Stone** 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

Beautification Awards Presentation

Mr. Drury presented the annual beautification awards for Residential, Commercial and Best Native Plantings.

Outstanding Residential awarded to Dave and Barb Bente at 7308 Ticonderoga. The winners were not present to accept the award.

Outstanding Commercial awarded to Native Roots at 6840 Clough Pike. Representative accepted the award.

Outstanding Native Planting awarded to Scott and Michelle Beuerlein at 2731 Newtown Road. Scott Beuerlein accepted the award.

Mrs. Stone thanked native roots and other winners.

Recognition of Suzanne Clingman

Eric Luginbuhl recognized Suzanne Clingman for all the work she had done in her 24 years of service. He noted the greenspace properties increased from 52 to 72 properties with 780 acres during her tenure. He stated her inspections resulted in the removal of 900 hazards trees and he mentioned involvement with the tree planting initiative.

Mrs. Clingman said it was a pleasure working at Anderson Township. She mentioned her pride in the greenspace program and thanked the current and previous boards for their support.

Mrs. Lausten stated Anderson Township was Ohio's first Greenspace community, and noted Mrs. Clingman's contribution to the Tree Committee, the Township becoming a Tree City, and the arboretum. Additionally, she stated that Mrs. Clingman had protected, planted, and preserved trees and thanked her for her service.

PUBLIC FORUM

Anne Zimmerman 800 Markley Road asked the Board to personally support the Park District's operational replacement levy. She provided ways the board members, as township residents, could support the levy in their personal capacity. She mentioned the 2023 capital park levy cannot be used for operations and stated park levies expire after ten years.

Jennifer Kappel 2227 Clough Ridge Drive presented her concerns regarding a former township trustee's various social media posts.

John Halpin 1167 Thornwood Circle stated Mrs. Clingman was a major contributor to the Tree Committee and thanked her and wished her well.

Katie Buchman 6966 Five Mile Road thanked the Board and Fiscal Officer for their service, the Police and Fire Departments for public safety, and Mr. Sievers for his work on the July 4th parade.

Rodney Thiemann 6091 Crittenden Drive thanked the Board for being good stewards of public funds and mentioned the Sheriff's contract increase of only 5%. He also stated appreciation for the electricity aggregation and the focus on safety.

Kevin Mishiak 8433 Holiday Hills Drive thanked the Board and staff for their work. He mentioned his issues with the Anderson Park District's spending; he specifically noted its Beech Acres Parenting Center land acquisition and stated he would like to see the Park District be a part of the Township.

TRUSTEE COMMENTS

Mrs. Stone read the following statement:

As most of you probably know, I rarely post on FB—I share some township posts occasionally or share events that are happening in our community. I don't join the fray when it comes to local issues but yesterday I saw a post that called into question a decision I made—along with my 2 other trustees at the time—and I decided to respond with the facts and why the decision was made. That's what I want to address tonight. The post in question had to do with the Vantage apartments right behind this building. The author was questioning our 75% tax abatement and contribution of the land to the developer. The author claimed that because of the 75% abatement "it was up to the rest of us taxpayers to deal with the burden to make up the difference." In my opinion, this statement is incorrect. As many of you will recall, the Vantage Development sits on the old under-utilized Metro Park -n- Ride—or Anderson Center Station as it was called at the time—and a vacant lot that generated ZERO tax revenue and cost the township money to maintain. In April 2018, the Township issued a Request for Proposals (RFP) for redevelopment of the site in order to turn tax-exempt property into a tax-generating parcel while keeping the park -n- ride and the much needed overflow parking for the building we're sitting in now. Four proposals were received for a variety of uses, but all pressed the need for a tax abatement due to the cost of development and maintaining public parking on the site. The Hills proposal was selected and a public open house was held in September, 2018 where positive feedback was received from the community. Anderson Township began negotiations with the developer and entered into a Development agreement. Part of that agreement included a 15 year, 75% tax abatement. Let me stress once again, all the proposals we received asked for a tax abatement. We selected Hills after visiting one of their developments in Blue Ash—upscale apartments with lots of amenities. Why apartments? This goes back to 2008—well before my time or that of Mr. Gerth—when there was a push for more restaurants, shops, and entertainment—consultant studies showed that we did not have enough households to support such economic development. The decision was made that we needed more households and more varied housing types—including apartments. Apartments would attract young people that could then be turned into homeowners as well as keeping older folks in the community as they are ready to downsize. With that in mind, our comprehensive plan from 2011 and the update from 2016 included apartments and the desire to continue to invest in the center of the community—or the "Downtown Anderson" plan as we like to call it. So after years of planning, collaboration and construction, Vantage is now open. This development provides the critical piece to the "Downtown Anderson" plan—PEOPLE. 224 new high-income households that will want to eat & shop thus strengthening current Anderson Towne Centre businesses and attracting new shops and restaurants—everything that was asked for back in 2008. In addition to amenity-rich apartments, Vantage includes a parking garage that encompasses the brand new Metro Park -n- Ride that replaces the old Anderson Center Station—all paid for with private fund and greatly reducing the townships ongoing maintenance responsibility. The garage also allows for overflow parking for the Anderson Center—all part of the original request for proposal. We got what we wanted and the tax abatement was part of the deal. Again, development deals of this magnitude are very expensive and time consuming and without some kind of incentive would never happen. Even with the abatement, it's estimated that Vantage will bring in \$300k in annual revenue. In fact, the development has already generated \$560k in tax payments over the past 3 years—some \$320k of this was to the school district. So we took land generating

