

ANDERSON TOWNSHIP BOARD OF TOWNSHIP TRUSTEES
June 11, 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 Sargent Jeff Landis, Fiscal Office Manager Katie Arnold, Greenspace Inspector Todd Chadwell and Green Umbrella Fellow Mahnoor Qadir.

Motion to Adopt Agenda- 3:00 P.M.

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

Vote: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.

Mrs. Stone moved to retire to Executive Session to consider the employment, appointment, 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), 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), to prepare for, 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), and to consider confidential information marketing plans, specific business strategy, production techniques, trade secrets or personal financial statements of an applicant for economic development assistance as permitted by Ohio Revised Code Section 121.22(G)(8). **Mrs. Nappi** seconded the motion.

Vote: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.

Board of Trustees and Legal Counsel Tom Allen met in Executive Session. At 3:33 P.M.

Mr. Johnson, Mrs. Comey, Mrs. Earhart. Mr. Sievers and Mrs. Parker joined.

At 4:50 P.M **Mrs. Stone** moved to return from Executive Session. **Mrs. Nappi** seconded the motion. **Vote: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.**

Items Arising from Executive Session

Mrs. Stone moved to adopt the following resolution. **Mrs. Nappi** seconded the motion.

Vote: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.

RESOLUTION NO. 26 – 0611 – 01

**RESOLUTION APPROVING A RELEASE OF ALL CLAIMS AND INDEMNITY AGREEMENT AND
AUTHORIZING AND DIRECTING THE TOWNSHIP ADMINISTRATOR TO EXECUTE AND DELIVER
SAID AGREEMENT**

WHEREAS, the Ohio Department of Commerce, Division of Cannabis Control (the "Division") has granted a provisional RFA II license to ICM Ventures, LLC, an Ohio limited liability company, ("ICM") subsequent to a Department Order Imposing Conditions and a Consent Agreement negotiated by the Division and ICM; and

WHEREAS, this Board deems it to be in the best interest of the Township to enter into that certain Full, Final, and Complete Release of All Claims and Indemnity Agreement in the form presented to this Board, which has been executed on behalf of ICM (the "Release");

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. The Release is hereby approved.

SECTION 2. The Township Administrator is hereby authorized and directed to execute the Release on behalf of this Board and to deliver the Release so executed to ICM.

SECTION 3. 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) Section 121.22 of the Ohio Revised Code, except as otherwise permitted hereby.

SECTION 4. This Resolution shall take effect at the earliest date permitted by law.

Mrs. Stone moved to adopt the following resolution. **Mrs. Nappi** seconded the motion.

Vote: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.

RESOLUTION NO. 26 – 0611 – 02

**RESOLUTION AMENDING RESOLUTION NO. 19-1121-05 TO LIMIT THE NUMBER OF OHIO-LICENSED
MARIJUANA DISPENSARIES PERMITTED TO OPERATE WITHIN THE UNINCORPORATED TERRITORY OF
ANDERSON TOWNSHIP TO THREE**

WHEREAS, Chapter 3796 of the Ohio Revised Code (the "Act") established a medical marijuana control program to be administered by the Ohio Department of Commerce (the "Department") and the State Board of Pharmacy (the "Pharmacy Board"), and provided, among other things, for the (a) licensure of medical marijuana (i) cultivators, (ii) processors and (iii) retail dispensaries, (b) registration of patients and their caregivers, and (c) establishment of a closed-loop payment processing system to be used only by registered patients and caregivers at licensed dispensaries as well as by all license holders under the Act; and

WHEREAS, Section 3796.29 of the Ohio Revised Code in effect in 2019 empowered a board of township trustees to adopt a resolution to prohibit, or limit the number of, cultivators, processors, or retail dispensaries of medical marijuana within the unincorporated territory of the township; and

WHEREAS, by passage of Resolution No. 19-1121-05, this Board imposed a prohibition on the retail dispensing of medical marijuana within the unincorporated territory of the Township, effective November 21, 2019 (the "Medical Marijuana Dispensing Prohibition"); and

