

RECORD OF PROCEEDINGS

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

December 20, 2022

The regular meeting was called to order at 7:09 pm. by Chairman Weidman.

Present for the meeting were Chairman Weidman, Vice Chairman Schwegmann, Trustee James, Law Director Barbieri, Fiscal Officer Porter, Administrator Kellums, Planning & Zoning Administrator Miller, and Lt. Tarr from the Hamilton County Sheriff's Office. Fire Chief Penny arrived late due to being called to a fire.

The invocation was read by Mr. Kellums.

Pledge to the Flag.

Approval of the December 2, 2022 Special Trustees Meeting Minutes

The December 2, 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

Approval of the December 6, 2022 Trustees Meeting Minutes

The December 6, 2022 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 December 6, 2022 Records Commission Meeting Minutes

The December 6, 2022 Records Commission Meeting minutes were presented for approval. Mr. Weidman made a motion, seconded by Mr. Porter, to accept them.

Mr. Porter called roll. Vote: Mr. Porter Aye; Mr. Weidman: Aye

The resolution "Appointing Jonathan T. Deters as Fiscal Officer" was presented by Mr. Kellums. Mr. James made a motion to approve the resolution, seconded by Ms. Schwegmann, dispensing with a second reading.

Mr. James noted for the record there were two highly qualified applicants for Fiscal Officer position and the consensus from the Board was that Mr. Deters is the best choice.

Mr. Porter called roll. Vote: All Aye.

Resolution 2022-127 passed this 20th day of December, 2022

The Board congratulated Mr. Deters.

Public Comments

None.

Planning & Zoning Report

Resolution – Zoning Case 2022-15P2

Mr. Miller reported he had a resolution for the Board’s consideration for Zoning Case 2022-15P2.

The resolution “Approving a PUD-2 for Robert Lucke Group, Inc. in Sycamore Township and Dispensing with a Second Reading” was presented by Mr. Miller. He then read the conditions associated with the approval of the PUD-2 and modified them with input from the Board. The conditions of the approval are as follows:

- 1) Existing lots shall be consolidated prior to Zoning Compliance Plan approval.
- 2) Site shall not be utilized for telecommunication towers in the future.
- 3) Site shall not be used for off-site advertising signs or billboards in the future.
- 4) A variance shall be granted for dumpster setback as part of this PUD-2 approval and additional landscaping shall be approved at the discretion of Township staff.
- 5) A variance shall be granted for outdoor lighting intensity, per photometric plan as part of this PUD-2 approval.
- 6) Signage shall be designed consistent with Section 13-11 of the Sycamore Township Zoning Resolution. All other provisions of Chapter 13 SIGNS shall remain in effect.
- 7) Applicant shall provide a payment to Sycamore Township in the amount of \$15,000 for the construction of a seven (7) foot walk at the face of curb along the frontage of East Kemper Road with a curb ramp at Northlake Drive to cross Kemper Rd. Sidewalk & Curb Ramp will follow ODOT & Hamilton County Standards. Sidewalk shall be constructed through the proposed driveway and be installed as a Township project.
- 8) A raised median shall delineate the right-in/ right-out access point at Kemper Rd.
- 9) A drive-thru shall be prohibited unless an approved minor adjustment to the PUD is granted.

Mr. James made a motion to approve the resolution as presented in its final form, seconded by Ms. Schwegmann. Mr. Porter called roll. Vote: All Aye.
Resolution 2022-128 passed this 20th day of December, 2022

Resolution – 4608 Kugler Mill Road Nuisance Property

Mr. Miller reported he had a resolution for the Board’s consideration for a nuisance property located at 4608 Kugler Mill Road. He noted while the owner has responded, they have not followed through with abating the violations. Mr. Miller displayed photos of the property.

The resolution “Providing for and Authorizing Removal of Vegetation, Garbage, Refuse and Other Debris and Declaring a Nuisance for the Property Located at 4608 Kugler Mill Road, Sycamore Township, OH 45236” 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 2022-129 passed this 20th day of December, 2022

Mr. Miller stated this was his last Trustee Meeting with this Board as he has accepted a position as Township Administrator with Delhi Township. He said it has been an absolute pleasure to work with the Board, a privilege to be a part of this staff, and an honor to serve this community. He thanked the Board for the three years he has been with Sycamore Township.

The Trustees congratulated and thanked Mr. Miller.

Sheriff Patrol Report

Lt. Tarr wished everyone a Merry Christmas and safe holiday.

EMS/Fire Report

Vehicle Purchase

Chairman Weidman stated Chief Penny had been called to a fire and could not be present. He reported the Chief had submitted information to the Board about the Fire Department's vehicles that was requested at the last meeting in response to his request for approval to purchase two new vehicles. Mr. Weidman said he would like the Board to have more time to review the information.

Roads, Maintenance & Recreation Report

Mr. Kellums reported curbside leaf collection is over just in time for the Maintenance crews to get the trucks prepared for upcoming snow.

Mr. Kellums said he had a resolution for the Board's consideration.

