

RECORD OF PROCEEDINGS

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

December 5, 2019

The Public Hearing for Zoning Case 2019-18Z was called to order at 6:15 p.m.

Mr. S. Miller presented the case and case history in a PowerPoint presentation noting the applicant requests a zone change from "A" Single Family Residential District to "OO" Planned Office District. Mr. S. Miller stated the proposal is for the construction of two, single story office buildings approximately 8,600 square feet each. He noted the proposed materials are brick and stone with residential style shingled roofs. Mr. S. Miller then reviewed the adjacent properties, including the new Kids First Sports Center expansion, in relation to the proposed construction. He noted the applicant plans to have a shared parking agreement with Kids First Sports Center. He then reviewed the plans the applicant submitted.

Mr. Weidman asked for the location of the dumpster and if it will be screened. Mr. S. Miller showed the location of the dumpster and confirmed it will be screened.

Mr. Connor asked if the parking requirement is met on the subject property alone or if the shared parking agreement is necessary to meet the parking requirement. Mr. S. Miller answered the parking requirement is met, however, some of the parking stalls are bisected by the property line and the parking stalls on the west side are fully on the Kids First site.

Mr. S. Miller noted the Zoning Commission recommended approval of the Zone Change and listed the conditions of that approval. He stated the intent of the last condition is to make sure traffic from the curb cut onto Solzman Road is not detrimental.

Mr. LaBarbara asked about the proposed 13 feet front yard setback where a 40 feet setback is required. Mr. S. Miller answered that was discussed at Zoning Commission and the setback was approved as submitted.

Mr. Scott Lucke, the applicant, of Robert Lucke Group, Inc., 8825 Chapel Square Lane, Cincinnati, OH 45249, and Mr. Doug Smith, the civil site engineer, of McGill Smith Punshon, 3700 Park 42 Dr., Cincinnati, OH 45241, addressed the Board about the project. Mr. Lucke discussed the cross access easement with Kids First for the parking to the north and west. He also explained the reasoning for the curb cut on Solzman and expressed his concerns about Zoning Commission's suggestion that curb cut be right in right out only.

Mr. Smith added that the plan shows 98 parking stalls and only 70 are required per the Zoning Resolution.

Mr. Weidman asked if there was any member of the public present who wished to comment on the case.

Mr. Don Kruse, of 8076 Somerset Chase, Sycamore Township, OH 45249, addressed the Board stating the Lucke Group's office condominiums are a first class addition to that corner. He expressed the

concern of those in Somerset of the potential for an increase in traffic if a curb cut is allowed on Solzman Road. He requested that curb cut, if permitted, be right in right out only.

Mr. Louis Raffenberg, of 8051 Paddington Lane, Sycamore Township, OH 45249, addressed the Board expressing concerns about traffic on Trotters Chase. He noted this proposal gives Kids First access to Solzman Road. He noted he has no objection to the buildings themselves.

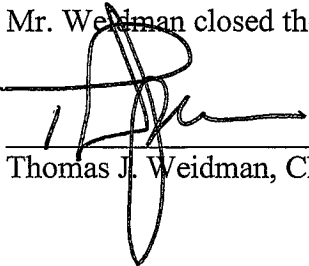
Mr. Tom James, 5784 White Chapel Drive, Sycamore Township, OH 45236, addressed the Board. Mr. James asked if the project would be feasible if the curb cut were permitted on Solzman but the cross access with Kids First was denied.

Mr. Lucke answered if that were the case the site would have to be redesigned.

Mr. LaBarbara asked Mr. Lucke how he would respond to those concerned about the Solzman curb cut.

Mr. Lucke answered a traffic analysis was done showing the morning and afternoon impact of the curb cut. He noted the ability to turn left onto Kemper Road at the traffic light is one of the reasons for the proposed full access to Kids First noting the traffic analysis shows only a five percent increase in traffic to Solzman Road. He stated the ability to turn left into the development from Solzman is important. There was additional discussion about the traffic issue and the curb cut on Solzman Road.