WHEREAS, the Ohio Legislature recently amended the Act, with the effect of combining regulation of both medical marijuana dispensaries and adult use cannabis dispensaries (now referred to as adult use marijuana dispensaries), among others, into one chapter of the Ohio Revised Code, which is Chapter 3796, thereby amending the Act effective March 20, 2026 and repealing Chapter 3780 of the Ohio Revised Code, which had provided for the regulation of adult use cannabis, effective March 20, 2026; and

WHEREAS, Section 3796.29 of the Act, as amended, continues to permit a board of township trustees to adopt a resolution to prohibit, or limit the number of, licensed cultivators, licensed processors, or licensed dispensaries of medical marijuana within the unincorporated territory of the township; and

WHEREAS, this Board desires to lift and repeal the Medical Marijuana Dispensing Prohibition with respect to medical marijuana retail dispensaries, but only for the purpose of permitting ICM Ventures, LLC, an Ohio limited liability company holding a provisional RFA II license from the State, which has applied to the Department of Commerce, Division of Cannabis Control for a dual use license under Chapter 3780 of the Ohio Revised Code in order to be licensed also as an adult use marijuana dispensary operator, to operate a dual use dispensary at and only at the location of 5220 & 5222 Beechmont Avenue, in the Township; and

WHEREAS, the Act, as amended, defines a "provisional license" as a temporary license issued to an applicant for a cultivator, processor, retail dispensary, or laboratory license under Chapter 3796 or Chapter 3780 of the Ohio Revised Code, as that chapter existed immediately before the effective date of the amendment to the Act, that establishes conditions that must be met before the provisional license holder may engage in activities authorized under Section 3796.20 of the Ohio Revised Code, among others;

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. For purposes of this Resolution, Ohio-licensed, medical marijuana retail dispensaries shall have the same meaning as in the Act, as amended.

SECTION 2. This Board hereby determines that SECTION 2 of Resolution 19-1121-05 is hereby amended and restated in its entirety as follows:

“SECTION 2. Retail dispensaries of medical marijuana licensed pursuant to Chapter 3796 of the Ohio Revised Code are hereby permitted to locate within the unincorporated area of the Township; provided, that this Board hereby limits the total number of licensed dispensaries within the meaning of Section 3796.29 of the Ohio Revised Code as effective March 20, 2026, operating in the unincorporated territory of the Township to three (3) so long as one of those retail dispensaries operates at 5220-5222 Beechmont Avenue under a dual purpose dispensary license applied for under Chapter 3780 of the Ohio Revised Code prior to March 20, 2026.”

SECTION 3. 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) Section 121.22 of the Ohio Revised Code, except as otherwise permitted hereby.

SECTION 4. This Resolution shall take effect at the earliest date permitted by law.

SECTION 5. To the extent Resolution No. 19-1121-05 is not amended hereby, its provisions shall remain in force. remains in full force and effect.

Mrs. Nappi moved to adopt the following resolution. **Mrs. Stone** seconded the motion.

Vote: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.

RESOLUTION NO. 26 – 0611 – 03

RESOLUTION AMENDING RESOLUTION NO. 24-0715-01 LIMITING THE NUMBER OF OHIO-LICENSED ADULT USE CANNABIS OPERATORS PERMITTED TO OPERATE WITHIN THE UNINCORPORATED TERRITORY OF ANDERSON TOWNSHIP

WHEREAS, pursuant to initiative petition, at the general election held on November 7, 2023, the majority of electors of the State of Ohio and of Anderson Township, Ohio voted in favor of Issue 2, pursuant to which Chapter 3780 of the Ohio Revised Code, authorizing and regulating the cultivation, processing, sale, purchase, possession, home grow, and use of adult use cannabis by adults at least twenty-one years of age (“Adult Use Consumers”), was enacted by the State Legislature;

WHEREAS, the Chapter 3780 of the Ohio Revised Code provided for the regulation of adult use cannabis and was distinguished from Chapter 3796 of the Ohio Revised Code which then pertained only to the regulation of medical marijuana in Ohio;