zero tax revenue and turned it into a property tax generator which will in turn help pay for things like roads, public safety and schools saving us from having to constantly ask the public for more money in the form of tax levies. I want to thank our hardworking and dedicated staff for making this project happen—particularly our Assistant Administrator Steve Sievers. He and our planning & zoning staff have worked hundreds, maybe thousands, of hours on making this development happen. I stand by my decision to allow the tax abatement and am proud of the Vantage development.

Finally, back to the FB post in question, any suggestion that Mr. Gerth or I got any kind of kick back on this project is utter nonsense.

Mrs. Lausten thanked **Mrs. Stone** for her comments and mentioned the benefits TIFs provide to the community. She mentioned the Flock cameras, the data collected from them and their help in recovery of stolen vehicles. She stated additional information was available in Anderson Insights. She thanked all those who participated in the public forum. She also commented on various social media posts.

FISCAL OFFICER

Financial Reports

Mr. Johnson updated the Board on the accounting software change progress and presented the financial reports.

Consideration of Minutes

MOTION NO. 25 – 0821 – 01

Mrs. Stone moved to approve the minutes of June 26, 2025 and August 13, 2025 meetings as presented by the Fiscal Officer. **Mr. Gerth** seconded the motion.

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

There was no further discussion.

Then and Now Purchase Order Resolution

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

RESOLUTION NO. 25 – 0821 – 02

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 Purchase Order No. 31913, dated August 6, 2025, of John R. Jergenson Company, in the amount of \$251,029.36 and \$680,520.28 which funds are hereby appropriated for the 2025 Street Rehab Program Project.

SECTION 2. 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

A Limited Home Rule Resolution Reaffirming Acceptance of the Material Terms of the OneOhio Subdivision Settlement Pursuant to the OneOhio Memorandum of Understanding and Consistent with the Terms of the July 21, 2021 National Opioid Settlement Agreement Authorizing Participation in the Proposed New National Opioids Settlement and the Execution of a Participation Form with Respect to the Purdue Direct Settlement, Consistent with the Terms of the July 21, 2021 National Opioid Settlement Agreement and Declaring an Emergency

MOTION NO. 25 – 0821 – 03

Mrs. Stone moved to waive the public readings of the resolution below. **Mr. Gerth** seconded the motion.

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

Mr. Gerth moved to adopt the below resolution 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 – 0821 – 04

A LIMITED HOME RULE RESOLUTION

REAFFIRMING ACCEPTANCE OF THE MATERIAL TERMS OF THE ONEOHIO SUBDIVISION SETTLEMENT PURSUANT TO THE ONEOHIO MEMORANDUM OF UNDERSTANDING AND CONSISTENT WITH THE TERMS OF THE JULY 21, 2021 NATIONAL OPIOID SETTLEMENT AGREEMENT AUTHORIZING PARTICIPATION IN THE PROPOSED NEW NATIONAL OPIOIDS SETTLEMENT AND THE EXECUTION OF A PARTICIPATION FORM WITH RESPECT TO THE PURDUE DIRECT SETTLEMENT, CONSISTENT WITH THE TERMS OF THE JULY 21, 2021 NATIONAL OPIOID SETTLEMENT AGREEMENT AND DECLARING AN EMERGENCY