The resolution "Approving and Authorizing a Contract for the Montgomery Road Sidewalk Improvement Project (Stewart Road to Ken Arbore Drive) and Dispensing with a Second Reading" was presented by Mr. Kellums.

Mr. Kellums stated the low bid at the December 9th bid opening was Adleta Construction with a bid of \$713,611.57 which was considerably lower than the bids the Township was expecting and the engineer's estimate.

Mr. James made a motion to approve the resolution, seconded by Ms. Schwegmann. Mr. Porter called roll. Vote: All Aye.

Resolution 2022-130 passed this 20th day of December, 2022

Mr. James stated there is a group in Heitmeyer Farms concerned about power outages. He requested Mr. Kellums get an update from Duke Energy about tree trimming projects and another project they reported to the Board about a year and a half ago.

Law Director Report

Mr. Barbieri stated he had nothing to report.

Administrator Report

Mr. Kellums reported he had sent the Board an agreement and some paperwork from Focus Capital Solutions, a company that had previously done work for the Township, but the contract was ended. He said he thinks this has a lot of value as far as extension of TIFs, noting we would have perhaps had the chance to extend them even farther if we had a consultant at the time. He said he does not know if the former Administration knew about it, he did not, but there was a chance to extend those TIFs even farther than they were, so it is of huge value to have someone in Columbus looking out for Sycamore Township.

Mr. Weidman entertained a motion.

Ms. Schwegmann asked what the motion would be and if there was a contract.

Mr. Barbieri said a motion would be needed to approve the contract with Focus Capital Solutions, LLC consulting services agreement.

Ms. Schwegmann made a motion to approve the contract as presented. Mr. James seconded the motion.

Mr. James said he had some questions and concerns and pointed out George Glover was present, and he would like to hear from him.

Mr. George Glover, Managing Director of Focus Capital Solutions, addressed the Board saying he is that person in Columbus and he has had a long relationship with the Township. Mr. Glover elaborated on some of the services that his company provides such as securing funding for capital projects for local municipalities through the State of Ohio's budget. He said there is a lot of competition for those dollars. He said he works with the OTA and CLOUT and individual Townships as well. Mr. Glover went on to describe other services his company provides, including monitoring legislation and maintaining long term relationships with State Legislators.

Mr. Weidman said for the residents' knowledge, unlike cities that can adopt their own charter, as a Township, everything we can and cannot do is dictated by the State Legislature. He said Sycamore Township does have some advantages as a Home Rul Township that other townships do not have. Mr. Weidman stated by continuing to petition the legislature for additional opportunities, we enhance our opportunity for economic development and Mr. Glover has been a very effective advocate for us in the past. He gave an example of Mr. Glover helping him to get legislation passed to allow Sycamore Township to extend the four TIFs for 15 additional years generating \$74,625,000.00 for the Township. Mr. Weidman said Mr. Glover was also helpful in getting legislation passed for the JEDD. He said the Township needs to have an advocate in Columbus and Mr. Glover does an excellent job. Mr. Weidman stated we are interested in constructing a Veterans Memorial. Mr. Glover was able to secure \$100,000.00 from the legislature for Fairfield Township for a Veterans Memorial, so that is something we would like him to pursue.

Mr. Weidman said the Township got cut short on the additional 15 years on those TIF extensions, we would like to see if we can get that resolved as well. He said we need someone to

be our eyes and ears in Columbus and Mr. Glover has demonstrated he does a great job, so he is all for this.

Mr. Glover elaborated on some of Mr. Weidman's points and spoke about the importance of a bill that will be reintroduced in the legislature next year.

Ms. Schwegmann said she has worked with firms similar to Mr. Glover's and said that it is tremendously helpful to have their expertise when you are trying to advance an initiative or secure funding for a capital project. She noted Township residents pay taxes to the state and Mr. Glover will help capture some of those dollars and bring them back here locally to benefit our residents.

She said it is an investment that is well worth it.

Mr. James agreed with Ms. Schwegmann saying Mr. Glover provides a valuable service. He said Mr. Glover's previous contract with the Township was not known to all of the Trustees; one of them did not know the Township had a lobbyist on retainer. He said we did not renew his contract at that time. Mr. James said it is up to the Board as a whole what Mr. Glover pursues and asked that Mr. Glover send some reports to all three of the Trustees. He noted some of the things Mr. Glover lobbied for in the past have been things at least one other Trustee did not agree with as to certain things with TIF and didn't even know what was going on and that was not proper.

Mr. James asked Mr. Glover about the fee difference with Sycamore Township's contract compared to another Township and asked what we are getting for the additional cost.

Mr. Glover said the term advocating is used as opposed to lobbying. He said he always has an open dialogue with the Trustees who are welcome to call him any time, although he usually works with the Administrator who then communicates to the Trustees. He said as far as the difference in fees, Trustee Weidman has identified a strong emphasis on economic development projects for this Township which is then initiated by Sycamore Township. He said that means we have to take the lead and spend extra time and effort to be at meetings in Columbus and here.

Mr. Weidman stated Mr. Glover should communicate with the Administrator who will then communicate with the Trustees.