WHEREAS, pursuant to its authority in Section 3780.25 of the Ohio Revised Code, by Resolution No. 24-0715-01 duly passed by this Board on July 15, 2024, this Board determined

that the number of adult use cannabis dispensaries permitted to operate within the unincorporated territory of the Township under Chapter 3780 of the Ohio Revised Code shall be limited to two;

WHEREAS, this Board was subsequently advised by the Division of Cannabis Control (the "Division") within the Ohio Department of Commerce, that it had granted an RFA II provisional dispensary license for a medical marijuana dispensary to be located at 5220 & 5222 Beechmont Avenue in the Township (the "Dispensary Location"), which is eligible to receive a dual use license under Chapter 3780 of the Ohio Revised Code, thereby permitting it to dispense adult use cannabis to Adult Use Consumers at the Dispensary Location;

WHEREAS, prior to the passage of Issue 2 on November 7, 2023, Chapter 3796 of the Ohio Revised Code (the "Act") established a medical marijuana control program to be administered by the Ohio Department of Commerce and the State Board of Pharmacy, and provided, among other things, for the (a) licensure of medical marijuana (i) cultivators, (ii) processors and (iii) retail dispensaries, (b) registration of patients and their caregivers, and (c) establishment of a closed-loop payment processing system to be used only by registered patients and caregivers at licensed dispensaries as well as by all license holders under the Act; and

WHEREAS, the Ohio Legislature recently amended the Act, with the effect of combining regulation of both medical marijuana dispensaries and adult use cannabis dispensaries (now referred to as adult use marijuana dispensaries), among others, into one chapter of the Ohio Revised Code, which is Chapter 3796, thereby amending the Act effective March 20, 2026 and repealing Chapter 3780 of the Ohio Revised Code, which had provided for the regulation of adult use cannabis, effective March 20, 2026; and

WHEREAS, Section 3796.29 of the Act, as amended, continues to permit a board of township trustees to adopt a resolution to prohibit, or limit the number of, licensed cultivators, licensed processors, or licensed dispensaries of marijuana within the unincorporated territory of the township;

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

SECTION 1. That this Board hereby determines that SECTION 1 of Resolution No. 24-0715-01 shall be amended and restated in its entirety as follows:

"SECTION 1. The number of adult use marijuana dispensaries permitted to locate within the unincorporated territory of the Township shall be limited to three (3), so long as one of those adult use marijuana dispensaries operates at 5220-5222 Beechmont Avenue under a dual purpose dispensary license applied for under Chapter 3780 of the Ohio Revised Code prior to March 20, 2026."

SECTION 2. That the preambles to this Resolution are hereby deemed for all purposes to be integral parts of this Resolution.

SECTION 3. That to the extent Resolution No. 24-0715-01 is not amended hereby, its provisions shall remain in force.

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.

Mrs. Stone left the meeting at 4:51 P.M.

Board of Township Trustees / Fiscal Officer

Proclamation Declaring June as Pride Month in Anderson Township

Mrs. Nappi moved to adopt the following resolution. **Mr. Hodges** seconded the motion.

Vote: **Mrs. Nappi, yes; Mr. Hodges, yes.**

RESOLUTION NO. 26 – 0611 – 04

**PROCLAMATION RESOLUTION DESIGNATING JUNE 2026 AS
PRIDE MONTH IN ANDERSON TOWNSHIP**

WHEREAS, Pride Month is recognized each June across the United States; and

WHEREAS, during June 2026, residents and organizations are encouraged to promote inclusion and acceptance while affirming individuality, and:

WHEREAS, through education and support, and sharing stories the community may be able to live openly and safely, and;

WHEREAS, together we can show our community that no one is alone;

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

SECTION 1. That this Board does hereby proclaim June 2026 as

PRIDE MONTH IN ANDERSON TOWNSHIP

SECTION 2. The preambles hereto are and shall for all purposes be construed to be integral and operative parts of this resolution.

SECTION 3. 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.

Ohio Checkbook

Mr. Johnson reported that data had been uploaded to the checkbook; however, it lacked clarity. He also said he had approved the submission and is awaiting the next level of approval.

