

ANDERSON TOWNSHIP BOARD OF TOWNSHIP TRUSTEES
May 7 & 8, 2026

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

Mrs. Stone called the meeting to order and welcomed attendees including: Fiscal Officer Brian Johnson, Township Administrator Vicky Earhart, Assistant Township Administrator for 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 Lt. Jack Losekamp, Fiscal Office Manager Katie Arnold, Fiscal Office Clerk Karen Von Holle,

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.**

Opening Statement

Mrs. Stone summarized the previous planning meetings and initiatives.

Mrs. Earhart thanked the Board and the Fiscal Officer for taking the time to meet.

Tour of Various Locations Throughout the Township

The Board and staff toured the township to assess current and possible future projects. The tour included:

- Five Mile Paving
- 275 Landslide/Repaving
- Boatsmith
- Ayers Road Reconstruction
- Forest Road Proposed Sidewalks
- Heritage Center Arboretum
- Operations Center
- Eight Mile Townshomes
- Eight Mile Turn Lanes
- 32 & 8 Mile Safety
- Mt. Carmel Road Water Gap
- Woodward Greenspace

- MVCA High School Construction
- Mt. Carmel Road Evans
- Station 100
- YMCA Road
- Old Fort River Access
- Newtown Road Paving Grant
- Five Mile Trailhead EV Charging
- Clough & Newtown Project
- Royal Green Curb Work
- Native Roots

Ceremonial Tree Planting in Honor of Suzanne Clingman

Mrs. Clingman’s family, staff, and the Board planted a tree at Anderson Center to honor her 25 years of service as Township Greenspace Inspector. **Mrs. Stone** thanked everyone for being there and spoke about Suzanne’s work.

Comprehensive Plan Working Session – Abbie Emison, Senior Principal Planner, McKenna

Ms. Emison conducted an activity involving the elected officials’ presenting and discussing their visions for township’s future, including the following: housing and neighborhoods, economic development, community, mobility, and infrastructure. Some take-aways were activating the riverfront, creating housing that is mixed with retail, and implementing the Art Master Plan.

Project Updates / Proposals

Current capital projects

Mrs. Earhart shared a list of current capital projects that included budget and funding.

Mr. Sievers gave an update on county projects, including Nagel, Eight Mile, and Birney paving, and mentioned the county funding cycle begins in June and September. He also presented the project list and said the EV charging station project is waiting for Duke. There was a detailed discussion about sidewalks on Little Dry Run and Bridle allowing access to Johnson Hills Park.

There was discussion regarding county paving projections and communication with the Hamilton County Engineer’s Office.

Boatsmith

Mr. Sievers spoke about the approximately 6.5-acre property. The township currently uses property for storage. The plan is to open the southern/waterfront area for public use. He showed pictures of the April 2024 and 1997 flooding and what was impacted at various flood stages. Parcel property lines were reviewed. There was discussion regarding previous plans.

Old Fort

Mr. Sievers presented the current project state. Neighbors and the public have provided input about proceeding with the initial plan components. **Mr. Hodges** stated he heard revenue generating ideas for the property such as a high-end campground and a natural base using the park. **Mr. Sievers** said that might be possible in the future with fewer neighbors. He mentioned limitations including no sewer and parcels not owned by the township.

Infrastructure Projects (Hamilton Co., MSD, GCWW, FEMA Floodplain, etc.)

The board reviewed sewer needs around the township, including the lack of sewer in the Round Bottom area and the possibility of building a new road to connect the Anchor area to 32, where sewer could be run and it could alleviate traffic in Newtown.

The board reviewed a Metropolitan Sewer District (MSD) map of limited capacity areas and discussed “capacity credits” that development in these areas might require. There was discussion about identifying homes where stormwater is draining into the sanitary sewer systems, and straining the MSD system, then disconnecting the stormwater portion from the sewer system to increase capacity.

A potential solution is for the township to create initiatives for untying downspouts from sewer lines and banking the credits. Developers could then buy credits from the township.

There was a detailed discussion about the MSD credit program and hindrances to development.

MSD has sent letters to various township residents about this problem, and the Board discussed how to educate residents about what to do if they receive a letter.

The board reviewed 2023 FEMA maps and there was discussion about the Clough Creek area’s being in a flood area.

Website ADA Compliance / Redesign

Mrs. Earhart stated the deadline to bring the website into ADA compliance has been extended. Because the website will eventually require updating, she suggested hiring a consultant to refresh the website and make it compliant.

There was discussion about website redevelopment. The board agreed **Mrs. Earhart** should proceed with quotes.

Motion to Adjourn

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

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

Call to Order – 9:15 AM

Financial Review

Investments – Joe Violand, Director & Portfolio Manager, RedTree Investment Group

Mr. Violand presented the investment relationship history, priorities, timing, principal safety, liquidity, and market return rate. He also explained the ORC and township investment policy requirements. He then presented the current portfolio and returns on investments.

