

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of the Trustees of Sycamore Township Sycamore Township, Hamilton County, Ohio

May 3, 2022

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

Present for the meeting were Chairman Weidman, Vice Chairman Schwegmann, Trustee James, Interim Law Director Barbieri, Fiscal Officer Porter, Interim Administrator / Superintendent Kellums, Planning & Zoning Administrator Miller, Fire Chief Penny, and Sgt. Sovern from the Hamilton County Sheriff's Office.

The invocation was read by Mr. Miller.

Pledge to the Flag.

Approval of the April 19, 2022 Trustees Meeting Minutes

The April 19, 2022 regular Trustees meeting minutes were presented for approval. Mr. James made a motion, seconded by Ms. Schwegmann, to accept them.

Mr. Porter called roll. Vote: Mr. James: Aye; Ms. Schwegmann: Aye; Mr. Weidman: Aye

Approval of the April 25, 2022 Special Trustees Meeting Minutes

The April 25, 2022 Special Trustees meeting minutes were presented for approval. Mr. James made a motion, seconded by Ms. Schwegmann, to accept them.

Mr. Porter called roll. Vote: Mr. James: Aye; Ms. Schwegmann: Aye; Mr. Weidman: Aye

Public Comments

There was no one present who signed up to speak.

Planning & Zoning Report

Resolution – Zoning Case 2022-07MA

Mr. Miller reported the first item he had was a draft resolution for the Board's consideration for Zoning Case 2022-07MA which was subject of a public hearing earlier that evening.

The resolution "Approving a Major Adjustment to a PUD, Case# 2022-07MA, for Kenwood Swim School, LLC in Sycamore Township and Dispensing with a Second Reading" was presented by Mr. Miller. He noted the exhibit attached to the resolution listed the staff recommended:

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution shall be adhered to, including but not limited to, freestanding signs, dumpster enclosures, streetscape buffers, site lighting, off-street parking requirements, and mechanical equipment.
2. No outdoor advertising, billboards, or telecommunications towers shall be permitted on the site.
3. Exterior signage shall conform to the "O" zoning district provisions of the Sycamore Township Zoning Resolution.

4. There must be 0 foot-candles of light spill at the north, and west property lines, as previously required.

Mr. James made a motion to approve the resolution, seconded by Ms. Schwegmann.

Mr. Weidman stated he likes the use and believes it is a great fit for the property. He stated he looks forward to having Kenwood Swim School in the community.

Mr. Porter called roll. Vote: All Aye.
Resolution 2022-038 passed this 3rd day of May, 2022

Mr. Miller reported he had two resolutions for the Board's consideration for the same property for property maintenance violations and junk vehicles. He showed photos of the property in question and noted this is a repeat offender.

Resolution – 11962 5th Avenue Nuisance Property

The resolution "Providing for and Authorizing Removal of Vegetation, Garbage, Refuse and Other Debris and Declaring a Nuisance for the Property Located at 11962 5th Avenue, Sycamore Township, Ohio 45249" was presented by Mr. Miller. Mr. James made a motion to approve the resolution, seconded by Ms. Schwegmann, dispensing with a second reading. Mr. Porter called roll. Vote: All Aye.

Resolution 2022-039 passed this 3rd day of May, 2022

Resolution – 11962 5th Avenue Junk Vehicles

The resolution "Providing for the Removal of Junk Vehicles in Sycamore Township, Hamilton County and the Proper Disposal, Storage or Impoundment of Motor Vehicles by Implementing the Procedures Set Forth in Sycamore Township Resolution 2012-14, and Sections §§ 505.173, 505.85, and 505.871 of the Ohio Revised Code" was presented by Mr. Miller.

Mr. Miller displayed photos of the junk vehicles noting they are out of date and appear inoperable. He stated both the complaints on the property came from neighbors.

Mr. James made a motion to approve the resolution, seconded by Ms. Schwegmann, dispensing with a second reading. Mr. Porter called roll. Vote: All Aye.
Resolution 2022-040 passed this 3rd day of May, 2022

Mr. Miller said there is a possible applicant for a zone change on the property across from the Mercedes Benz site on Montgomery Road. He stated the proposed use is office and noted the potential applicant had a preliminary meeting with him and Mr. Kellums. He said instead of using our facilities, they will be hosting an open house on May 19th at 6:00 p.m. to show concept plans to interested parties at the Kenwood Country Club. The open house will be advertised on the Township website and notices to interested parties will be sent by the Township. Mr. Miller noted there has been no formal submittal at this time.

Sheriff Patrol Report

Sgt. Sovern reported CIS is following up on leads having to do with the robbery that took place at Kenwood Towne Center. He said he cannot provide specifics, but progress is being made on the case.

Mr. Weidman discussed possible ways to have more of a police presence in that area near the Louis Vuitton store.