Approval of Minutes

MOTION 26 – 0611 – 05

Mrs. Nappi moved to approve the minutes of May 7 and May 8, 2026, as modified. Mr. Hodges seconded the motion.

Vote: Mrs. Nappi, yes; Mr. Hodges, yes.

There was no further discussion.

Law Director

Resolution Authorizing Additional User of Credit Card Account, Removing One User From a Credit Card Account Authorized User List, and Amending the Authorized User List Attached as Exhibit A to the Anderson Township Credit Card Account and Credit Account Policy (October 2025)

Mr. Hodges moved to adopt the resolution following as presented by Mrs. Comey. Mrs. Nappi seconded the motion.

Vote: Mrs. Nappi, yes; Mr. Hodges, yes.

RESOLUTION NO. 26 – 0611 – 06

RESOLUTION AUTHORIZING ADDITIONAL USER OF CREDIT CARD ACCOUNT, REMOVING ONE USER FROM A CREDIT CARD ACCOUNT AUTHORIZED USER LIST, AND AMENDING THE AUTHORIZED USER LIST ATTACHED AS EXHIBIT A TO THE ANDERSON TOWNSHIP CREDIT CARD ACCOUNT AND CREDIT ACCOUNT POLICY (OCTOBER 2025)

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

WHEREAS, by Resolution No. 25-1016-07, this Board has adopted the Anderson Township Credit Card Account and Credit Account Policy (October 2025) (the "Policy"); and

WHEREAS, this Board wishes to amend the Authorized User List, which is attached to the Policy as EXHIBIT A, to authorize an additional user for the Township's Amazon Prime Business Account and to remove Dave Downing from said business account;

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 authorizes the addition of Betsy Costanza as an authorized user under the heading, "Administration" for the Amazon Prime Business Account of this Board, as designated on EXHIBIT A- AUTHORIZED USER LIST to the Anderson Township Credit Card Account and Credit Account Policy (October 2025) previously approved by this Board. Further, this Board authorizes the removal of Dave Downing as an authorized user under the heading, "Police Protection Services" for the Amazon Prime Business Account of this Board, as designated on EXHIBIT A- AUTHORIZED USER LIST to the Anderson Township Credit Card Account and Credit Account Policy (October 2025) previously approved by this Board. That a copy of this Resolution in certified form shall be attached to said EXHIBIT A-AUTHORIZED USER LIST until such time as the Policy is restated and Ms. Costanza shall be required to execute an Acknowledgement of Anderson Township Credit Card and Credit Account Policy as amended, in the form required by the Policy, prior to utilizing this Board's Amazon Prime Business Account.

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

SECTION 3. That 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.

There was no further discussion.

Discussion Items

Mr. Chadwell introduced Green Umbrella Fellow, **Mahnoor Qadir** and noted her fellowship resulted from Ms. Nappi's knowledge of the fellowship program.

Resolution for Nuisance Abatement 7108 Baribill Place

Mr. Hodges inquired about the next steps after property is declared a nuisance. **Mr. Drury** presented the process and said a lien for costs would be placed against the property.

Mrs. Nappi moved to adopt the following resolution as presented by Mr. Drury. **Mr. Hodges** seconded the motion.

Vote: Mrs. Nappi, yes; Mr. Hodges, yes.

RESOLUTION NO. 26 – 0611 – 07

**RESOLUTION DETERMINING EXISTENCE OF NUISANCE ON LAND OWNED
BY BEN COLWELL AND DANETTA COLWELL, LOCATED AT 7108 BARIBILL
PLACE IN ANDERSON TOWNSHIP, AND PROVIDING FOR NOTICE AND
REMEDATION PURSUANT TO ORC SECTION 505.87**

Whereas, a board of township trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance, pursuant to Ohio Revised Code Section 505.87 (the "Statute");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES (THE "BOARD") OF ANDERSON TOWNSHIP, OHIO (the "Township"), that:

Section 1. Maintenance of the vegetation, garbage, refuse or other debris by the owner or owners (the "owner"), as specified in Schedule A hereto (which by this reference is incorporated herein), is hereby determined to constitute a nuisance within the meaning of the Statute and the owner is hereby ordered to abate, control, or remove the vegetation, garbage, refuse, or other debris as set forth herein.

