

ANDERSON TOWNSHIP BOARD OF TOWNSHIP TRUSTEES
July 2, 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: 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, Anderson Township Fire & Rescue Chief Richard Martin, Sheriff's Department Sargent Stoll, Fiscal Office Clerk Karen Von Holle, Director of Finance Tammy Disque, Facilities Manager Mark Magna, Greenspace Inspector Todd Chadwell, Green Umbrella Fellow Mahnoor Qadir and Administrative Assistant Besty Costanza.

Motion to Adopt Agenda

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

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

Landscape Maintenance Historical Information

Mr. Sievers and **Mr. Magna** provided background on landscape expenses and bidding. **Mrs. Nappi** asked if the township would be requesting bids for landscaping this year. **Mr. Hodges** inquired if it makes sense to split up sites for separate contracts to help with costs. The board decided to make no changes this year and monitor the situation.

Consideration of Anderson Joint Planning Initiative

Mrs. Earhart stated an email was sent to the school district and the park board, she is waiting to hear back to see if there are edits. **Mrs. Nappi** stated that if there is a joint planning group each board should formally adopt their own resolution. **Mrs. Earhart** will draft a resolution.

Hamilton County TIRC

Mr. Sievers gave a short update on Hamilton County Tax Incentive Review Council (TIRC) and the tax incentives the township is receiving from Vantage and Skytop.

Five Mile Art Trail

Mrs. Earhart provided an update on staff's work regarding artwork/sculptures along the Five Mile Trail. She has contacted 1001 Colors/Art Works to get a vision. Ms. Miller from 1001 Colors is working on an estimate. **Mrs. Earhart** asked the board what they would like to see happen. **Mr. Hodges** is concerned about costs and questioned whether we have a funding plan or budget. He suggested the idea of getting sponsors for each sculpture. **Mrs. Stone** brought up tying in the archeological site in the township. **Mrs. Earhart** will continue to gather information and will report back in August.

Hamilton County Engineer's 20% Fund

MOTION NO. 26 – 0702 – 01

Mrs. Nappi moved to authorize the application of the Hamilton County 20% Distribution Funds application, in the amount of \$87,300, to be used toward the 2026 Curb & Sidewalk Program.

Mrs. Stone seconded the motion.

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

Nuisance Abatement - 7108 Baribill

Mrs. Nappi introduced the following resolution and moved its passage:

Mrs. Stone seconded the motion.

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

RESOLUTION NO. 26 – 0702 – 02

RESOLUTION DETERMINING EXISTENCE OF NUISANCE ON LAND OWNED BY BUCKEYE RESERVE HOMES LLC, LOCATED AT 7108 BARIBILL PLACE 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.

Old Fort Park Direction

Mr. Sievers stated the project is progressing, within budget, and using TIF funds. There are no concerns from the board.

Clough Creek Basin

Ms. Qadir provided background information on the project. She met with neighbors and has received positive feedback. **Mrs. Nappi** asked about downstream erosion improvements and asked if we track erosion. **Mr. Sievers** stated that parts of the proposal are already being implemented and the township has taken on work the county has not done. **Mr. Drury** spoke about opportunities and will ask the board in August how they want to proceed.

Noxious Weeds

Mr. Chadwell updated the board on noxious weeds in the township and complaints from residents. **Mr. Chadwell** has sought legal advice on how to deal with the situation. This could become a nuisance situation and, if so, would require a resolution. He will report back to the board when he hears from legal counsel. Hamilton County is dealing with similar issues. **Mrs. Nappi** asked about educating residents on weeds and suggested an article in Insights.

Boatsmith

Mrs. Earhart provided an update on a concept plan for the public and will submit ideas to the board in September. She asked if the board would like to request proposals for the property's top portion. Once The Kleingers Group finalizes its plan, the township will get feedback from the public. **Mrs. Stone** asked if there will be kayak access. **Mr. Sievers** said there will be a landing for kayaks, but no boat ramp because of river traffic restrictions.

Hamilton County Urban County Program

Mr. Sievers spoke about Hamilton County's Urban County CDBG program. There is a quick turnaround this year to opt into the program, and the annual bidding process has changed from 3 years to 1 year. **Mr. Sievers** will present the board with an agreement at the next meeting.

Recognition of Citizens Involved in Lifesaving Measures at Coldstream Country Club

Mr. Martin updated the board on a lifesaving situation at Cold Stream Country Club highlighting the use of AED and CPR. The citizens and Firefighters will be recognized at the next meeting.

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) and to consider the purchase of property for public purposes or the sale of property as permitted by Ohio Revised Code Section 121.22(G)(2). **Mrs. Nappi** seconded the motion.

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

Motion to Return to Open Session: **Mrs. Stone** moved to adopt the return from Executive Session. **Mrs. Nappi** seconded the motion.

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

Decisions Arising from Executive Session (if any)

Mrs. Nappi introduced the following resolution and moved its passage:

Mrs. Stone seconded the motion.

Mrs. Stone, recusal; Mrs. Nappi, yes; Mr. Hodges, recusal;

RESOLUTION NO. 26 – 0702 – 03

AUTHORIZING THE PURCHASE OF REAL PROPERTY IN THE TOWNSHIP THROUGH THE HAMILTON COUNTY LAND REUTILIZATION CORPORATION PURSUANT TO SECTION 511.11 OF THE OHIO REVISED CODE

WHEREAS, Section 511.11 of the Ohio Revised Code (the "Statute") provides, in relevant part, that a board of township trustees may acquire by purchase, appropriation, or otherwise, any private or public lands which it might deem necessary for its use; and

WHEREAS, this Board has identified certain real property in the Township that it deems necessary for its use and desires to purchase; and

WHEREAS, this Board has been advised that the Hamilton County Land Reutilization Corporation (the "Corporation"), an Ohio nonprofit community improvement corporation organized and existing under Chapters 1724 and 1702 of the Ohio Revised Code, acting by and through the Port of Greater Cincinnati Development Authority, the Management Company for the Corporation (the "Port"), will endeavor to acquire certain real property in Anderson Township identified hereinbelow and has offered to enter into a Sale/Purchase Agreement with respect to said real property providing for the sale of said real property to this Board, if acquired by the Corporation;

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

Section 1. This Board hereby determines that it is in the best interest of the Township to purchase certain real property located at (a) 780 Sutton Road, and (b) 7866 YMCA Road, each in the Township (together, the "Property") from the Hamilton County Land Reutilization Corporation, acting by and through the Port, if the Corporation acquires the Property. The aggregate maximum purchase price for the Property shall not exceed \$2,000, which amount is hereby appropriated for the purpose of said acquisition.

Section 2. The Township Administrator be and she is hereby authorized to execute the Sale/Purchase Agreement relating to the acquisition of the Property in substantially the form before this Board (the "Agreement"), which is hereby approved, with such changes thereto as the Township Administrator, after consultation with the Law Director, has determined are not materially adverse to the Township, such determination being evidenced by her execution of the Agreement.

Section 3. That this Board hereby finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open 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.

Motion to Adjourn

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

Mrs. Earhart 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 2nd day of July 2026, and that said minutes have been duly entered upon the Journal of said Township.

This 20th day of August, 2026.



Brian M Johnson, Fiscal Officer