

RECORD OF PROCEEDINGS

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

Tuesday, June 20, 2023, 7:00 p.m.

The regular meeting was called to order at 7:00 p.m. by Chairman Schwegmann.

Present for the meeting were Chairman Schwegmann, Vice Chairman Weidman, Trustee James, Fiscal Officer Deters, Law Director Barbieri, Administrator Kellums, Planning & Zoning Administrator Uckotter, Fire Chief Penny, and Lt. Tarr from the Hamilton County Sheriff's Office. Superintendent Reutelshofer was absent.

The invocation was read by Mr. Kellums.

Pledge to the Flag.

Approval of the June 6, 2023, Trustee Meeting Minutes

The June 6, 2023, Trustee Meeting minutes were presented for approval. Mr. James made a motion to accept them, seconded by Ms. Schwegmann.

Mr. Deters called roll. Vote: James: Aye; Schwegmann: Aye; Weidman: Abstain

Presentation – Resolutions Honoring Moeller High School Volleyball and Baseball State Champions

The resolution “Honoring the 2023 Moeller High School Volleyball Team” was read by Mr. Weidman. Mr. Weidman made a motion to approve the resolution, seconded by Mr. James, dispensing with a second reading. Mr. Deters called roll. Vote: James: Aye; Schwegmann: Aye; Weidman: Aye
Resolution 2023-046 passed this 20th day of June, 2023

The resolution “Honoring the 2023 Moeller High School Baseball Team” was read by Mr. Kellums. Mr. Weidman made a motion to approve the resolution, seconded by Mr. James, dispensing with a second reading. Mr. Deters called roll. Vote: James: Aye; Schwegmann: Aye; Weidman: Aye
Resolution 2023-047 passed this 20th day of June, 2023

The resolutions were presented to Varsity Volleyball Coach Lee Meyer and Varsity Baseball Coach Tim Held of Moeller High School.

Public Comments

No members of the public signed up to speak.

Sheriff Patrol Report

Lt. Tarr reminded residents that the Sheriff's Office does offer vacation residence checks for people going out of town for at least three days. He stated that residents may call 513-825-1500 to take advantage of the vacation watch service.

EMS/Fire Report

Chief Penny reported that the department hopes to bring some more part-time firefighters on board and discussed delays in obtaining turnout gear for them. He reported that the recently hired fire hydrant painter is doing well and has completed most of the hydrants in Sturbridge.

Chief Penny relayed a story about four of the Township's firefighters coming upon an injured dog while golfing and taking it to the emergency vet.

Planning & Zoning Report

Mr. Uckotter stated that recently the Board passed a resolution to initiate a text amendment to the Zoning Resolution to consider misdemeanor criminal remedies for zoning violation cases. He reported the Zoning Commission recommended approval of the text amendment at their June meeting.

Resolution – 6510 Kugler Mill Road Nuisance Property

Mr. Uckotter reported he had a resolution for the Board's consideration for tall grass and weeds at 6510 Kugler Mill Road.

The resolution "Providing for and Authorizing Removal of Vegetation, Garbage, Refuse, and Other Debris and Declaring a Nuisance for the Property Located at 6510 Kugler Mill Road, Sycamore Township, Ohio 45236" was presented by Mr. Uckotter. Mr. Weidman made a motion to approve the resolution, seconded by Mr. James, dispensing with a second reading.

Mr. Deters called roll. Vote: James: Aye; Schwegmann: Aye; Weidman: Aye

Resolution 2023-048 passed this 20th day of June, 2023

Roads, Maintenance & Recreation Report

Mr. Kellums reported on behalf of Mr. Reutelshofer that the Reclamite Program on Larchview and in the Kenwood Meadows area had been completed. He stated the Polyfill project in the Marlette and Kemperknoll areas had also been completed.

Mr. Kellums reported the Montgomery Road sidewalk project between Stewart Road and Ken Arbre Drive is going well with the north side scheduled for completion by Monday, June 26th. He said after that, traffic control will be moved to the other side to begin work late that week.

Mr. Kellums reported the Township applied for a SORTA grant for Kenwood Road but will not find out if the grant is awarded until mid-August.

Mr. Kellums reported the parks are very busy this time of year and staff is working hard preparing for the Festival in Sycamore.

Mr. James stated Mr. Kellums had sent the Board a list of donors for the Festival in Sycamore. He said at the last meeting he had also requested Mr. Kellums or Mr. Reutelshofer circulate an updated budget for the Festival to the Trustees. He requested that Mr. Kellums provide the Festival in Sycamore budget, so the Board is aware of what we are spending. Mr. James asked if a quote had been received for the Orchard Lane sign.