Section 2. If the owner of the land upon which the nuisance is located is determined by the Anderson Township Planning and Zoning Department (the "PZD") to be a resident of the Township or a nonresident whose address is known, the PZD shall give notice to such owner, on behalf of this Board, in substantially the form attached hereto as Schedule A, by posting that notice in a sheltered place and/or in a waterproof envelope on the principal structure (if any) on such land and photographing the posted notice with a camera capable of recording the date of the photograph on it. Such notice shall also be sent, on behalf of this Board, by certified mail to the owner and to each lienholder of record. If such owner's address is unknown and cannot reasonably be obtained, the PZD shall cause such notice to be published once (a) in the print or digital edition of a newspaper of general circulation in the Township, (b) on the official public notice website established under Ohio Revised Code Section 125.182, or (c) on the web site and social media account of the Township.

Section 3. If, within seven (7) days after the giving of the notice or notices provided for in Section 2 hereof, the owner of such land fails to abate, control, or remove the vegetation, garbage, refuse or other debris, and no agreement is entered into by the owner or holders of liens of record upon the land with the Board under Ohio Revised Code Section 505.87(D) to provide for the abatement, control, or removal, then the PZD, on behalf of this Board, shall provide for such abatement, control, or removal and, on behalf of this Board, may employ the necessary labor, materials, and equipment to perform the task. All costs incurred in that regard are hereby authorized and appropriated to be paid from the Township General Fund from moneys not otherwise appropriated. Those costs, including the Board's charges for its services, the costs incurred in providing notice, and the amount paid for labor, materials, and equipment, shall be recovered by the Township pursuant to Ohio Revised Code Section 505.87(F).

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

There was no further discussion.

Resolution for Nuisance Abatement 1907 Eight Mile Road

Mrs. Nappi moved to adopt the resolution following as presented by Mr. Drury. Mr. Hodges seconded the motion.

Vote: Mrs. Nappi, yes; Mr. Hodges, yes.

RESOLUTION NO. 26 – 0611 – 08

RESOLUTION DETERMINING EXISTENCE OF NUISANCE ON LAND OWNED BY RYAN JEFFERY FELS (AKA RYAN J. FELS), LOCATED AT 1907 EIGHT MILE ROAD IN ANDERSON TOWNSHIP, AND PROVIDING FOR NOTICE AND REMEDIATION PURSUANT TO ORC SECTION 505.87

Whereas, a board of township trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance, pursuant to Ohio Revised Code Section 505.87 (the "Statute");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES (THE "BOARD") OF ANDERSON TOWNSHIP, OHIO (the "Township"), that:

Section 1. Maintenance of the vegetation, garbage, refuse or other debris by the owner or owners (the "owner"), as specified in Schedule A hereto (which by this reference is incorporated herein), is hereby determined to constitute a nuisance within the meaning of the Statute and the owner is hereby ordered to abate, control, or remove the vegetation, garbage, refuse, or other debris as set forth herein.

Section 2. If the owner of the land upon which the nuisance is located is determined by the Anderson Township Planning and Zoning Department (the "PZD") to be a resident of the Township or a nonresident whose address is known, the PZD shall give notice to such owner, on behalf of this Board, in substantially the form attached hereto as Schedule A, by posting that notice in a sheltered place and/or in a waterproof envelope on the principal structure (if any) on such land and photographing the posted notice with a camera capable of recording the date of the photograph on it. Such notice shall also be sent, on behalf of this Board, by certified mail to the owner and to each lienholder of record. If such owner's address is unknown and cannot reasonably be obtained, the PZD shall cause such notice to be published once (a) in the print or digital edition of a newspaper of general circulation in the Township, (b) on the official public notice website established under Ohio Revised Code Section 125.182, or (c) on the web site and social media account of the Township.

