

RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township
Sycamore Township, Hamilton County, Ohio

April 5, 2018

The Public Hearing for Zoning Case 2018-05P2 was called to order at 6:15 p.m. by Mr. Connor.

Mr. Holbert presented the case; a request for a PUDII to raze the existing Burger King and construct a new Taziki's Mediterranean Café. Mr. Holbert reviewed the existing conditions on the site noting the pylon sign is non-conforming to the current zoning resolution. Mr. Holbert also noted that the building footprint and drive thru layout had been revised in response to comments from the Zoning Commission. He said he does think they meet the 75% preferred materials standard for the Overlay District, but that he would defer to the applicant for confirmation on that.

The Board asked questions of Mr. Holbert.

Mr. Holbert reviewed the conditions recommended by the Zoning Commission.

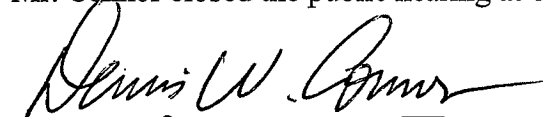
Mr. Jason Williams, the architect, of Phoenix Architecture, 9467 Kenwood Road, Blue Ash, OH 45242 addressed the Board.

Mr. Raymond Conn, the property owner, spoke regarding the restaurant concept, noting there will be no fryer or freezer, and the need for the full service drive thru.

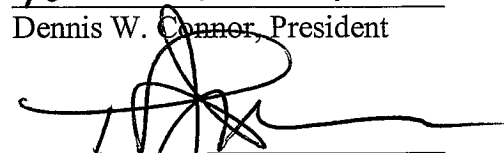
The Board asked questions of Mr. Conn.

Mr. Connor opened the floor for public comments. There was one comment in favor.

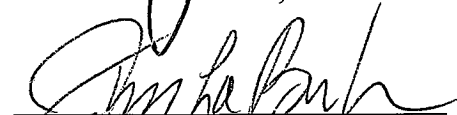
Mr. Connor closed the public hearing at 6:34 p.m.



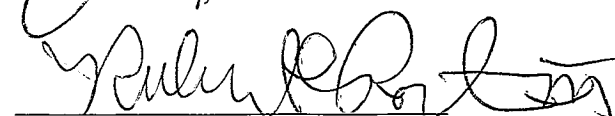
Dennis W. Connor, President



Thomas J. Weidman, Vice President



Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer

RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township
Sycamore Township, Hamilton County, Ohio

April 5, 2018

The Public Hearing for Zoning Case 2017-17MA was called to order at 6:00 p.m. by Mr. Connor.

Mr. Holbert presented the case; a request for a Major Adjustment to a PUD to allow for an additional 48.8 SF building sign for Texas Roadhouse. Mr. Holbert reviewed the signage the restaurant was approved for originally, what the zoning resolution would permit as of right, and the request before the Board today. Mr. Holbert noted the Zoning Commission recommended approval of the request with one condition with a 4-1 vote.

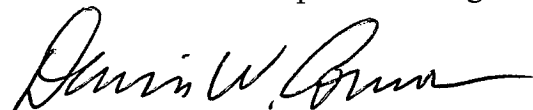
Mr. Connor asked if the applicant was present and wished to address the Board.

Mr. Benjamin Yoder, attorney for the applicant, of Frost Brown Todd, 9277 Centre Ponte Drive, West Chester, OH 45069 addressed the Board. Mr. Yoder discussed the need for an additional sign to help potential customers find Texas Roadhouse.

Ms. Robin Gildersleeve, Managing Partner of Texas Roadhouse, 7860 Montgomery Road, Cincinnati, OH 45236 addressed the Board. Ms. Gildersleeve explained Texas Roadhouse's "grassroots" approach to marketing and spoke about the trouble customers have finding their location.

Mr. Connor opened the floor for public comments. No response.

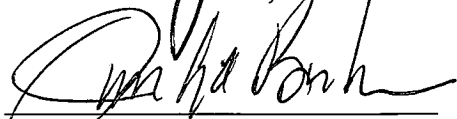
Mr. Connor closed the public hearing at 6:12 p.m.



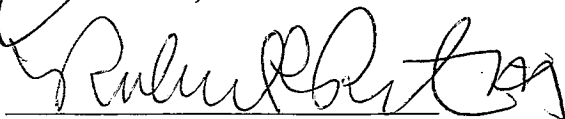
Dennis W. Connor, President



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Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer

RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township Sycamore Township, Hamilton County, Ohio

April 5, 2018

The regular meeting was called to order at 7:00 pm.

