

ANDERSON TOWNSHIP BOARD OF TOWNSHIP TRUSTEES  
January 8, 2026

Dee Stone, Trustee Chair  
Katie Nappi, Trustee Vice Chair  
Tom Hodges, Trustee  
Brian M. Johnson, Fiscal Officer

Attendees Included: 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, Planning and Zoning Co-Op Logan Vaughn, 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.

**Call to Order- 5 P.M.**

**Mrs. Stone called the meeting to order.**

**Motion to Adopt Agenda**

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

**Mr. Johnson called the roll: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.**

**Board of Township Trustees / Fiscal Officer**

**Ohio Checkbook**

**Mr. Johnson** said Anderson Township is not on the Ohio Checkbook because the previous accounting software was antiquated and uploading the information would be tedious. With the new software the workload would be decreased. He noted Ohio Checkbook is not the easiest to navigate and data might be difficult to interpret.

**Mrs. Earhart** mentioned there is no way to track how many residents visit the site. She said there might be an increase in corporations making public records requests and that when the information is on the township's website residents might contact staff instead of having no resource for questions.

**Mr. Johnson** stated he is going to gather additional information.

**Discussion Items**

**Electricity Aggregation (Dan Deters, Energy Alliances) (EA)**

**Mr. Magna** reminded the Board of its annual aggregation program determination.

**Mr. Deters** presented the program's history to date and residents' savings since it began. EA will be able to give a better recommendation regarding continuing or pausing the program for a year once prices are released.

There was a detailed discussion regarding confusion for residents, door-to-door sales tactics, power needs for data centers, EA customer service, and where to direct residents.

### **Vape Shop Regulations (Gary Powell, Legal Counsel)**

**Mrs. Earhart** stated that questions arise about vape shops regulations and sales to minors. She mentioned the collaboration with the Hamilton County Sheriff's office.

**Mr. Powell** said there is little townships can do from a zoning perspective. The statute prohibits townships from regulating via zoning. He is not comfortable recommending zoning changes specific to vape shops as the township is a Limited Home Rule township.

He stated working with zoning changes included lights and declaring a nuisance similar as massage parlors. He thinks the best way for change is through the OTA and state legislation.

**Mrs. Earhart** mentioned that lights are included in the updated zoning resolution.

**Mr. Hodges** said there is a process for declaring a nuisance. He asked about a long-term solution of TIF dollars improving private property including a restrictive covenant on property.

**Mrs. Comey** said that tax dollars are usually for water and sewer improvements, sidewalks, etc., that are general public improvements, and are typically not made on private property, usually it is a right of way or a roadway.

**Mr. Powell** stated that uses or requirements might be unconstitutional for a Limited Home Rule township.

**Mrs. Comey** said vape products are considered alternative nicotine products. Townships cannot regulate business operations by using zoning. Zoning is a method to create boundaries applied to all business equally

### **Comprehensive Plan Consultant**

**Ms. Donovan** stated interviews had taken place and staff recommended McKenna.

### **Resolution 2026-0108-01**

**Mrs. Stone** moved to select McKenna as the consultant for the 2026 Comprehensive Plan Update, utilizing the Planning and Zoning 2026 budget from the General Fund, in an amount not to exceed 106,700, which includes a 10% contingency. **Mrs. Nappi** seconded the motion.

**Mr. Johnson** called the roll: **Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.**

### **Old Fort Planning**

**Mr. Sievers** presented the site and geography and the opportunity to get residents river access. He stated the concept includes a parking area, natural trails, and natural playground.

There was discussion that included keeping a distance between the Shademoore and Cottage Park communities; other passive park-like areas like Bauer preserve, Kellogg Trailhead, Heritage Center and Arboretum; and possible timing. The township might need to maintain ownership because it was acquired using FEMA funds.

### **Gungadin Study**

**Mr. Sievers** presented the storm water issues and a state law change that allowed storm water districts. He said the Stantec study arrived and will be sent to affected residents. He stated the goal is to finalize the work and use it as a guide for the future.

### **Anderson Insights Suggestions**

**Mrs. Earhart** mentioned **Mr. Hodges'** Anderson Insights suggestions and wanted full Board input regarding changes. She mentioned the timelines and process for an edition to go out.

**Mr. Hodges** said the content is useful and helpful and his goal is to gain resident interest. He stated an interest in highlighting residents to build community. He also mentioned having student writers in collaboration with the school district and changing section titles.

There was discussion regarding social media and staff's capacity for engagement thereon. Staff should be notified of pertinent posts instead of assuming staff is already aware of them. The discussion also included the lack of a local paper and that Insights is a government publication.

### **Eastern Special Improvement District Representative**

**Mrs. Earhart** and **Mrs. Comey** gave a detailed history of the program and benefiting businesses. Discussion regarding the Special Improvement District's history and purpose resulted.