Mr. Weidman addressed Mr. James' comment that one of the previous Trustees did not even know that we had Mr. Glover under contract. He said that the same Trustee signed a check to Mr. Glover's firm every month for two straight years, and that is one of the reasons he has been so adamant about Trustees getting back to signing checks instead of using electronic signatures so that if you have a question about an expense, you can ask someone about it. Mr. Weidman said the previous Trustee never asked what the expense was for, even though he continued to sign a check for it every month.

Mr. James said his point is not to cast blame but just to make sure everyone is informed and there is good communication.

Mr. Porter called roll for the motion to approve the contract. Vote: All Aye.

Resolution – Adopting 2023 Appropriations

The resolution “Adopting Appropriations for Calendar Year 2023, Dispensing with a Second Reading and Declaring an Emergency” was presented by Mr. Kellums. Mr. Kellums said the Trustees all received a copy of the 2023 Budget.

Mr. James asked if any of the money for the vehicles Chief Penny had requested was included in the budget.

Mr. Kellums answered yes, under capital.

Mr. James made a motion to approve the resolution, seconded by Ms. Schwegmann. Mr. Porter called roll. Vote: All Aye.

Resolution 2022-131 passed this 20th day of December, 2022

Purchase Orders Over \$5,000.00

Mr. Kellums presented the following purchase order over \$5,000.00 for approval:

22-107-4	Cummins Sales and Service	Repairs for E-92	\$7,360.19
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Mr. James made a motion to approve purchase order 22-107-4. Ms. Schwegmann seconded. Mr. Porter called roll. Vote: All Aye.

Mr. Weidman said Chief Penny is back and told him the Trustees will review the information he sent them with regard to the vehicles and discuss it at the next meeting.

Chief Penny urged people to be careful with space heaters and alternate heating devices with the colder weather coming. He said the last two fires to which they’ve responded were caused by them being too close to flammables. He said be careful where you place them and do not use extension cords with them. Chief Penny said the Fire Department rescued a cat in the apartment on top of the 312 Bar and resuscitated it.

Fiscal Officer Report

Pay Bills and Read Receipts

The receipts in the amount of \$802,562.70 and disbursements in the amount of \$1,495,828.90 for December 20, 2022 were read by Mr. Porter 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 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 said she participated in the Dillonvale Luminaria, which was a fantastic event, loved by the community and involving staff from all Township departments. She thanked everyone for her first year under her belt and wished everyone Happy Hanukkah, Merry Christmas, and happy holidays.

Mr. Weidman said leaf pickup has ended just in time for snow and very cold temperatures. He said dress warm and bring pets inside. He wished Jewish residents a Happy Hannukah. Mr. Weidman congratulated Mr. Miller on his new position at Delhi Township and said he speaks for everyone that he will be missed. Mr. Weidman wished him all the best and wished staff a Merry Christmas and Happy New Year.

Mr. James told Mr. Miller he would be missed and wished him the best at Delhi Township. He said Mr. Weidman made a very compelling case on what Mr. Glover can do for the Township and he hopes the Board can all work together in the future. Mr. James wished everyone a Merry Christmas and Happy Hannukah and a Happy New Year.

Announcements

Mr. Weidman stated Township Offices will be closed December 26th and January 2nd for holidays and the next Trustee meeting will be January 17th at 7:00 p.m.

Mr. Weidman made a motion to adjourn into executive session as permitted by Ohio Revised Code Section 121.22(G)(1) to consider the employment of a public employee and compensation of public employees and to adjourn into Executive Session as permitted by Ohio Revised Code Section 121.22(G)(3) to discuss imminent court action with the Township Law Director and to adjourn into Executive Session as permitted by Ohio Revised Code Section 121.22(G)(8) to consider confidential information relating to specific business strategy and to discuss negotiations respecting requests for economic development assistance.

Mr. James seconded the motion.

Mr. James asked what the third Executive Session is regarding.

Mr. Kellums answered it has to do with Tire Discounters.

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

End Regular Session: 8:03 p.m.

Begin Executive Session: 8:05 p.m.

End Executive Session: 10:23 p.m.

Back in Regular Session: 10:25 p.m.

Mr. Porter called roll and all three Trustees indicated they were present.

Ms. Schwegmann made a motion to appoint Jeff Uckotter to the position of Planning & Zoning Administrator. Mr. James seconded the motion. Mr. Porter called roll. Vote: all Aye.

The resolution “Establishing Rates of Pay and Benefits for Township Employees” was presented by Mr. Kellums. Mr. James made a motion to approve the resolution, seconded by Ms. Schwegmann, dispensing with a second reading, and declaring an emergency. Mr. Porter called roll. Vote: All Aye.

Resolution 2022-132 passed this 20th day of December, 2022

Mr. James made a motion to adjourn. Ms. Schwegmann seconded the motion.

The meeting was adjourned at 10:27 p.m.



Thomas J. Weidman, Chairman

Tracy Schwegmann, Vice Chairman

Thomas C. James, Jr., Trustee

Robert C. Porter III, Fiscal Officer

12/20/2022