Mr. Kellums answered that the quote was received late last week and is \$16,717.59 installed.

Mr. Weidman commented that he thought that sign was included in the SORTA grant application.

Mr. Kellums confirmed that it was included.

Mr. James stated that Duke Energy had made a lot of progress in clearing things out in Heitmeyer Farms subdivision in response to frequent power outages. He asked if Mr. Weidman had received any status report from Duke Energy.

Mr. Weidman responded that he did receive a report, and one resident would not agree to have trees removed because Duke Energy would not take the wood away. He said he did send that to the liaison for the residents. He noted that he has heard from Heitmeyer residents that the situation has been much better since the maintenance was done.

Law Director Report

Mr. Barbieri stated he had nothing to report.

Administrator Report

Natural Gas Aggregation

Mr. Kellums reported he had a resolution for the Board's consideration regarding gas aggregation. He explained that the reasoning for this is to look for a new rate, extend the aggregation term, and have the ability to move quickly to secure the rate. Mr. Kellums said the goal is to secure a rate under 70 cents per ccf.

The resolution "Authorizing Sycamore Township to Enter into a Natural Gas Aggregation Agreement with a Natural Gas Supplier as Recommended by Energy Alliances, Inc., Provided that the Accepted Aggregation Rate is Below the Current Contracted Rate at the Time of Execution, for a Period not to Exceed 36 Months and Dispensing with a Second Reading" was presented by Mr. Kellums. Mr. Weidman made a motion to approve the resolution, seconded by James. Mr. Deters called roll. Vote: James: Aye; Schwegmann: Aye; Weidman: Aye
Resolution 2023-049 passed this 20th day of June, 2023

Kenwood Towne Centre Wall Repair

Mr. Kellums reported he had a resolution for the Board's consideration to approve a quote to complete the repair of the retaining wall along Kenwood Towne Centre.

The resolution "Approving a Proposal for the Repair of a Retaining Wall on Kenwood Road and Dispensing with a Second Reading" was presented by Mr. Kellums. Mr. Weidman made a motion to approve the resolution, seconded by James.

Mr. Kellums noted that the quote for the completion of the repairs is \$48,754.00. Mr. James asked if the wall was on Township-owned property. Mr. Kellums confirmed that it is.

Mr. Deters called roll. Vote: James: Aye; Schwegmann: Aye; Weidman: Aye
Resolution 2023-050 passed this 20th day of June, 2023

Tire Discounters

Mr. Kellums reported he had provided information to the Board about an agreement with Tire Discounters that he and Mr. Barbieri, and the attorney for Tire Discounters have been working on for a while. He said Tire Discounters is rebuilding at its current location and would like to remain open using the old Pep Boys location owned by the Township for about two and a half years. He explained Tire Discounters would complete some work on the Pep Boys building and occupy it during construction. He said it is still in the JEDZ, so income to the JEDZ would continue and includes an agreement for a \$50,000.00 sponsorship of the Festival in Sycamore per year of the lease.

Mr. James commented that it is great to help out Tire Discounters and said the price is reasonable, but he expressed concerns about the term being a little long. There was a discussion about the length of the term, which was clarified to be 30 months. Mr. James said 30 months was a little more reasonable since we do not have a plan for the site right now. He stated this was news to him, and he was disappointed to hear from Mr. Barbieri that these negotiations had been going on for months with no updates to the entirety of the Board. He said he was disappointed to learn that and requested that Mr. Kellums keep the Board informed because they might have ideas or input. Mr. James then stated that the sub-leasing clause is a little too lenient.

Mr. Barbieri stated they had gone over the agreement many times, and he feels comfortable with that section.

Mr. James addressed the payment mechanism; he said this is \$50,000.00 in rent they are paying each year that we are pre-dedicated to the Festival, equivalent to the Township spending \$50,000.00 on the Festival. He said it is not a magic donor with no obligation; they are exercising this gift to get rent for the building. Mr. James asked why the agreement was structured that way.

Mr. Kellums responded that Tire Discounters would like to give back to the community. He noted that Tire Discounters would have to put a lot of money into the building to be able to use it.

Mrs. Schwegmann pointed out that Tire Discounters will get sponsor recognition.

Mr. James said that makes sense as opposed to them paying rent and the Township paying the \$50,000.00 for the Festival.