Mrs. Stone thanked Mr. Violand for his presentation and thinks it makes sense to have professionals monitoring investments daily.

Mrs. Nappi stated she appreciates the investment returns.

Anderson Township Five Year Forecast

Mrs. Disque presented the five-year forecast for all funds, including the projected shortfalls in the Road and Bridge Fund and safety services. The Board reviewed the balances in detail.

There was discussion about the Fire Fund, the previous safety services levies, fire department staffing increases, the need for future levies, fire run numbers, and the projected budget shortfall. There was also discussion about levy fatigue.

Mrs. Nappi asked what the desired General Fund balance is. **Mr. Johnson** said the General Fund has the fewest restrictions on expending funds so the higher the balance the better if other funds need transfers. A significant amount of General Fund revenue is from investment income.

Mr. Hodges requested clarification on TIF limits.

Mrs. Comey explained TIF expenditure requirements.

There was discussion regarding levies, TIF funds, their restrictions, and General Fund usage.

Mrs. Nappi stated there is an opportunity to invest TIF dollars to generate more development.

Mr. Sievers mentioned some TIF and economic development opportunities, specifically in the Anchor area.

Mrs. Stone mentioned the sewer issue's slowing economic development.

Then and Now

Mrs. Stone moved to adopt the following resolution as presented by the Fiscal Officer. **Mr. Hodges** seconded the motion.

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

RESOLUTION NO. 26 – 0508 – 01

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 City of Cincinnati invoice dated March 2, 2026, in the amount of \$8,960.00 and applied to Purchase Order No. 2026-00195, dated April 6, 2026, funds for which are appropriated for Planning and Zoning CAGIS.

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.

Operations Center (OC) Request to Bid Phase I

Mrs. Earhart mentioned capital funding requirements and recommended the board use 94 TIF funds to build the new OC so that fund could provide maintenance funding.

Mr. Magna gave a summary of the OC project, scope, structure, and bidding process.

Mrs. Nappi wants to ensure there is sufficient TIF funds for other projects and expressed concern regarding public safety levy timing and communication to the public regarding the OC.

Mrs. Earhart said the OC is a need that touches every resident. She also said it will protect about five million dollars of equipment currently exposed to elements.

Mrs. Nappi wants assurances that economic development is not being preempted for the OC.

Mrs. Stone mentioned the mission statement and said snow removal impacts every adult and every child getting to school, work, and seniors’ receiving EMS.

Mr. Hodges stated that if a capital funding policy were in place the questions about funding would already be answered. He stated he worked on a draft policy and would share it. He also stated response time is important. He would like comparative data about where other similar operational facilities are and response time data. He also shared his concerns because it might be the biggest expense approval of his term. He said **Mrs. Earhart** has always been responsive to any question or request he has had. He also thinks every expenditure should be questioned.

Mr. Luginbuhl suggested asking the school district about moving the transportation hub to Newtown and how that affected transportation time and expenditures.

Mrs. Stone mentioned the duties trustees have to every resident and said the school board and park board are different entities.

Mrs. Nappi stated she is not against the OC and saw Boatsmith only yesterday, but she is curious how things fit into the big picture. She does not want the Operations Center project to restrict the possibility of doing other TIF eligible projects.

Mr. Johnson said the township will continue to receive TIF funds and that it is not a fixed sum.

Motion 2026 – 0508 – 02

Mr. Hodges moved to authorize bid preparation and advertisement for phase 1 of the Operations Center project, a garage, maintenance and wash bays, to be funded with 1994 TIF. **Mrs. Nappi** seconded the motion.

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

Mr. Hodges noted that every penny is scrutinized.

Mr. Sievers said staff is happy to help with any questions the public might have.

Review of Township Membership in Various Organizations

The board reviewed organizations to which the township belongs with the goal of conserving staff resources. There was discussion about the memberships and staff time relating thereto.

Community Recognition Opportunities

A Resolution Approving and Adopting the Anderson Township Community Recognition Calendar and Affirming the Importance of Civic Engagement, Diversity, and Community Contributions

Mr. Hodges presented the resolution that will be on the May 21st meeting agenda.

A Resolution Approving and Adopting the Anderson Township Policy on Appropriations to Civic Non-Profit Organizations

Mrs. Earhart stated that General Fund funds can be contributed to non-profits and presented a possible policy.

Mrs. Stone stated that it could get sticky and stated she did not want to spend time going through funding applications. **Mr. Hodges** agreed. No action was taken.

Sculpture Lighting Schedule

Ms. Donovan presented the township calendar. She highlighted various holidays and lighting schemes to recognize the holidays reflected on the calendar.

The board agreed with the calendar presented and the sculpture lighting.

Anderson Center and Heritage Center Rentals

Ms. Sanders presented the event rental protocols, rental revenue changes, and room prices. She suggested roughly an 8% increase starting in 2029.