**Mrs. Nappi** moved to approve the below resolution. **Mrs. Stone** seconded.

**Mr. Johnson** called the roll: **Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.**

### **Resolution 2026-0108-02**

#### **RESOLUTION APPOINTING ANDERSON TOWNSHIP REPRESENTATIVES TO THE BOARD OF DIRECTORS OF THE EASTERN COMMUNITIES ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.**

WHEREAS, the Newtown Energy Special Improvement District, Inc., dba as the Eastern Communities Energy Special Improvement District, Inc. (the "ECESID") has certified to this Board that it was created under Ohio Revised Code Chapters 1702 and 1710 as an energy special improvement district, a voluntary organization of property owners who undertake special energy

improvement projects for their properties and finance special energy improvement projects by way of voluntary special assessments; and

WHEREAS, several owners of real property in Anderson Township have undertaken special energy improvements and are members of the ECESID, and have financed certain of those improvements by use of Property Assessed Clean Energy ("PACE") financing; and

WHEREAS, PACE financing requires that the Board levy special assessments against the petitioning owner's property to be benefited by the PACE financing, thus, making the cost of such energy improvements payable over the period of assessment and the obligation to pay that cost run with the property; and

WHEREAS, by Resolution No. 19-0530-05, this Board appointed Vicky L. Earhart and Joshua S. Gerth to serve on the Board of Directors of the ECESID, as representatives of Anderson Township, serving at the pleasure of this Board; and

WHEREAS, Joshua S. Gerth is no longer a member of the Anderson Township Board of Township Trustees; and

WHEREAS, this Board desires to appoint Vicky L. Earhart, Township Administrator, and James Thomas Hodges, a current member of the Anderson Township Board of Township Trustees, to represent the Township on the Board of Directors of the ECESID, pursuant to the requirements of the Ohio Revised Code Section 1710.04 (the "Statute") and the Articles of Incorporation of the ECESID (the "Articles");

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

SECTION 1. As permitted under the Statute and in compliance with the Articles, this Board hereby appoints Vicky L. Earhart, Township Administrator, and James Thomas Hodges, a current Township Trustee, to serve on the Board of Directors of the ECESID, as representatives of Anderson Township on said Board of Directors to serve at the pleasure of this Board, effective from this date until further action of this Board is taken. James Thomas Hodges shall replace Joshua S. Gerth as a representative of the Township on such Board of Directors.

SECTION 2. To the extent this Resolution conflicts with Resolution No. 19-0530-05, the appointments made herein shall prevail from this date and the remaining provisions of Resolution No. 19-0530-05 shall remain in full force and effect.

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

SECTION 4. 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 Ohio Revised Code, except as otherwise permitted thereby.

There was no further discussion.

**Trustee Representative to the Community Engagement Study Steering Committee Selection**

Mrs. Earhart presented the steering committee's history, mentioning the survey is complete and the committee is touring various facilities and balancing community desires and what is possible with the land.

**Resolution 2026-0108-03**

Mr. Hodges moved to appoint Katie Nappi, Dee Stone and Township Administrator Vicky Earhart as Anderson Township representatives to the Community Engagement Study Steering Committee for the Beech Acres site.

Mr. Johnson called the roll: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.

**Ohio-Kentucky-Indiana Regional Council of Governments Board of Directors**

**Resolution 2026-0108-04**

Mr. Hodges moved to appoint Dee Stone as Anderson Township's representative to the Ohio-Kentucky-Indiana Regional Council of Governments Board of Directors and Katie Nappi as alternate for FY 2026.

Mr. Johnson called the roll: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.

**MVCA Update**

Mr. Drury stated the MVCA site contains 31.5 acres and the application contains a building 82,000 square feet that will eventually be for 500 students. There will be 273 parking spaces on site. The elementary school and athletics will remain in Newtown. He said the application is now with the County and the project might require a traffic impact study.

Mrs. Stone 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) and to consider the sale of property as permitted by Ohio Revised Code Section 121.22(G)(2). Mrs. Nappi seconded the motion.

Mr. Johnson called the roll: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.

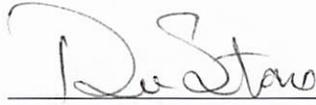
Mrs. Stone moved to return from Executive Session. Mrs. Nappi seconded the motion.

Mr. Johnson called the roll: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.

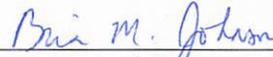
**Motion to Adjourn**

Mr. Hodges moved to adjourn the meeting. Mrs. Stone seconded the motion.

Mr. Johnson called the roll: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.



Dee Stone, Chair

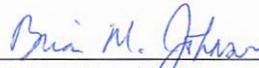


Brian M Johnson, Fiscal Officer

#### 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 8<sup>th</sup> day of January 2026, and that said minutes have been duly entered upon the Journal of said Township.

This day 19<sup>th</sup> day of February, 2026.



Brian M Johnson, Fiscal Officer