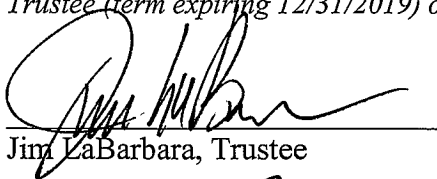
Mr. Weidman closed the public hearing at 6:44 p.m.



Thomas J. Weidman, Chairman

Dennis W. Connor, Vice Chairman

Signed to acknowledge his approval of the Minutes of the Public Hearing for the Zoning Case he attended as Trustee (term expiring 12/31/2019) on December 5, 2019

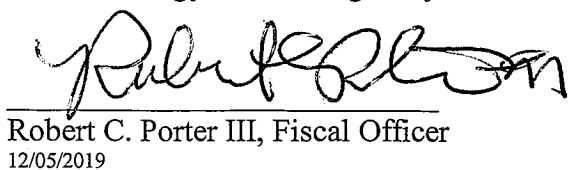


Jim LaBarbara, Trustee



Tom James, Trustee

Signed to acknowledge his vote as Trustee (term beginning 1/1/2020) on 1/2/2020 to approve the Minutes of the Public Hearing for the Zoning case from December 5, 2019



Robert C. Porter III, Fiscal Officer
12/05/2019

RECORD OF PROCEEDINGS

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

December 5, 2019

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

The invocation from Hartzell United Methodist Church was then read by Mr. Connor.

Pledge to the Flag.

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

The minutes of the Board of Trustees meeting held November 7, 2019 were presented for approval. Mr. Connor made a motion, seconded by Mr. LaBarbara, to approve them. Mr. Porter called roll. Vote: All Aye.

Mr. Bob Vieson, of 8305 Kugler Meadows Court, Sycamore Township, OH 45236, addressed the Board regarding the nuisance property at 6330 Kugler Mill Road and his concern about the dead trees on the property.

Mr. Standish Fortin, of 12137 McCauly Road, Sycamore Township, OH 45241, addressed the Board imploring the Township to implement a Parks Department and requesting motion lights be installed at Highpoint Park so children may play there after dark.

Mr. John Abraham, of 4978 Elmcrest Lane, Sycamore Township, OH 45242, addressed the Board regarding the TIF discussion at the previous Trustee meeting and his concerns about comments made about and to Mr. Connor. He stated he does not want his vote cut short.

Mr. Doug McGrew, of 4212 Myrtle Avenue, Sycamore Township. OH 45236, addressed the Board asking for the status of the nuisance property at the intersection of Myrtle and Beech Avenues. Mr. McGrew added, in response to a previous resident comment about the parks, he has grandchildren who love and use Township parks noting they are always well maintained and he appreciates them. Mr. McGrew stated, in regards to TIF, it speaks volumes that the City of Cincinnati is now looking into TIF as a means to finance developments.

Ms. Katie Stewart, 4600 Orchard Lane, Sycamore Township, OH 45236, addressed the Board thanking Tracy Kellums and the Maintenance Department for leaf pick up services and requesting they come back to place a sewer grate correctly.

Lt. Smith reported November statistics are coming in and interestingly are very similar to the statistics from 2018.

Lt. Smith stated Corporal Kidd and two other officers will be present at Luminaria with no overtime used. He said there will be increased presence at Kenwood Towne Center for the holiday season. He reminded shoppers to lock their vehicles and to lock packages in the trunk if possible.

Lt. Smith asked for comments regarding the roundabout that has opened at the intersection of Sycamore and Plainfield Roads. He said from a traffic standpoint he is a big fan and noted it will take some time for people to get used to it.

Chief Penny reported the Fire Department has teamed with March First Brewery to benefit Toys for Tots.

Chief Penny stated there is still a lot of training going on at the four families to be demolished on Kenwood Road and Festive Court.

Chief Penny also reported on First Aid, CPR and Lucas Device classes that have been conducted lately by Firefighter / Paramedic Mike Kramer.