Mr. Hodges asked about facility rental goals and priorities.

Mrs. Earhart said the goal when since opening Anderson Center is to make it open and accessible to the public and provide space to the community. She presented some history.

Review of Various Resolutions and Related Authorizations

Mrs. Earhart stated that resolutions are in place unless there is a sunset provision or it has been repealed. She asked the board what resolutions needed to be updated or repealed.

Mrs. Nappi stated that unless there is a legislative trigger or a resident has an issue, she is fine with the current resolutions.

Mr. Hodges stated that is how we get weird laws on the books but does not want to review each one. He said that any policy from 20 years ago, being acted upon without knowledge, might be worth reviewing and doing something different.

Funbury

Mr. Hodges stated the Bunbury Founder came to him and asked about using Clear Creek Park. He directed him to the park district, which denied the event. He and the founder then went to a Park Board meeting. He sees benefits to Anderson Township's getting a reputation for being able to host events. He thinks even being considered is good for the township's reputation.

Board Goals and Priorities

The board wants Boatsmith added to the priorities list. Riverfront expansion might require an additional safety officer.

Executive Session

Mrs. Stone moved to retire to Executive Session to consider the employment or compensation of a public employee or official as permitted by Ohio Revised Code Section 121.22(G)(1), to consider the sale of property as permitted by Ohio Revised Code Section 121.22(G)(2), and to confer with the Law Director concerning disputes that are the subject of pending or imminent court action as permitted by Ohio Revised Code Section 121.22(G)(3) **Mrs. 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.**

Decisions Arising from Executive Session

Motion 2026 – 0508 – 03

Mrs. Stone moved to authorize the Township Administrator to hire Betsy Costanza to serve as the Administrative/Human Resources Assistant, effective May 8, 2026, at a starting pay rate of \$25.00/hour and all other benefits normally offered with full-time employment. Mrs. Nappi seconded the motion.

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

Motion 2026 – 0508 – 04

Mrs. Nappi moved to authorize the Assistant Township Administrator for Human Resources to renew the 2026-2027 employee medical insurance coverage through the Center for Local Government Benefits Pool as presented. Mr. Hodges seconded the motion.

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

Mrs. Stone moved to adopt the below resolution. Mr. Hodges seconded the motion.

RESOLUTION NO. 26-0508-05

RESOLUTION APPROVING AN AGRICULTURAL GROUND LEASE WITH RESPECT TO APPROXIMATELY .801 ACRES OF REAL PROPERTY COMPRISED OF 13 PARCELS OWNED BY THE TOWNSHIP, AND AUTHORIZING THE EXECUTION OF SAID LEASE PURSUANT TO SECTION 505.11(A) OF THE REVISED CODE

WHEREAS, certain real property comprised of thirteen parcels located in the Township and further identified as Hamilton County Auditor’s Tax ID Parcel Nos. 500-381-496, 500-381-497, 500-381-498, 500-381-499, 500-381-500, 500-381-501, 500-381-504, 500-381-537, 500-381-538, 500-381-539, 500-381-540, 500-381-541, and 500-381-545 (the “Property”) is owned by the Township; and

WHEREAS, Section 505.11(A) of the Revised Code (the “Statute”) authorizes a board of township trustees, when, in its opinion, the township would be benefitted, to lease certain real property to any person upon terms agreed upon by the board and lessee; and

WHEREAS, this Board finds it to be in the best interest of the Township to lease, and finds that the Township would be benefitted by leasing, the Property to M.C. Schmidt & Co., Inc., an Ohio corporation doing business as M.C. Schmidt Agriculture (the “Lessee”); and

WHEREAS, the Statute further provides, in relevant part, that any consideration received from the lease shall be payable, as prescribed in the lease, to the township fiscal officer, who shall deposit it in the township general fund; and

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 determines that it is in the best interest of the Township to lease, and that the Township would be benefitted by leasing, the Property to the Lessee upon the terms and conditions provided in the Agricultural Ground Lease attached hereto as Exhibit A and by this reference made a part hereof (the "Lease"), which is hereby approved.

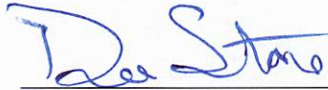
SECTION 2. That the Township Administrator is hereby authorized to execute the Lease in substantially the form attached hereto as Exhibit A, with such revisions thereto as she deems, after consultation with the Law Director, not to be disadvantageous to the Township, such determination being conclusively evidenced by her execution of the Lease.

SECTION 3. That any consideration received by the Fiscal Officer under the Lease shall be deposited to the Township's General Fund.


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 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.

Mrs. Stone moved to adjourn the meeting. Mrs. Nappi 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 8th day of May 2026, and that said minutes have been duly entered upon the Journal of said Township.

This 11th day of June, 2026.



Brian M Johnson, Fiscal Officer