The invocation from All Saints Church was read by Mr. Connor.

Pledge to the Flag.

Present for the meeting were President Connor, Vice President Weidman, Trustee LaBarbara, Fiscal Officer Porter, Law Director Miller, Administrator Bickford, Superintendent / Assistant Administrator Kellums, Parks / Recreation Director McKeown, Fire Chief Penny and Corporal Kidd from the Hamilton County Sheriff's Office. Zoning Administrator Holbert and Lt. Smith were excused.

Board of Trustees Resolution 2018-36, proclaiming Saturday, April 7, 2018 to be Bill Mees Day in Sycamore Township, was presented to Mr. Bill Mees honoring him for 29 years of service to the community as the varsity soccer coach for Indian Hill High School and over ten years of service on the Sycamore Township Zoning Commission.

Board of Trustees Resolution 2018-37, proclaiming Friday, April 6, 2018 to be Deer Park High School State Champions Day in Sycamore Township, was presented to Head Coach Steve Gentry and the 2017-2018 Deer Park Boys Basketball Team in recognition of their undefeated season and victory in the Ohio State High School Athletic Association Boys Basketball State Championship.

The minutes of the Board of Trustees meetings held February 15 and 27 and March 15, 2018 were presented for approval.

Mr. LaBarbara stated he had sent corrections to the February 27th minutes which were not addressed and he was not in favor of approving those. He suggested voting on the minutes separately.

Mr. Weidman made a motion, seconded by Mr. LaBarbara, to approve the February 15, 2018 Meeting Minutes. Mr. Porter called roll. Vote: Connor – AYE; Weidman – AYE; LaBarbara - AYE

Mr. Weidman made a motion, seconded by Mr. Connor, to approve the February 27, 2018 Meeting Minutes. Mr. Porter called roll. Vote: Connor – AYE; Weidman – AYE; LaBarbara - NEA

Mr. Weidman made a motion, seconded by Mr. Connor, to approve the March 15, 2018 meeting Minutes. Mr. Porter called roll. Vote: Connor – AYE; Weidman – AYE; LaBarbara - AYE

Mr. J. Janus, Jr. addressed the Board in favor of approving Texas Roadhouse's request for an additional sign and discussed the restaurant's Veterans Appreciation day.

Ms. Kathy Miles, of 7919 Kenwood Road, Apt#3, addressed the Board in regards to the purchase of the building in which she resides and having to move.

Ms. Nakisha Sherman-Smith, a neighbor of Ms. Miles, addressed the Board regarding the property's purchase as well stating she did not know about the proposed development.

Mr. Miller stated he is unaware of any federal funding for the project and noted it is too early to discuss possible TIF funding for the development because it has not yet been approved.

Mr. Miller noted the proposed plan has to go through Hamilton County Regional Planning, Sycamore Township Zoning Commission and Board of Trustees, and during that process a lot of things could change. In addition, there could be changes in response to feedback from residents at the open house.

Mr. Connor encouraged Ms. Miles and Ms. Sherman-Smith to bring their questions and concerns to the open house for the proposed development which is scheduled for April 16th at 5:00 p.m.

Ms. Kathy Kugler, of 7106 Tenderfoot Lane, addressed the Board saying she was present at the meeting as an advocate for transparency. She asked where the Township is as far as progress with the Ohio Checkbook.

Mr. Bickford said this was approved January 1, 2018 and January data was sent to Ohio Checkbook, however, they have not put it on the website instead requesting years' worth of data. He said because of compatibility issues, we are at a stalemate.

Ms. Kugler went on to ask about putting audio and/or video of the meetings on the Township website.

Mr. Bickford stated the meetings have been audio recorded for the past 14 years.

Ms. Kugler stated she would like audio and video of the meetings to be on the website.

Ms. Kugler began to read the definition of transparency.

Mr. LaBarbara said he wanted to go back to discussing the Ohio Checkbook. He said it doesn't matter if people are confused about the JEDZ, let them be confused, we should just go ahead and put it on there.

Mr. Bickford said Ohio Checkbook will not accept what has been sent without historical data.

Mr. LaBarbara said we have someone here from Ohio Checkbook to address the Board.

Ms. Lauren Bowen, of the Ohio Treasurer's Office, addressed the Board. Ms. Bowen said she was not informed that she should sign in to speak at the meeting and gave her card to the Board. She said they are very excited to work with the Township and actually the work has already been

done to put 2017 Township data on the Ohio Checkbook. She said they are able right now to accommodate Sycamore Township on the Ohio Checkbook.