Mr. Kellums reported letters regarding right of way acquisition will be going out to residents on Kugler Mill Road from the Township's consultant.

Mr. Kellums stated he received an agreement back from ODOT and requested a motion to direct Law Director Miller to prepare a resolution to award Prime AE with the construction engineering contract for the Montgomery Road Sidewalk Project Phase IV.

Mr. Connor made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution awarding the construction engineering contract for the Montgomery Road Sidewalk Phase IV to Prime AE Group Incorporated. Mr. Porter called roll. All Aye.

Mr. Kellums noted Luminaria will take place Saturday night from 6:00 p.m. to 8:00 p.m. at Bechtold Park.

Mr. Miller stated as this is his last evening meeting before his retirement, he'd like to thank the Board and staff he has worked with in his 30 years with the Township. He also thanked his wife.

Mr. Bickford thanked Mr. Miller and Mr. Connor for their service.

Mr. Bickford requested a motion to allow him to move forward with Willingham Associates for an appraisal of a property on Montgomery Road at a cost of \$1,750.00.

Mr. Connor made a motion, seconded by Mr. LaBarbara, to authorize the appraisal by Willingham Associates. Mr. Porter called roll. All Aye.

Mr. S. Miller thanked the Board for the opportunity to be a part of the Township team.

A communication from resident Tom McKee of Euclid Avenue thanking the maintenance Department for such good service when providing brush pick up service was read by Mr. Porter.

A communication from resident Don Borisch of Eaglescout Court for a job well done by the maintenance crew who picked up his leaves was read by Mr. Porter.

A communication from Kennedy Lane resident Liz Goodrich to Tracy Kellums thanking him for the new Kennedy Lane sidewalks was read by Mr. Porter.

He noted he had several other communications available for people to read commending Tracy Kellums and the Maintenance Department for leaf pickup and other services.

Mr. Connor made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution approving Zoning Case 2019-18Z with the first four conditions recommended by the Zoning Commission as well as the condition that the Solzman Road curb cut be full access into the development and right turn only out of the development.

Mr. Porter called roll. Vote: All Aye

The resolution "Approving a Contract for a Third Party Administrator and a Health Reimbursement Arrangement Plan" was read. A motion was made by Mr. LaBarbara, seconded by Mr. Connor, dispensing with the second reading. Mr. Porter called roll. All Aye.
Resolution No. 2019-130 passed this 5th day of December, 2019.

The resolution "Approving a Contract for Employee Insurance Benefits" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called roll. All Aye.
Resolution No. 2019-131 passed this 5th day of December, 2019.

The resolution "Establishing Rates of Pay and Benefits for Township Employees" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called roll. All Aye.
Resolution No. 2019-132 passed this 5th day of December, 2019.

The resolution "Requesting the County Auditor Make Advance Payments of Taxes" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called roll. All Aye.
Resolution No. 2019-133 passed this 5th day of December, 2019.

The resolution "Setting the Township Fiscal Officer's Salary and Benefits" was read. A motion was made by Mr. LaBarbara, seconded by Mr. Connor, dispensing with the second reading. Mr. Porter called roll. All Aye.
Resolution No. 2019-134 passed this 5th day of December, 2019.

The resolution "Establishing a Mileage Allowance for Township Employees Providing for Reimbursement Expenses" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called roll. All Aye.
Resolution No. 2019-135 passed this 5th day of December, 2019.

The resolution "Authorizing Payment for Association Dues" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called roll. All Aye.
Resolution No. 2019-136 passed this 5th day of December, 2019.

The resolution "Providing for Compensation to the Township Trustees" was read. A motion was made

by Mr. LaBarbara, seconded by Mr. Connor, dispensing with the second reading.
Mr. Porter called roll. All Aye.
Resolution No. 2019-137 passed this 5th day of December, 2019.

The resolution "Providing Insurance Benefits to the Township Trustees" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading.
Mr. Porter called roll. All Aye.
Resolution No. 2019-138 passed this 5th day of December, 2019.