WHEREAS, by virtue of adoption of Resolution No. 03-0918-18, effective October 19, 2003, this Board of Township Trustees adopted a home rule form of government for Anderson Township, County of Hamilton, Ohio (the "Township"); and

WHEREAS, this Board deems it to be in the best interest of the Township to authorize participation by the Township, pursuant to the OneOhio Memorandum of Understanding regarding the pursuit and use of potential opioid litigation settlement funds and consistent with the material terms of the July 21, 2021 proposed Settlement Agreement available at <https://nationalopioidsettlement.com>, in the National Opioid Settlement Agreement (the "Settlement Agreement") in order to abate and remediate the opioid crisis in the U.S. and in Ohio; and

WHEREAS, certain funds from the national settlement will be divided among the State of Ohio and certain participating political subdivisions; and

WHEREAS, the Township is an urban township formed and organized pursuant to the Constitution and laws of the State of Ohio; and

WHEREAS, the people of the State of Ohio and its communities have been harmed by misfeasance, nonfeasance and malfeasance committed by certain entities within the Opioid Pharmaceutical Supply Chain; and

WHEREAS, the State of Ohio, through its Attorney General, and certain Local Governments, through their elected representatives and counsel, are separately engaged in litigation seeking to hold Opioid Pharmaceutical Companies (manufacturers) and pharmacies distributing opioids (pharmacies) accountable for the damage caused by their misfeasance, nonfeasance and malfeasance; and

WHEREAS, the State of Ohio, through its Governor and Attorney General, and its Local Governments share a common desire to abate and alleviate the impacts of that misfeasance, nonfeasance and malfeasance throughout the State of Ohio; and

WHEREAS, the State and its Local Governments, subject to completing formal documents effectuating the Parties Agreements, have drafted and the State of Ohio has adopted, and this Board hereby reaffirms its acceptance by resolution passed on August 19, 2021 of, the material terms of the OneOhio Memorandum of Understanding (the "MOU") relating to the allocation and the use of the proceeds of any potential settlements therein described; and

WHEREAS, the MOU has been collaboratively drafted to maintain all individual claims while allowing the State and Local Governments to cooperate in exploring all possible means of resolution; and

WHEREAS, this Board understands that an additional purpose of the MOU is to create an effective means of distributing any potential settlement funds obtained under the MOU between the State of Ohio and Local Governments in a manner and means that would promote an effective and meaningful use of the funds in abating the opioid epidemic throughout Ohio, as well as to permit collaboration and to explore potential effectuation of an earlier resolution of the Opioid Litigation against Opioid Pharmaceutical Companies and pharmacies distributing opioids in Ohio; and

WHEREAS, nothing in the MOU binds any party to a specific outcome, but rather, any resolution under the MOU requires acceptance by the State of Ohio and the Local Governments; and

WHEREAS, that certain proposed Governmental Entity & Shareholder Direct Settlement Agreement dated June 17, 2025 (the "Purdue Direct Settlement") is being presented to the State of Ohio and Local Governments by the Purdue Opioids Implementation Administrator to resolve governmental claims in, among others, the State of Ohio using the structure of the MOU and consistent with the material terms of the Purdue Direct Settlement; and

WHEREAS, in order to obtain the benefits provided to governmental entities pursuant to the Purdue Direct Settlement and to participate therein for the benefit of the Township, this Board must authorize the execution and timely delivery of the Subdivision Participation and Release Form attached hereto as Exhibit A, which by this reference is incorporated herein, which constitutes the Township's election to participate in the Purdue Direct Settlement and the release of claims by the Township as stated in the Subdivision Participation and Release Form (together, the "Election and Release"); and

WHEREAS, this Board deems it to be in the best interest of the Township to agree to the material terms of the proposed Purdue Direct Settlement;

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

SECTION 1. This resolution is passed in the exercise of this Board's limited home rule powers under Chapter 504 of the Revised Code.