Mr. Bickford said this was news to him because when he last spoke to the staff member handling it, he was told she had only been sent January 2018 data, but nothing from 2017.

Ms. Bowen said they are waiting on final permission from the Township to make the data live. She said they do require a whole year of data to build the platform and they have already been provided the 2017 data by Township staff.

Mr. Weidman asked if Ms. Bowen was saying that Ohio Checkbook already has 2017 data.

Ms. Bowen said staff produced it at one time and they built a platform for it, then staff decided that, based on a conversation here at the Township that Ms. Bowen was not privy to, that the Township only wanted to include one month of data. She noted they will not publish a platform with only one month of data. She said she can work with staff through any issues with the data as far as the JEDZ money to give an accurate picture of Township spending.

Mr. LaBarbara and Ms. Bowen both spoke about Ohio Checkbook showing residents how Township money is spent.

Ms. Bowen said if it works best to use 2017 and add 2018 to it, it would take five minutes with staff to accomplish that noting she is willing to come to the Township office to do that.

Mr. LaBarbara asked Mr. Bickford if this would be taken care of now.

Mr. Bickford cautioned he does not want staff to spend countless hours on this because of a conversion. He said if what Ms. Bowen says is correct and a template has been rebuilt, which is all new news to him, staff will do whatever the Board wants.

Mr. LaBarbara spoke about not being permitted to sit in on a meeting about Ohio Checkbook in December before he was a Trustee. He said he was given a copy of the presentation from that meeting and Mr. Bickford was well aware that data from 2018 was not going to be enough and previous data was required.

Mr. Bickford said if the Board wants to authorize 2017 data that is not a problem.

Mr. LaBarbara made a motion to approve putting 2017 data on the Ohio Checkbook. Mr. Weidman seconded.

Mr. Connor stated the only hesitation there has ever been about putting that data on Ohio Checkbook is that there would be a tremendous amount of data conversion necessary to make it compatible with Ohio Checkbook. He said if those issues have been resolved and it will not require an inordinate amount of time he is fine with it as far as 2017 goes. He said he is concerned that there are two different versions of the story here.

Ms. Bowen said Township staff had already done 2017 and they had built a platform with 2017 data but then they were asked to take that platform down because the Township only wanted one month of data. She said Ohio Checkbook cannot put up a platform they spent time and money

into when it only has one month of data. She said the Board has her commitment that the 2017 data can easily be produced from the BUCS accounting system onto Ohiocheckbook.com because it already has been.

Mr. Weidman said he had multiple conversations with Josh Mandel very early on about this program and it was critically important that we didn't spend a lot of time on this and, at the time, Ohio Checkbook didn't interface with BUCS. Mr. Weidman said to be clear, that is why we haven't been on Ohio Checkbook because that system didn't interface with ours.

Ms. Bowen said that is fair it took a while for them to get through to BUCS. She said they always were able to accommodate Township Data but it was more involved; now the time is very minimal.

Mr. Weidman stated that's the reason the Township was not on Ohio Checkbook noting the Board members are all open to it.

Ms. Bowen stated she would call the Township staff tomorrow about it.

Mr. Connor stated the motion is to add 2017 data to the Ohio Checkbook site.

Mr. Porter called roll. Weidman: AYE; LaBarbara: AYE; Connor: AYE

Ms. Bowen thanked the Board for hearing her out saying she was really glad they could get clarification on this.

Mr. LaBarbara spoke about being the new Trustee and highest vote getter who ran on transparency. He said he is not on the same page as his fellow Trustees on that subject. He spoke about the need for written job evaluations to justify raises in pay for Township employees. He then went on to discuss public access television and making audio of the meetings available as a podcast. He said he understands not wanting to spend the money for public access television and said, for almost nothing, we can put video of the meetings on our website, or for sure the audio since there is new sound equipment. He said he will make a motion to begin putting audio on the website from this meeting forward, and, if he has to pay for it out of his own pocket, he's going to get video also for the public to see.

Mr. LaBarbara then discussed the meeting minutes being put on the website saying he was told it takes only two votes to approve the minutes and there have been some he has not approved. Mr. LaBarbara went on to say it is not transparent to have the minutes approved without his corrections noting that those are permanent records.

Mr. Porter stated he is responsible for maintaining the minutes and has told Mr. LaBarbara that if he objects to something in the minutes he may make an objection and have that included.