Section 3. If, within seven (7) days after the giving of the notice or notices provided for in Section 2 hereof, the owner of such land fails to abate, control, or remove the vegetation, garbage, refuse or other debris, and no agreement is entered into by the owner or holders of liens of record upon the land with the Board under Ohio Revised Code Section 505.87(D) to provide for the abatement, control, or removal, then the PZD, on behalf of this Board, shall provide for such abatement, control, or removal and, on behalf of this Board, may employ the necessary labor, materials, and equipment to perform the task. All costs incurred in that regard

are hereby authorized and appropriated to be paid from the Township General Fund from moneys not otherwise appropriated. Those costs, including the Board's charges for its services, the costs incurred in providing notice, and the amount paid for labor, materials, and equipment, shall be recovered by the Township pursuant to Ohio Revised Code Section 505.87(F).

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

There was no further discussion.

Resolution for Nuisance Abatement 1074 Nordyke Road

Mrs. Nappi moved to adopt the following resolution as presented by Mr. Drury. **Mr. Hodges** seconded the motion.

Vote: Mrs. Nappi, yes; Mr. Hodges, yes.

RESOLUTION NO. 26 – 0611 – 09

RESOLUTION DETERMINING EXISTENCE OF NUISANCE ON LAND OWNED BY HOLLY E. CHANDLER, LOCATED AT 1074 NORDYKE ROAD IN ANDERSON TOWNSHIP, AND PROVIDING FOR NOTICE AND REMEDIATION PURSUANT TO ORC SECTION 505.87

Whereas, a board of township trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance, pursuant to Ohio Revised Code Section 505.87 (the "Statute");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES (THE "BOARD") OF ANDERSON TOWNSHIP, OHIO (the "Township"), that:

Section 1. Maintenance of the vegetation, garbage, refuse or other debris by the owner or owners (the "owner"), as specified in Schedule A hereto (which by this reference is incorporated herein), is hereby determined to constitute a nuisance within the meaning of the Statute and the owner is hereby ordered to abate, control, or remove the vegetation, garbage, refuse, or other debris as set forth herein.

Section 2. If the owner of the land upon which the nuisance is located is determined by the Anderson Township Planning and Zoning Department (the "PZD") to be a resident of the Township or a nonresident whose address is known, the PZD shall give notice to such owner, on behalf of this Board, in substantially the form attached hereto as Schedule A, by posting that notice in a sheltered place and/or in a waterproof envelope on the principal structure (if any) on

such land and photographing the posted notice with a camera capable of recording the date of the photograph on it. Such notice shall also be sent, on behalf of this Board, by certified mail to the owner and to each lienholder of record. If such owner's address is unknown and cannot reasonably be obtained, the PZD shall cause such notice to be published once (a) in the print or digital edition of a newspaper of general circulation in the Township, (b) on the official public notice website established under Ohio Revised Code Section 125.182, or (c) on the web site and social media account of the Township.

Section 3. If, within seven (7) days after the giving of the notice or notices provided for in Section 2 hereof, the owner of such land fails to abate, control, or remove the vegetation, garbage, refuse or other debris, and no agreement is entered into by the owner or holders of liens of record upon the land with the Board under Ohio Revised Code Section 505.87(D) to provide for the abatement, control, or removal, then the PZD, on behalf of this Board, shall provide for such abatement, control, or removal and, on behalf of this Board, may employ the necessary labor, materials, and equipment to perform the task. All costs incurred in that regard are hereby authorized and appropriated to be paid from the Township General Fund from moneys not otherwise appropriated. Those costs, including the Board's charges for its services, the costs incurred in providing notice, and the amount paid for labor, materials, and equipment, shall be recovered by the Township pursuant to Ohio Revised Code Section 505.87(F).

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

There was no further discussion.

Motion to Authorize Application for Assistance to Firefighters Grant Through the Department of Homeland Security – Federal Emergency Management Agency for the 2025 Award Period

MOTION 26 – 0611 – 10

Mrs. Nappi moved to authorize the Anderson Township Fire & Rescue Department's application seeking an Assistance to Firefighter Grant managed by the Department of Homeland Security – Federal Emergency Management Agency for which the Anderson Township Fire & Rescue Department's 10% matching funds requirement would not exceed \$81,500 for the purpose of purchasing equipment and schooling during the allowable performance period of the grant. Mr. Hodges seconded the motion.