SECTION 2. This Board hereby approves and accepts, on behalf of the Township, the material terms of the Purdue Direct Settlement, and pursuant to the terms of the MOU and as a Participating Subdivision hereby agrees to become a Releasor for all purposes in the Purdue Direct Settlement. This Board hereby agrees to the terms of the Purdue Direct Settlement, and the Election and Release, and pursuant to the terms of the MOU, including (without limitation) the agreement to use any monies it receives through the Purdue Direct Settlement solely for the purposes provided therein.

SECTION 3. This Board hereby authorizes the Township Administrator to execute and deliver in a timely manner, on the Board's behalf, the Township's respective Subdivision Participation and Release Form, constituting the Township's Election and Release, in the form attached hereto as Exhibit A.

SECTION 4. Upon majority vote, the Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to Section 504.10 of the Revised Code, and authorizes the passage of this resolution upon its first reading.

SECTION 5. If passed by a unanimous vote, pursuant to Section 504.11(B) of the Revised Code, this resolution shall take effect immediately, and shall be posted for fifteen days in five of the most public places in the Township, as previously determined by this Board, which posting is hereby ordered.

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

SECTION 7. 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) Section 121.22 of the Revised Code, except as otherwise permitted thereby.

SECTION 8. This home rule resolution is declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and welfare of the Township, and in order for the Township to participate in the Purdue Direct Settlement and to promptly pursue funds for the benefit of the Township to assist in abating the opioid epidemic throughout Ohio, this Board's fully executed Subdivision Participation and Release Form must be provided to the Ohio Attorney General on or before September 30, 2025.

There was no further discussion.

FINANCE DEPARTMENT

Budget Amendments

MOTION NO. 25 – 0821 – 05

Mr. Gerth moved to authorize the Finance Department to implement budget amendments as outlined in the Fiscal Year 2025 Revised Appropriations document. These amendments will affect various account lines within the General Fund, Road and Bridge Fund, Police and Fire Funds, Planning and Zoning Fund, and the 1994 TIF Fund. The overall total appropriations will remain unchanged. Mrs. Lausten seconded the motion.

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

There was no further discussion.

Resolution Awarding Contract and Confirming Assessments for Sanctuary of Ivy Hills Phase I Lighting District Pursuant to Revised Code Sections 9.30, 515.08, 515.081 and 515.11

Mrs. Lausten moved to adopt the resolution below as presented by Mrs. Disque. Mr. Gerth seconded the motion.

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

RESOLUTION NO. 25 – 0821 – 06

AWARDING CONTRACT AND CONFIRMING ASSESSMENTS FOR SANCTUARY OF IVY HILLS PHASE I LIGHTING DISTRICT

PURSUANT TO REVISED CODE SECTIONS 9.30, 515.08, 515.081 AND 515.11

WHEREAS, this Board has previously found that there is a necessity for artificial lighting on streets and public ways in the Sanctuary of Ivy Hills Phase I Lighting District (the "District"), and has previously provided for the installation of lights required for properly lighting such streets

and public ways, and has previously approved the execution of a contract with Duke Energy for the purpose of lighting such streets and public ways; and

WHEREAS, this Board has specially assessed the real estate abutting upon and benefiting from said lighting improvement in accordance with Section 515.08 (D) of the Ohio Revised Code in an equal amount against each benefited lot, with the assessment payable in equal semi-annual installments; and

WHEREAS, at the expiration of an existing contract for lighting, the board of township trustees may award a new contract pursuant to 515.07 of the Ohio Revised Code, unless the owners of lots and lands containing in excess of fifty percent of the front feet abutting streets and public ways of the unincorporated district in the township sign a petition for discontinuance of the artificial lighting and file a petition with the township fiscal officer not less than thirty days prior to the expiration of the exiting contract; and

WHEREAS, none of the owners of lots and lands abutting on the streets and public ways of the District has signed a petition for the discontinuance of the artificial lighting in the District and filed such a petition with the Fiscal Officer in accordance with Section 515.081 of the Ohio Revised Code; and

WHEREAS, the estimated cost for continued artificial lighting in the District for a period of five years is less than \$77,250, excluding inflationary cost increase and administrative and legal expense:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF ANDERSON TOWNSHIP, COUNTY OF HAMILTON, OHIO, as follows:

1. That the existing contract with Duke Energy be renewed by the award hereby of a new contract with Duke Energy pursuant to the provisions Sections 515.08 and 515.081 of Ohio Revised Code for a period of five years from the date of expiration of said existing contract upon the terms and conditions of this Resolution, and that the Township Administrator is hereby authorized to execute such contract and any documentation required in connection therewith on behalf of the Township subject to review by legal counsel.
2. That the costs of the artificial lighting of the District as heretofore provided in the total amount of \$58,507.00 be and hereby are specially assessed against the real estate bounding and abutting upon the streets or public ways so lighted and the benefiting lots in the District in accordance with Section 515.08 (D) of the Ohio Revised Code, and that the assessments shall be payable in equal semi-annual installments over a period of five years.
3. That special assessments for the aforesaid lighting improvements in the amount of \$50,700.00 in contracted payments to Duke Energy at the current rate for fixtures, electricity, installation and maintenance, plus \$7,605.00 in inflationary cost increases projected over said five-year period, plus \$202.00 in average cost per lighting district renewal for administrative and legal costs for services of Township personnel and legal counsel, **aggregating a total special assessment of \$58,507.00 (which equates to \$285.40 per parcel per year or \$142.70 per parcel per semiannual assessment)**, are hereby levied and assessed upon the lots and lands located within the District, which assessments are in accordance with the benefits which will result to the real property

charged herewith, and when collected such assessments shall be deposited to a special fund for the District from which the cost and expenses of furnishing and maintaining such lights, and of the proceedings in relation thereto, shall be paid.

4. That any assessment in the amount of \$5.00 or less, or of which the unpaid balance is \$5.00 or less, shall be paid in full and not in installments at the time the first or next installment would otherwise become due.
5. That the Fiscal Officer is hereby authorized and directed to certify a copy of this Resolution and of said assessments levied hereby to Duke Energy and to the Hamilton County Auditor, and said Auditor is hereby authorized and directed to place said special assessments upon the tax duplicate to be paid and collected in the same manner and at the same times that taxes are paid and collected.
6. That Duke Energy be and hereby is authorized and directed to provide the services described in this Resolution.
7. That the preambles hereto are and shall for all purposes be construed to be integral and operative parts of this Resolution.
8. 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.

Resolution Awarding Contract and Confirming Assessments for St. James Park Lighting District Pursuant to Revised Code Sections 9.30, 515.08, 515.081 and 515.11

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

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

RESOLUTION NO. 25 – 0821 – 07

**AWARDING CONTRACT AND CONFIRMING ASSESSMENTS FOR
ST. JAMES PARK LIGHTING DISTRICT**

PURSUANT TO REVISED CODE SECTIONS 9.30, 515.08, 515.081 AND 515.11

WHEREAS, this Board has previously found that there is a necessity for artificial lighting on streets and public ways in the St. James Park Lighting District (the “District”), and has previously provided for the installation of lights required for properly lighting such streets and public ways, and has previously approved the execution of a contract with Duke Energy for the purpose of lighting such streets and public ways; and

WHEREAS, this Board has specially assessed the real estate abutting upon and benefiting from said lighting improvement in accordance with Section 515.08 (D) of the Ohio Revised Code in an equal amount against each benefited lot, with the assessment payable in equal semi-annual installments; and

WHEREAS, at the expiration of an existing contract for lighting, the board of township trustees may award a new contract pursuant to 515.07 of the Ohio Revised Code, unless the owners of lots and lands containing in excess of fifty percent of the front feet abutting streets and public ways of the unincorporated district in the township sign a petition for discontinuance of the artificial lighting and file a petition with the township fiscal officer not less than thirty days prior to the expiration of the exiting contract; and

WHEREAS, none of the owners of lots and lands abutting on the streets and public ways of the District has signed a petition for the discontinuance of the artificial lighting in the District and filed such a petition with the Fiscal Officer in accordance with Section 515.081 of the Ohio Revised Code; and

WHEREAS, the estimated cost for continued artificial lighting in the District for a period of five years is less than \$77,250, excluding inflationary cost increase and administrative and legal expense:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF ANDERSON TOWNSHIP, COUNTY OF HAMILTON, OHIO, as follows:

1. That the existing contract with Duke Energy be renewed by the award hereby of a new contract with Duke Energy pursuant to the provisions Sections 515.08 and 515.081 of Ohio Revised Code for a period of five years from the date of expiration of said existing contract upon the terms and conditions of this Resolution, and that the Township Administrator is hereby authorized to execute such contract and any documentation required in connection therewith on behalf of the Township subject to review by legal counsel.
2. That the costs of the artificial lighting of the District as heretofore provided in the total amount of \$34,975.50 be and hereby are specially assessed against the real estate bounding and abutting upon the streets or public ways so lighted and the benefiting lots in the District in accordance with Section 515.08 (D) of the Ohio Revised Code, and that the assessments shall be payable in equal semi-annual installments over a period of five years.
3. That special assessments for the aforesaid lighting improvements in the amount of \$30,240.00 in contracted payments to Duke Energy at the current rate for fixtures, electricity, installation and maintenance, plus \$4,536.00 in inflationary cost increases projected over said five-year period, plus \$199.50 in average cost per lighting district renewal for administrative and legal costs for services of Township personnel and legal counsel, **aggregating a total special assessment of \$34,975.50 (which equates to \$333.10 per parcel per year or \$166.55 per parcel per semiannual assessment)**, are hereby levied and assessed upon the lots and lands located within the District, which assessments are in accordance with the benefits which will result to the real property charged herewith, and when collected such assessments shall be deposited to a special

fund for the District from which the cost and expenses of furnishing and maintaining such lights, and of the proceedings in relation thereto, shall be paid.

9. That any assessment in the amount of \$5.00 or less, or of which the unpaid balance is \$5.00 or less, shall be paid in full and not in installments at the time the first or next installment would otherwise become due.
10. That the Fiscal Officer is hereby authorized and directed to certify a copy of this Resolution and of said assessments levied hereby to Duke Energy and to the Hamilton County Auditor, and said Auditor is hereby authorized and directed to place said special assessments upon the tax duplicate to be paid and collected in the same manner and at the same times that taxes are paid and collected.
11. That Duke Energy be and hereby is authorized and directed to provide the services described in this Resolution.
12. That the preambles hereto are and shall for all purposes be construed to be integral and operative parts of this Resolution.
13. 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.

Resolution Awarding Contract and Confirming Assessments for Wynds of Anderson Phase I Lighting District Pursuant to Revised Code Sections 9.30, 515.08, 515.081 and 515.11

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

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

RESOLUTION NO. 25 – 0821 – 08

AWARDING CONTRACT AND CONFIRMING ASSESSMENTS FOR

WYNDY OF ANDERSON PHASE I LIGHTING DISTRICT

PURSUANT TO REVISED CODE SECTIONS 9.30, 515.08, 515.081 AND 515.11

WHEREAS, this Board has previously found that there is a necessity for artificial lighting on streets and public ways in the Wynds of Anderson Phase I Lighting District (the "District"), and has previously provided for the installation of lights required for properly lighting such streets and public ways, and has previously approved the execution of a contract with Duke Energy for the purpose of lighting such streets and public ways; and

WHEREAS, this Board has specially assessed the real estate abutting upon and benefiting from said lighting improvement in accordance with Section 515.08 (D) of the Ohio Revised Code

in an equal amount against each benefited lot, with the assessment payable in equal semi-annual installments; and

WHEREAS, at the expiration of an existing contract for lighting, the board of township trustees may award a new contract pursuant to 515.07 of the Ohio Revised Code, unless the owners of lots and lands containing in excess of fifty percent of the front feet abutting streets and public ways of the unincorporated district in the township sign a petition for discontinuance of the artificial lighting and file a petition with the township fiscal officer not less than thirty days prior to the expiration of the exiting contract; and

WHEREAS, none of the owners of lots and lands abutting on the streets and public ways of the District has signed a petition for the discontinuance of the artificial lighting in the District and filed such a petition with the Fiscal Officer in accordance with Section 515.081 of the Ohio Revised Code; and

WHEREAS, the estimated cost for continued artificial lighting in the District for a period of five years is less than \$77,250, excluding inflationary cost increase and administrative and legal expense:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF ANDERSON TOWNSHIP, COUNTY OF HAMILTON, OHIO, as follows:

1. That the existing contract with Duke Energy be renewed by the award hereby of a new contract with Duke Energy pursuant to the provisions Sections 515.08 and 515.081 of Ohio Revised Code for a period of five years from the date of expiration of said existing contract upon the terms and conditions of this Resolution, and that the Township Administrator is hereby authorized to execute such contract and any documentation required in connection therewith on behalf of the Township subject to review by legal counsel.
2. That the costs of the artificial lighting of the District as heretofore provided in the total amount of \$49,052.40 be and hereby are specially assessed against the real estate bounding and abutting upon the streets or public ways so lighted and the benefiting lots in the District in accordance with Section 515.08 (D) of the Ohio Revised Code, and that the assessments shall be payable in equal semi-annual installments over a period of five years.
3. That special assessments for the aforesaid lighting improvements in the amount of \$42,480.00 in contracted payments to Duke Energy at the current rate for fixtures, electricity, installation and maintenance, plus \$6,372.00 in inflationary cost increases projected over said five-year period, plus \$200.40 in average cost per lighting district renewal for administrative and legal costs for services of Township personnel and legal counsel, **aggregating a total special assessment of \$49,052.40 (which equates to \$239.28 per parcel per year or \$119.64 per parcel per semiannual assessment)**, are hereby levied and assessed upon the lots and lands located within the District, which assessments are in accordance with the benefits which will result to the real property charged herewith, and when collected such assessments shall be deposited to a special fund for the District from which the cost and expenses of furnishing and maintaining such lights, and of the proceedings in relation thereto, shall be paid.

4. That any assessment in the amount of \$5.00 or less, or of which the unpaid balance is \$5.00 or less, shall be paid in full and not in installments at the time the first or next installment would otherwise become due.
5. That the Fiscal Officer is hereby authorized and directed to certify a copy of this Resolution and of said assessments levied hereby to Duke Energy and to the Hamilton County Auditor, and said Auditor is hereby authorized and directed to place said special assessments upon the tax duplicate to be paid and collected in the same manner and at the same times that taxes are paid and collected.
6. That Duke Energy be and hereby is authorized and directed to provide the services described in this Resolution.
7. That the preambles hereto are and shall for all purposes be construed to be integral and operative parts of this Resolution.
8. 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.

PLANNING & ZONING

Resolution Certifying Written Report of Action of This Board and Unpaid Expenses in Connection Therewith Under Section 505.87 of the Revised Code to Hamilton County Auditor for Collection

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

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

RESOLUTION NO. 25 – 0821 – 09

RESOLUTION CERTIFYING WRITTEN REPORT OF ACTION OF THIS BOARD AND UNPAID EXPENSES IN CONNECTION THEREWITH UNDER SECTION 505.87 OF THE REVISED CODE TO HAMILTON COUNTY AUDITOR FOR COLLECTION

WHEREAS, this Board of Township Trustees (the “Board”) has undertaken nuisance proceedings under Section 505.87 of the Revised Code (the “Statute”) to provide for the abatement, control, or removal of vegetation, garbage, refuse, or other debris from land in the Township, has performed such work and otherwise complied with the requirements of the Statute, all with respect to the properties identified in Appendix A attached hereto and by this reference incorporated herein (the “Properties”), and pursuant to the Resolution No. indicated in Appendix A, duly passed by this Board; and

WHEREAS, the owner of the Property and all holders of liens of record upon the Property were duly served notice and failed to complete, or to enter into an agreement with this Board for

the completion of, the necessary abatement, control, or removal, and at the direction of this Board, the Township undertook the performance thereof in accordance with Ohio law; and

WHEREAS, pursuant to the Statute, and particularly Section 505.87(F) thereof, this Board shall make a written report to the County Auditor of Hamilton County, Ohio (the "County Auditor"), including a proper description of the Properties and a statement of all costs and expenses incurred by the Township and permitted under the Statute in abating the nuisance on the respective Properties (the "Expenses");

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

SECTION 1. This Board hereby adopts and certifies Appendix A as provided to this Board.

SECTION 2. This Board hereby authorizes and directs the Fiscal Officer of the Township to file Appendix A, together with a certified copy of this Resolution, comprising this Board's written report, with the County Auditor. The Township requests that the County Auditor place the Expenses on the tax duplicate immediately for collection as permitted under Section 505.87(F) of the Statute.

SECTION 3. The Expenses shall constitute a lien on the respective Property and shall be collected as all other taxes, and the method of collection and payment period for the unpaid Expenses shall be one annual payment.