EMS/Fire Report

Chief Penny reported the Fire Department will hold a car seat check day for parents to come in on a Saturday and have their car seats checked or installed. The date will be posted in the quarterly newsletter and on the website.

Roads, Maintenance & Recreation Report

Mr. Kellums reported he and Mr. Petty had a meeting at Bechtold Park with the organizer of the food truck expo to be held there on June 25th. He stated they reviewed the details for the event noting there is a lot of excitement about this event. He said the Township will be supplying the stage and security as well as some staff for the event. He said there are already 40 food trucks signed up.

There was discussion about the layout for the event and location of the stage. Mr. Kellums noted he has contacted local churches and schools for off-site parking options.

Mr. Kellums reported on the Snider Road Bridge Project saying the revised estimated cost is \$160,000.00. He noted it is the Board's decision as to whether they would like to participate.

Mr. Weidman asked if that includes engineering.

Mr. Kellums answered no, that is the construction cost.

Mr. James asked what this fancy bauble on the bridge is going to look like.

Mr. Kellums answered it will say Sycamore Township and include the Township logo. He stated it is the same design that he showed to the Board in a previous public meeting.

Mr. Weidman requested Mr. Kellums send the Trustees the design again.

Mr. Kellums said he spoke to ODOT who confirmed sidewalks will be installed on the Township's side of the bridge to connect to from Sterling Run to Kemper Road. He pointed out a grant application was submitted for sidewalks on Kemper, however, the decision on the grant keeps getting delayed.

Mr. James asked if the sidewalks would be going in regardless of what we do with the sign.

Mr. Kellums answered the bridge is not in our cost but the sidewalks on Snider will be. He said the fence and facing on the bridge are all aesthetics.

Mr. James commented if we had not agreed to this there would still be a chain link fence and stated he thinks it is a terrible idea to spend money on this, but the Board has voted to do it.

There was discussion on the past vote and cost. It was decided to review the design and cost and revisit it at the next meeting.

Mr. Kellums reported the Trash Bash at Bechtold Park was very successful. He stated 33 dumpsters were filled and he is waiting on numbers from the various companies who helped.

Mr. Kellums stated the Township has a resolution prohibiting dumping in the public roadway. He reported in the past, the Township would fine the homeowners for dumping since it was difficult to catch the contractors doing it. He said after a few years of putting that in the newsletters several times, people stopped doing it. He reported now dumping in the roadway is happening a lot. Mr. Kellums said we have a lot of money invested in these roads and he thinks this subject should be revisited.

Mr. Weidman stated he would like Mr. Barbieri's opinion on it and he would like to know if any other communities have similar resolutions in place.

Mr. Kellums said he could speak to the Sheriff's Office about it.

There was a discussion about this issue which includes dumpsters full of heavy materials being placed on roads and damaging them.

Mr. Weidman requested Mr. Barbieri research this subject and report back to the Board.

Sgt. Sovern commented usually people will dump in the road where cars would normally park so that it is not a true obstruction to traffic because the road is passable.

Resolution – Gideon Lane Culvert

The resolution "Authorizing a Contract with Carpenter Marty Transportation Inc. for Engineering Services for the Gideon Lane Culvert Project, Dispensing with a Second Reading, and Declaring an Emergency" was presented by Mr. Kellums. Mr. James made a motion to approve the resolution, seconded by Ms. Schwegmann. Mr. Porter called roll. Vote: All Aye. Resolution 2022-041 passed this 19th day of April, 2022

Mr. Kellums reported other projects are moving along noting there was a meeting with the engineer for the Montgomery Road Sidewalk Project. He stated the contractor for the Larchview Drive / Plainfield Road Project is pulling off that project for two weeks to finish another project which he said is not a good idea as the road and people's yards are currently torn up.

Mr. James said he had a conversation with Parks and Public Spaces Supervisor Jason Petty about the condition of the playset at Bob Meyer Park and he is looking at whether it makes sense to replace or repair it. He said he had a resident ask him about that and about the status of installing a playset behind the administration building.

Mr. Kellums answered we are working on all of that. He said we are working with two different companies that have been providing drawings and pricing. He said we are getting close to having a playset installed in the rear of the Administration Complex. Mr. Kellums said they are having trouble finding parts for the playset at Bob Meyer Park. He stated if the parts cannot be found, it will be replaced. He also reported the playset that was at the Administration Complex will be reassembled at Highpoint Park.

Mr. James stated Mr. Petty did a good job reaching out to residents in Sturbridge as to whether it is age appropriate or if it should be engineered for younger children.

Mr. James asked why the Kenwood Gardens sign has been missing for months.

Mr. Kellums said he thought a new sign had been ordered and stated he will check with Jason on the status. He reported Kenwood Gardens is getting used with the new Graeter's next door.