Mr. LaBarbara continued his discussion and brought up public records requests he made when he was running for Trustee stating they took too long and were incomplete. He discussed an Amazon bill and the Taco Bell property saying no one knew the Township owns that property until he ran for office.

Mr. LaBarbara then talked about the Kenwood Road median stating he was told it was installed due to that stretch of road being dangerous then said his research into the TEC study that was done shows otherwise.

Mr. LaBarbara then made a motion to put the audio from the Trustees Meetings and Workshops with the new sound equipment on the website.

Mr. Weidman said he would second the motion noting this had already been agreed upon once in a Workshop meeting so he wasn't sure why it was being done again.

Mr. LaBarbara said that was not the case.

Mr. Weidman said it was agreed that the audio would be posted once the new recording equipment was ready. Mr. Weidman said he suggested the podcast and has no issues with this and had already seconded the motion.

Mr. Connor said that was the understanding all along that it was agreed to put the audio on the website assuming the quality is acceptable.

Mr. LaBarbara complained about the quality of the audio for meetings historically.

Mr. Porter called roll. Mr. LaBarbara: AYE; Mr. Weidman: AYE; Mr. Connor: AYE

Mr. Connor asked if public comments could continue now saying he respectfully requests that Mr. LaBarbara hold his comments until later in the agenda under old or new business as the public comment part of the agenda is for residents.

Mr. LaBarbara said no, he does not accept that, stating he is a Trustee and he will talk whenever he wants.

Mr. Bickford asked Mr. LaBarbara to clarify what audio the Board would like on the website.

Mr. LaBarbara answered Workshop and Trustee Meeting audio.

Mr. Standish Fortin, of 12137 McCauly Drive, standish7@yahoo.com stated he wanted tennis courts constructed in the Township. He also asked about the Township's master plan.

Mr. Bickford stated the master plan approval process will follow after the Zoning Resolution is completed.

Mr. Fortin asked if there was a green space designation in the current master plan.

Mr. Bickford stated there is a discussion about active and passive recreation. Mr. Bickford explained that the master plan is what you hope your community will become and the Zoning Resolution is the legal document that defines what your land use is. He stated that you don't zone land for public parks and green spaces as they are permitted in all districts.

Mr. Fortin stated that he was unable to find the Zoning Resolution on the website and asked if it was a once every ten year event.

Mr. Bickford indicated the frequency of the zoning changes are as needed and the master plan is on a longer duration. He also stated that the hope was to change the master plan to a more continuously updated document.

Mr. Fortin asked Mr. Porter if the Township followed GAAP accounting procedures. He indicated that Townships in Ohio do not follow GAAP accounting. Mr. Bickford stated there are a few Townships using GAAP accounting.

Mr. Fortin stated his Cincinnati Bell bill had a video provider fee and requested what the fee is used for.

Mr. Bickford indicated that it was received into the Township general fund.

Mr. LaBarbara asked if money could be earmarked for the fire department.

Mr. Fortin stated the original contract expired in 2009. He asked why he was being taxed if the franchise agreement no longer exists. Mr. Miller stated the state usurped the franchise agreement and created a state wide agreement that is in effect for all local governments. He also stated that the agreement allows for the previously collected franchise fee to continue collection.

Mr. Bickford said the franchise fee is for use of rights of way.

Mr. Fortin asked Mr. Kellums about the scope of the Fields Ertel / McCauly improvements.

Mr. Kellums stated that is a Hamilton County project and the County is in negotiations with two consulting firms they rated as the highest.

Mr. Fortin asked if the scope outlines the improvements that they would like to see happen.

Mr. Kellums said the scopes are to ask for qualifications from engineering firms. The engineering firms submit qualifications and how they would handle the problem. The qualifications are rated, the top firm is chosen, and then negotiations begin to agree on a price for an engineering contract.

Mr. Fortin asked when public input is accepted in the process noting he'd like sidewalks and a crosswalk on Conrey and was told that would have to be part of the scope.

Mr. Kellums said he is not sure when the County will be asking for public input. He said he could call someone at the County and ask about it for Mr. Fortin.

Chief Penny presented the March statistics for the fire department and he noted that there were a higher number of cardiac arrests and overdoses for the month.

Mr. McKeown reported that the maintenance department was able to get the fields ready for play today.

Mr. Kellums reported that he met with structural engineers about the Bechtold Pavilion and will be getting a report soon. He stated that the engineer believes it to be a supplier problem and potentially a design problem, but that will not be known until the report is complete.