The resolution "Setting Trustee Meeting Dates and Times" was read. A motion was made by Mr. LaBarbara, seconded by Mr. Connor, dispensing with the second reading. Mr. Porter called roll. All Aye.
Resolution No. 2019-139 passed this 5th day of December, 2019.

Mr. LaBarbara thanked Mr. Connor and wished him well in his next endeavors.

Mr. Connor thanked his wife for supporting him and went on to say, as this is his last evening Trustee meeting, he would like to make some final comments before leaving office. Mr. Connor stated the most surprising thing of his time in office is that it was portrayed negatively in the last election. He said he will not miss the negativity and ugliness of the political environment and said that the word compromise does not seem to have a place in government anymore.

Mr. Connor stated he will miss the privilege of representing the people of Sycamore Township. He went on to thank all of the members of the Board individually for all they have done for him and the Township. He concluded by thanking the residents of the Township for the privilege of serving them, noting he has always tried to listen to all sides and do what he thought was best for the Township. Mr. Connor said the residents voted for a change, but noted he leaves office with a clear conscience knowing that at all times he conducted himself with integrity, openness and transparency. He wished the Township prosperity and success in the future.

Mr. Weidman thanked Mr. Connor saying he is the gold standard as a Trustee and as a person. He stated Mr. Connor cares about the community, did an excellent job and will be missed very much. He went on to say how much he appreciates Mr. Connor's hard work. Mr. Weidman also thanked Doug Miller for 30 years of service.

Mr. Weidman read a prepared statement responding to comments made about him by Mr. LaBarbara at recent meetings and Mr. LaBarbara responded to Mr. Weidman's comments.

Mr. Weidman made a motion, seconded by Mr. LaBarbara, to direct Mr. Bickford to research the possibility of videotaping and streaming the Trustee meetings. Mr. Porter called roll. Vote: All Aye.

The Receipts and Disbursements of December 5, 2019 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. Connor, seconded by Mr. Weidman, to accept them. Mr. Porter called roll.
Vote: All Aye.

A motion to enter into **Executive Session to discuss Pending Litigation** was made by Trustee Connor and seconded by Trustee LaBarbara. Mr. Porter called roll.
Vote: Connor: Aye; LaBarbara: Aye; Weidman: Aye

End regular session: 8:02 p.m.

Begin Executive Session: 8:05 p.m.

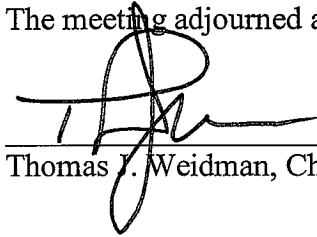
End Executive Session: 8:12 p.m.

Back in regular session: 8:14 p.m.

Based on the discussion with the Law Director, Mr. Connor made a motion, seconded by Mr. LaBarbara, not to pursue an appeal of the Ohio siting Board decision regarding the Duke Energy pipeline project. Mr. Porter called roll. Vote: Connor: Aye; LaBarbara: Aye; Weidman: Aye

A motion to adjourn was made by Trustee Connor and seconded by Trustee Weidman.
Vote: All Aye.

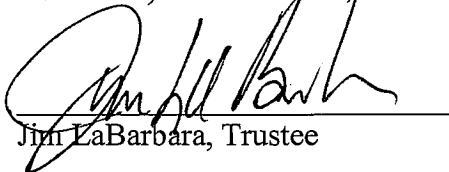
The meeting adjourned at 8:16 p.m.



Thomas J. Weidman, Chairman

Dennis W. Connor, Vice Chairman

Signed to acknowledge his approval of the Minutes of the Board Meeting he attended as Trustee (term expiring 12/31/2019) on December 5, 2019



Jim LaBarbara, Trustee



Tom James, Trustee

Signed to acknowledge his vote as Trustee (term beginning 1/1/2020) on 1/2/2020 to approve the Minutes of the Board Meeting from December 5, 2019



Robert C. Porter III, Fiscal Officer
12/05/2019