Law Director Report

Mr. Barbieri reported there is a resolution coming up having to do with the ARPA funds. He explained the Township is required to adopt federal guidelines because this is federal money. He noted the last federal money that was received was distributed through the State in accordance with an emergency, therefore it was not necessary to adopt the federal guidelines at that time.

Resolution – Authorizing Increase in Micro-Purchase Threshold and Adopting Uniform Guidance Procurement Policy

The resolution "Authorizing Increase in Micro-Purchase Threshold and Adopting Uniform Guidance Procurement Policy" was presented by Mr. Miller. Mr. James made a motion to approve the resolution, seconded by Ms. Schwegmann, dispensing with a second reading.

Mr. Porter called roll. Vote: All Aye.

Resolution 2022-042 passed this 19th day of April, 2022

Administrator Report

Mr. Kellums reported on the Township's gas aggregation program. He said the prices are currently outrageous, so the Township has been advised to hold off on it for now, hoping to obtain better pricing in the fall.

There was discussion about more prominent placement of this information on the website.

Mr. James asked what happened with the presentation by MSD (Metropolitan Sewer District) to Owlwoods and Keller Road residents.

Mr. Kellums answered the presentation was well attended and the residents agreed that they do not want what MSD has proposed so other options are being investigated.

Mr. Weidman stated he received an email from Chelsea Thomas of MSD and she stated MSD engineering is looking into using the Cincinnati Friends church property on Keller Road and running a lateral line back with the chemical to the intersection. He stated she did not know if that would work because they do not know what utilities are under ground.

Motion to Advertise for Station 93 HVAC

Mr. Kellums requested a motion to advertise for the HVAC improvements at Station 93. He said the Township had previously sought engineering to replace the geothermal system, which has not worked well from the beginning, with a forced air split system. He said he has gotten the engineering and specs back and is ready to solicit bids. He noted this may be funded with TIF funds and stated the engineer's estimated cost is \$230,000.00.

Mr. Miller asked if this includes the community room.

Mr. Kellums answered yes. He and Chief Penny went on to describe the system proposed.

Mr. James made a motion, seconded by Ms. Schwegmann, to advertise for the Station 93 HVAC improvements. Mr. Porter called roll. Vote: All Aye.

Purchase Orders Over \$5,000.00

Mr. Kellums stated there are no purchase orders for approval.

Fiscal Officer Report

Pay Bills and Read Receipts

The receipts in the amount of \$587,732.32 and disbursements in the amount of \$272,227.53 for May 3, 2022 were read by Mr. Porter and are hereby made a part of these minutes. He noted the first half property tax money came in and the school payments are part of the check run.

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 to approve was made by Mr. James, seconded by Ms. Schwegmann. Mr. Porter called roll. Vote: Mr. James: Aye; Ms. Schwegmann: Aye; Mr. Weidman: Aye

Trustee Comments

Ms. Schwegmann reminded people this weekend is monthly brush chipping and the compost give away.

Mr. James reminded the Board to get bylaws set up for a new finance committee.

Mr. Weidman stated the National Day of Prayer is Thursday, May 5th at noon in the Administration Building parking lot. He said he hopes everybody can attend.

Announcement Changes

Mr. Weidman stated the May 9th Zoning Commission meeting is canceled due to lack of an agenda and referred people to the website calendar for details on all meetings and events.

Executive Session

A motion was made by Mr. Weidman to adjourn the meeting into executive session as permitted by Ohio Revised Code Section 121.22(G)(1) to consider the employment, dismissal, discipline, or compensation of a public employee with the Township Law Director and also to enter into executive session pursuant Ohio Revised Code Section 121.22(G)(3) to discuss pending litigation.

Mr. James seconded the motion.

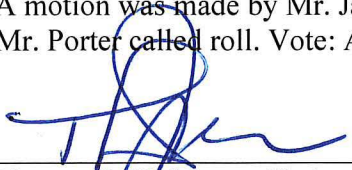
Mr. Porter called roll. Vote: Mr. James: Aye; Ms. Schwegmann: Aye; Mr. Weidman: Aye

Mr. Weidman invited Mr. Porter, Mr. Kellums, and Mr. Miller into the executive sessions with the Trustees and Law Director.

End Regular Session: 7:44 p.m.
Begin Executive Session: 7:45 p.m.
End Executive Session: 8:07 p.m.
Back in Regular Session: 8:09 p.m.

Mr. Porter called roll. All three Trustees indicated they were present.

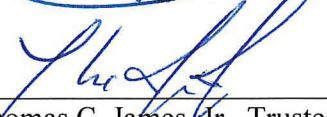
A motion was made by Mr. James, seconded by Ms. Schwegmann, to adjourn the meeting.
Mr. Porter called roll. Vote: All Aye. The meeting adjourned at 8:09 p.m.



Thomas J. Weidman, Chairman



Tracy Schwegmann, Vice Chairman



Thomas C. James, Jr., Trustee



Robert C. Porter III, Fiscal Officer
05/03/2022