Mr. Bickford reported that Mr. Doug Duckett continues to work on the first draft of the employee handbook.

Mr. Bickford noted that there are still some issues with the audio that will be corrected with time as staff learns to use it.

Mr. LaBarbara made a motion to earmark the public access fee discussed earlier in the meeting to the fire department.

Mr. Bickford indicated that the general fund does not cover its obligations without infusions from the JEDZ. He said the general fund already does subsidize the fire department so in a way the money is already earmarked. He said he doesn't know that a motion is necessary but he would defer to Mr. Miller.

Mr. Miller said money is already earmarked from the general fund to support the fire department.

Mr. Connor said the fire department budget already includes money from the general fund, JEDZ and run fees.

There was discussion about the need for additional fire fighters. Chief Penny pointed out the department has gotten more additional full time firefighters in the past year or two than the department has gotten in many years.

Mr. Weidman made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution approving the request for zoning Case 2017-17MA with the Zoning Commission-recommended conditions that two building signs are permitted with a maximum combined area of 150 square feet and the area of any one sign is limited to 100 square feet. Mr. Porter called the roll. Vote: Connor: Aye; Weidman: Aye; LaBarbara: Aye

Mr. Weidman made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution approving the request for zoning Case 2018-05P2 with the Zoning Commission suggested conditions, with a modification to condition #8 to allow a full service drive thru.

Mr. Porter called the roll. Vote: Connor: Aye; Weidman: Aye; LaBarbara: Aye

The resolution "Authorizing a Contract for the Purchase of Two Police Vehicles, the Trade in of Two Existing Police Vehicles" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading.

Mr. LaBarbara pointed out the two vehicles being replaced are 18 years old and the cost of the two new vehicles may not exceed \$60,000 for both. Mr. Miller added the trade in value would be applied to the cost.

Mr. Porter called roll. Vote: All Aye.

Resolution No. 2018-38 approved this 5th day of April, 2018.

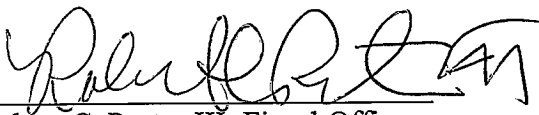
The resolution "Authorizing an Entertainment Contract with Night Ranger LLC" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called roll. Vote: All Aye.
Resolution No. 2018-39 approved this 5th day of April, 2018.

The resolution "Authorizing an Entertainment Contract with Barham Productions for Dave Mason and Steve Cropper" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called roll. Vote: All Aye.
Resolution No. 2018-40 approved this 5th day of April, 2018.

Mr. Connor referred those in attendance to the printed agenda for the schedule of events and noted the first brush chipping of the season was coming up on Saturday, April 7th.

The Receipts and Disbursements of April 5, 2018 were available in the Fiscal Officer's Office and are hereby made a part of these minutes.

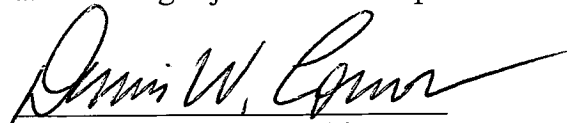
I hereby certify that the money for payment of these bills is in the fund provided and duly and properly appropriated.

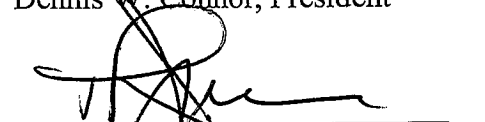
Signed: 
Robert C. Porter III, Fiscal Officer

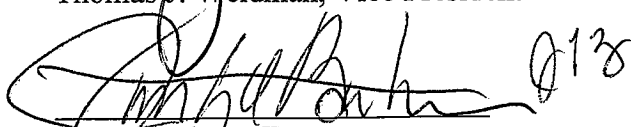
A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, to accept them.
Vote: All Aye.

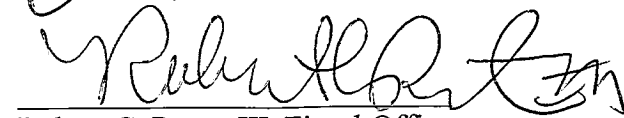
A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, to adjourn the meeting.
Vote: All Aye.

The meeting adjourned at 8:21 p.m.


Dennis W. Connor, President


Thomas J. Weidman, Vice President


Jim LaBarbara, Trustee


Robert C. Porter III, Fiscal Officer
04/05/2018