Vote: Mrs. Nappi, yes; Mr. Hodges, yes

There was no further discussion.

A Resolution Authorizing the Disposition of an Interest in Real Property Owned by the Township and Located at 6915 Beechmont Avenue, in the Township, Pursuant to Section 505.10(A)(6) of the Ohio Revised Code; Being a Grant of Easement to Duke Energy Ohio, Inc. in Connection with the Provision of EV Charging Stations at the Beech Acres RecPlex, and Authorizing the Execution and Delivery of Said Easement Agreement.

Mrs. Nappi moved to adopt the following resolution as presented by Mr. Sievers. Mr. Hodges seconded the motion.

Vote: Mrs. Nappi, yes; Mr. Hodges, yes.

RESOLUTION 26 – 0611 – 11

A RESOLUTION AUTHORIZING THE DISPOSITION OF AN INTEREST IN REAL PROPERTY OWNED BY THE TOWNSHIP AND LOCATED AT 6915 BEECHMONT AVENUE, IN THE TOWNSHIP, PURSUANT TO SECTION 505.10(A)(6) OF THE OHIO REVISED CODE; BEING A GRANT OF EASEMENT TO DUKE ENERGY OHIO, INC. IN CONNECTION WITH THE PROVISION OF EV CHARGING STATIONS AT THE BEECH ACRES RECplex, AND AUTHORIZING THE EXECUTION AND DELIVERY OF SAID EASEMENT AGREEMENT.

WHEREAS, Section 505.10(A)(6) of the Revised Code provides that when a township has title to real property and the board of township trustees wishes to sell or otherwise transfer the property, the board, upon unanimous vote of its members and by resolution, may authorize the transfer and conveyance of that real property in compliance with said section to any person upon whatever terms are agreed to by the board and that person; and

WHEREAS, the Township owns real property located at 6915 Beechmont Avenue, in the Township, and identified as Hamilton County Auditor's Tax ID Parcel No. 500-0272-0473-00 (the "Grantor's Property"); and

WHEREAS, Duke Energy Ohio, Inc. (the "Grantee") requires an easement over a portion of Grantor's Property in order to provide for electric service to certain EV Charging Stations to be located at the RecPlex located on Grantor's Property; and

WHEREAS, this Board hereby determines that it is in the best interests of the Township and its residents to grant a perpetual and non-exclusive easement in favor of Grantee over, under, across and through the area of Grantor's Property pursuant to that certain Easement agreement, the substantial form of which is attached hereto as Exhibit A, which by this reference is incorporated herein, and the easement area on Grantor's Property as described in said Exhibit A and depicted on Exhibit A thereto;

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

SECTION 1. This Board hereby determines that it is in the best interest of the Township and its residents to grant, and hereby authorizes the grant of, a perpetual and non-exclusive easement in favor of Grantee over, under, across and through the area of Grantor's Property as

depicted on Exhibit A to the substantial form of Easement agreement attached to this Resolution as Exhibit A (the "Easement"). The Easement to be granted thereby is for the purpose of constructing, reconstructing, operating, patrolling, maintaining, repairing, replacing, relocating, adding to, modifying, and removing electric and communication lines, including but not limited to, all supporting necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of the Incumbent Local Exchange Carriers, in support of EV Charging Stations to be located on Grantor's Property.

SECTION 2. This Board hereby approves the substantial form of the Easement and authorizes the Township Administrator to execute and deliver the Easement agreement on its behalf, with such changes thereto as she may determine, after consultation with the Law Director, not to be disadvantageous to the Township, such determination being conclusively evidenced by her execution of the Easement agreement. The Township Administrator is further authorized to execute all documents and instruments as she deems, after consultation with the Law Director, to be necessary and appropriate to effectuate the intent of this Resolution, such determination being conclusively evidenced by her execution thereof.

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.

