

BOARD OF TRUSTEES  
MARY MAKLEY WOLFF  
KENDAL A. TRACY  
MARK C. SCHULTE

FISCAL OFFICER  
ERIC C. FERRY

ADMINISTRATOR /  
PUBLIC SAFETY DIRECTOR  
STEPHEN M. KELLY



ADMINISTRATION  
513-248-3725  
513-248-3730 (FAX)  
COMMUNITY DEVELOPMENT  
513-248-3731  
SERVICE DEPARTMENT  
513-248-3728  
POLICE DEPARTMENT  
513-248-3721  
FIRE & EMS  
513-248-3700  
RECREATION  
513-248-3727

## MIAMI TOWNSHIP

6101 MEIJER DRIVE • MILFORD, OH 45150-2189

### RESOLUTION 2026-22

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session on May 19, 2026 with the following members present: Mark Schulte, Ken Tracy and Mary Makley Wolff.

A motion was made to adopt the following Resolution:

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE REPAIR AND ABATEMENT, CONTROL OR REMOVAL OF VEGETATION, GARBAGE, RUBBISH, OR DEBRIS FROM THE PROPERTY LOCATED AT 5547 KAY DRIVE AND ASSESSING THOSE COSTS TO THE PROPERTY OWNER AND DISPENSING WITH THE SECOND READING AND DECLARING AN EMERGENCY.**

**WHEREAS**, the Board of Trustees may provide for the abatement, control, or removal of vegetation, garbage, rubbish or other debris from land in a Township, if the Board determines that the owner's maintenance of such vegetation, garbage, rubbish or other debris constitutes a nuisance; and

**WHEREAS**, beginning in 2022, the Miami Township Community Development Department investigated the condition of the property located at 5547 Kay Drive, Milford, Ohio 45150, also known as Clermont County Parcel No. 184020E155 (the "Property") and found it to be in a state of disrepair and containing numerous violations of the Miami Township Property Maintenance Code ("PMC"); and

**WHEREAS**, Miami Township has tried many avenues since 2022 to try to redress the conditions at the Property that are contrary to the PMC; and

**WHEREAS**, On November 12, 2024, Miami Township filed a Complaint in Clermont County Common Pleas Court seeking preliminary and permanent injunctive relief against the owner of the Property related to the condition of the Property; and

**WHEREAS**, on February 4, 2026, the Township obtained a default judgment against the owner of the Property which required the owner to bring the Property into compliance with the PMC within 45 days or the Township was permitted to enter the exterior of the Property and remediate it and bill the cost to bring the Property into compliance with the PMC to the tax

duplicate for the Property; and

**WHEREAS**, the Court ordered time for the owner to remediate the Property has expired and the Township seeks to enter the exterior of the Property and perform the needed repairs to bring it into compliance with the PMC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Miami Township, Clermont County, Ohio by authority of Section 505.87 of the Ohio Revised Code, as follows:

**SECTION 1.** The real property located at 5547 Kay Drive, Milford, Ohio 45150, also known as Clermont County Parcel No. 184020E155 (the “Property”) remains in a state of disrepair that is not consistent with the Miami Township Property Maintenance Code (the “PMC”).

**SECTION 2.** Consistent with the Default Judgment obtained from the Clermont County Court of Common Pleas, the Board authorizes the Township to undertake repairs to the Property to bring it into compliance with the PMC.

**SECTION 3.** The Township has secured an estimate to make the needed repairs to the Property which totals \$8,095.00. A copy of the repair estimate is attached as Exhibit A and incorporated herein by reference. The Board hereby appropriates and authorizes the expenditure of \$8,095.00 to be used for the performance of repairs to the Property and the total cost for such repairs and remediation shall be assessed to the tax duplicate for the Property.

**SECTION 4.** The Board dispenses with the requirement that this Resolution be read on two (2) separate days, pursuant to Section 504.10 of the Ohio Revised Code, and authorizes the adoption of this Resolution upon its first reading.

**SECTION 5.** The Board finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 6.** This Resolution is hereby declared to be an emergency measure necessary for the preservation of the health, safety, welfare and morals of Miami Township specifically in order to allow for the Township to immediately undertake the needed repairs to the distressed property to bring it into compliance with the PMC, and this legislation shall take effect immediately upon its passage by the affirmative vote of all members of the Board.

**SECTION 7.** This Resolution shall take effect at the earliest period allowed by law.

First Reading: May 19, 2026

Second Reading: Dispensed with

Effective: May 19, 2026

**EXHIBIT A**

**ESTIMATE**

Grayling Construction LLC

mac@graylingconst.com  
+1 (937) 901-6313



**Bill to**  
Steve Mick

**Estimate details**

Estimate no.: 8240

Estimate date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Custom Amount</b>	Gutters front and back, falling soffit, repair fascia where visible	1	\$3,560.00	\$3,560.00
2.		<b>Custom Amount</b>	Clear vegetation against house in front and side, haul off	1	\$1,275.00	\$1,275.00
3.		<b>Custom Amount</b>	Broken window coverings - plywood. Front. And back.	1	\$720.00	\$720.00
4.		<b>Custom Amount</b>	Debris removal - rear by AC - left side of yard also.	1	\$890.00	\$890.00
5.		<b>Custom Amount</b>	Clean and drop falling tree in back, back yard clean up - haul off necessary portions	1	\$1,650.00	\$1,650.00

**Total** **\$8,095.00**

**Note to customer**

Bid for 5547 Kay Drive

Accepted date

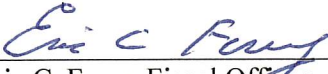
Accepted by

Trustee Schulte made the Motion and it was seconded by Wolff. On the roll call being called the vote resulted as follows:


Mr. Schulte	<u>✓</u>
Mr. Tracy	<u>✓</u>
Ms. Wolff	<u>✓</u>

Resolution 2026-22 was adopted May 19, 2026.

ATTEST:

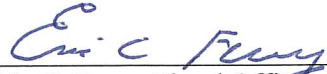
  
Eric C. Ferry, Fiscal Officer

APPROVED AS TO FORM:

  
Joseph J. Braun,  
Township Law Director

CERTIFICATION

I, Eric C. Ferry, Fiscal Officer of Miami Township, do hereby certify that the foregoing is taken and copied from the Record of the Proceedings of Miami Township; that the same has been compared by me with the Resolution of said Record and that it is a true and correct copy thereof.

  
Eric C. Ferry, Fiscal Officer