Mr. Weidman noted that the Township will still be collecting JEDZ income from this business, and the Township will no longer be maintaining the building, Tire Discounters will, so there are real benefits of this while we complete the traffic study and figure out what we need for access management and how to fund it. He said it is a great stopgap for both parties; it is good for the Township and good for one of the stakeholders in the community.

Mrs. Schwegmann said it feels like a win all the way around, noting everyone is getting some of what they need out of this transaction, so everyone benefits.

Mr. James agreed it is a win, saying it is a great deal for Tire Discounters, and he is happy to help facilitate business in the community. He said his question was more about the process since this was his

first opportunity to discuss it. Mr. James asked if anyone from Tire Discounters had anything to say since they were present.

Mrs. Schwegmann invited representatives from Tire Discounters to address the Board.

Mr. Charan Jackson, of 3624 Kendle Avenue, Cincinnati, Ohio, of Tire Discounters, addressed the board. Mr. Jackson thanked the Board of Trustees, saying this is a very important location for them and noting they have been there for over 20 years. He said Tire Discounters is locally owned and operated by the Wood family. Mr. Jackson said they are making a very significant re-investment in their Kenwood location by tearing down the existing building and the former Graeter's building to rebuild a state-of-the-art facility.

Mr. Weidman made a motion to approve the lease contingent upon the letter of commitment for Tire Discounters for the property located at 7789 Montgomery Road. Mr. James seconded the motion. Mr. Deters called roll. Vote: James: Aye; Schwegmann: Aye; Weidman: Aye

Purchase Orders Over \$5,000.00

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

23-137	Ohio Treasurer OPWC	Sturbridge Loan Payments	\$37,499.17
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Mr. Weidman made a motion to approve purchase orders over \$5,000.00. Mr. James seconded the motion. Mr. Deters called roll. Vote: James: Aye; Schwegmann: Aye; Weidman: Aye

Mr. James asked Mr. Kellums about the status of the Resident Finance Committee.

Mr. Kellums said the committee was delayed due to Mr. Porter's retirement and Mr. Deters's appointment as Fiscal Officer. He said the Township is searching for a new Finance Director to replace Debbie Campbell when she retires, and once that is done, Mr. Deters, as Chairman, will be a part of interviews for the committee.

Mr. James asked if we had gotten any new applications for the committee in recent months. Mr. Kellums answered that we had not.

Fiscal Officer Report

Pay Bills and Read Receipts

The receipts in the amount of \$487,117.61 and disbursements in the amount of \$263,988.03 for June 20, 2023, were read by Mr. Deters 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: 
Jonathan T. Deters, Fiscal Officer

Mr. Weidman made a motion to approve the receipts and disbursements. Mr. James seconded the motion. Mr. Deters called roll. Vote: James: Aye; Schwegmann: Aye; Weidman: Aye

Trustees Comments

Mr. Weidman reported he is working with representatives of a women’s golf tournament on some parking opportunities at Kenwood Towne Centre and Kenwood Collection for the tournament. He said this would be a great tournament for the area.

Mr. James wished everyone a happy summer.

Ms. Schwegmann reported that June is Men’s Mental Health Awareness Month. She said this was codified in 1994 by the President of the United States to highlight men’s mental health, raise awareness, and encourage men to take a proactive approach to their mental health. She encouraged people to use the resources available if they need help.

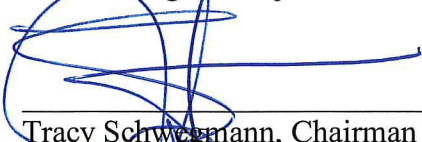
Announcements

Ms. Schwegmann announced that the Board of Zoning Appeals meeting scheduled for June 21st has been canceled. She referred people to the website calendar for information on other meetings and events and encouraged people to mark their calendars for the Festival in Sycamore on July 14th and 15th at Bechtold Park.

Mr. James noted he will not be able to attend the July 5th Board of Trustees Meeting and asked if anyone else was interested in moving that meeting to another date due to the holiday. It was decided to keep the meeting as scheduled, as the other two Trustees are available.

Mr. Weidman made a motion to adjourn, seconded by Mr. James.
Mr. Deters called roll. Vote: James: Aye; Schwegmann: Aye; Weidman: Aye


The meeting was adjourned at 7:37 p.m.



Tracy Schwegmann, Chairman



Thomas J. Weidman, Vice Chairman



Thomas C. James, Jr., Trustee



Jonathan T. Deters, Fiscal Officer
Regular Meeting 06/20/2023