2027 Landscape Maintenance

Mr. Sievers asked whether the Board wished to proceed with bidding for 2027 landscape maintenance and said bidding the list of properties is a significant process. He stated the contract would begin on January 1 and would include landscape maintenance and mowing at more than fifty sites. He requested guidance from the Board. Additional information to be provided at the July 2 meeting.

Proposed Changes to On-Street Parking on Robinway and Grantham

Mr. Sievers stated he and Mr. Luginbuhl have been working with the School District to address traffic during drop-off. And said the proposed parking changes would apply on school days only and would be the same as the Stirrup parking restrictions. Mr. Sievers also said the School

District is considering several independent measures to alleviate congestion, including adding crossing guards.

Multi Family Recycling Direction

Mr. Sievers said the focus on recycling, specifically with the approach to condominiums, would be using a voucher system. He said the HOA boards are reluctant, or unable to provide a recycling container without 50% resident approval. Funds are budgeted to help alleviate the pressure points from the Recycling Center's removal and he thinks a voucher program would best serve the residents.

Beech Acres Feasibility Study and Master Plan, Ayer Path, and Anderson Park District Request for Funding

Mrs. Earhart reported the Park District requested the Township and the School District share the \$85,000 cost for the Brandstetter Carroll Feasibility Study and Master Plan. She also noted, after the last joint meeting, there was discussion of cost sharing for a path from Veterans Park to Ayer Elementary so buses could use Veterans Park as a drop-off.

Mrs. Nappi said the Park District should own the Master Plan. She is drafting a charter agreement and explained its goal to document the ideas, but no action is needed today. Further discussion planned for the July 2nd meeting.

Mr. Hodges stated he does not want to contribute to a further Beech Acres feasibility study until the Memorandum of Understanding among the Township, School District, and Park is in place.

Mrs. Earhart said she would draft a message declining participation in funding the Brandstetter Carroll study.

Mr. Hodges inquired about the Veterans/Ayer path funding request. **Mrs. Earhart** replied that it is for one third the path's cost. She mentioned that sidewalks have been constructed next to the road in the area. The path's estimate is \$200,000.

Mr. Sievers suggested a gravel path could be an Eagle Scout project.

There was discussion that most of the land in consideration is school property.

Public Art Update

Mrs. Earhart stated the county engineer has no objection to the installation of art within the right-of-way. She added that the Art Committee is very enthusiastic about the opportunity and that she and Ms. Donovan had contacted 1001 Colors (formerly ArtWorks) and ArtsWave; both organizations expressed willingness to collaborate and help with finding an appropriate consultant for the size and scope of art along the trail.

There was a brief discussion regarding corporate sponsorship opportunities.

Mr. Hodges asked for clarification regarding the distinction between a sign and a mural, and whether murals were permitted along Beechmont Avenue. **Mr. Drury** explained that murals are permitted and advised that businesses should consult with the Zoning Department.

Examples given were the painting on the side of the buildings of City Bird and Skyline Chili.

Items for Board Consideration During June 25, 2026, Meeting

Mrs. Earhart shared the following items are included on the agenda for the next regular meeting. She stated that she is available to answer any questions in advance of the meeting.

Public Hearing for 2027 Tax Budget, Draft Budget Attached

Resolution Authorizing the Sale of Surplus Equipment Pursuant to Section 505.10 of the Revised Code Providing for Sale of Personal Property Via Internet Auction

Great Tree Awards

Birney Lane Sidewalk Engineering

Request to Contract with Stantec for Clough Pike Engineering

Resolution Authorizing the Execution of an Agreement with Meals on Wheels of Southwest Ohio & Northern Kentucky

A Resolution Amending the Anderson Township Cybersecurity Policy

Motion to Adjourn

Mrs. Nappi moved to adjourn the meeting. **Mr. Hodges** seconded the motion.

Vote: Mrs. Stone, yes; Mrs. Nappi, yes; Mr. Hodges, yes.

Dee Stone

Dee Stone, Chair

Brian M. Johnson

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 11th day of June 2026, and that said minutes have been duly entered upon the Journal of said Township.

This 16th day of July, 2026.

Brian M. Johnson

Brian M Johnson, Fiscal Officer