SECTION 4. The Expenses when collected shall be returned to the Township and placed in the Township General Fund.

SECTION 5. If the real estate taxes on the Property are collected and paid by means of Sheriff's sale, the liens of the Township shall be paid to the Township by means of that process from the proceeds of sale of the respective Property.

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

SECTION 7. 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) Revised Code Section 121.22, except as otherwise permitted thereby.

There was no further discussion.

FIRE & RESCUE DEPARTMENT

Resolution Authorizing the Purchase of a Support Vehicle

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

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

There was no further discussion.

RESOLUTION NO. 25 – 0821 – 10

**AUTHORIZING THE PURCHASE OF EQUIPMENT PURSUANT TO SECTION
505.101 OF THE OHIO REVISED CODE**

WHEREAS, Section 505.101 of the Ohio Revised Code provides for the purchase of motor vehicles, materials, equipment or supplies, without advertising or bidding, from any department, agency, or political subdivision of the state;

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

Section 1. That the Board hereby determines that it is in the best interest of the Township to acquire by purchase a certain motor vehicle, described as a gasoline pickup truck with four-wheel drive, and crew cab for use as a support vehicle (“Equipment”), which Equipment is not available, as described herein, through the Ohio State Bid Program which will result in the purchase of said Equipment at the most competitive cost from a commercial dealership.

Section 2. That this purchase complies with the Ohio Revised Code (ORC) Sections 505.37 and 9.17, which permit townships to acquire fire department vehicles and equipment without a competitive bid process or cooperative purchasing agreement, provided the cost does not exceed \$77,250, and that this purchase will be under the \$77,250 limitation as identified by the Ohio Director of Commerce for calendar year 2025.

Section 3. That the maximum amount to be paid as the purchase price for the Equipment is \$77,250, for which funds have been previously appropriated by this Board for the purpose and remain otherwise unencumbered.

Section 4. That the Township Administrator is hereby authorized to execute the necessary and appropriate purchase agreement(s) and/or documentation, after review by the Law Director, to effectuate the purchase of the aforesaid Equipment in accordance with this Resolution.

Section 5. 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.

SHERIFF’S OFFICE

**New Liquor License Request for Applebee’s Restaurants Mid-Atlantic dba 7400 Beechmont
Avenue located at 7400 Beechmont Avenue**

MOTION NO. 25 – 0821 – 11

Mr. Gerth moved not to object to a new liquor license request for Applebee's Restaurants Mid-Atlantic dba 7400 Beechmont Avenue located at 7400 Beechmont Avenue. Mrs. Stone seconded the motion.

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

There was discussion about Applebee's new concept in that Applebee's and IHOP are owned by the same entity and there might be a hybrid operation.

PUBLIC WORKS

Mr. Luginbuhl asked the Board to approve the two motions below.

MOTION NO. 25 – 0821 – 12

Mrs. Lausten moved to support the Hamilton County Engineer's acceptance of Clough Chase Drive, as a Township roadway. Mr. Gerth seconded the motion.

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

There was no further discussion.

MOTION NO. 25 – 0821 – 13

Mr. Gerth moved to authorize the Township Administrator to enter into a contract with Morton Salt Inc. for the purchase of Road De-Icing Salt under the City of Cincinnati contract, for the 2025-26 winter season at a rate of \$86.70 per ton delivered. Mrs. Stone seconded the motion.

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

There was no further discussion.

MOTION NO. 25 – 0821 – 14

Mrs. Stone moved to accept proposal from Pavement Technology, Inc. to apply Reclamite asphalt rejuvenator to the roads (list attached) for an amount not to exceed \$160,208.84, with a 10% contingency of \$16,020.88, for a total of \$176,229.72. The work will be performed according to the specifications and funded with 1994 TIF dollars. Mr. Gerth seconded the motion.

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

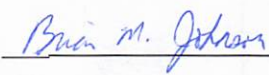
There was no further discussion.

MOTION TO ADJOURN

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.

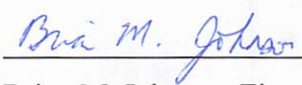

Lexi Lausten, Chair


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 21st day of August 2025, and that said minutes have been duly entered upon the Journal of said Township.

This day 20th day of November, 2025.


Brian M. Johnson, Fiscal Officer