

RECORD OF PROCEEDINGS
Minutes of the Trustees of Sycamore Township Meeting
Sycamore Township, Hamilton County, Ohio
June 19, 2018

The meeting was called to order at 9:00 a.m. Present for the meeting were President Connor, Vice President Weidman, Trustee LaBarbara, Fiscal Officer Porter, Law Director Miller, Administrator Bickford, Superintendent/Assistant Administrator Kellums, Zoning Administrator Holbert, Parks/Recreation Director McKeown, Fire Chief Penny and Lt. Smith from the Hamilton County Sheriff's Office.

Approval of June 5, 2018 Workshop Meeting Minutes

The minutes of the Board of Trustees Workshop Meeting held June 5, 2018 were presented for approval. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, to approve the minutes. Vote: LaBarbara: Aye Weidman: Aye Connor: Aye

Nuisance Property Resolution – (11955 2nd Av., 8321 St. Clair Av., 6330 Kugler Mill Rd.)

The resolution "Providing For and Authorizing Weed Cutting and Debris Removal, Declaring a Nuisance for the Property Located at 11955 2nd Avenue, Sycamore Township, OH 45249" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading and declaring an emergency. Mr. Porter called the roll. Vote: All Aye.

Resolution No. 2018-62 passed this 19th day of June, 2018.

The resolution "Providing For and Authorizing Weed Cutting and Debris Removal, Declaring a Nuisance for the Property Located at 8321 St. Clair Avenue, Sycamore Township, OH 45236" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading and declaring an emergency. Mr. Porter called the roll. Vote: All Aye.

Resolution No. 2018-63 passed this 19th day of June, 2018.

The resolution "Providing For and Authorizing Weed Cutting and Debris Removal, Declaring a Nuisance for the Property Located at 6330 Kugler Mill Road, Sycamore Township, OH 45236" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading and declaring an emergency. Mr. Holbert stated that the property is still going through the unsafe structure / condemnation process, but since that will take more time and the property has high grass, this resolution is being presented now. Mr. Porter called the roll. Vote: All Aye. Resolution No. 2018-64 passed this 19th day of June, 2018.

Mr. Holbert stated that, based on the direction of the Board at the last meeting, the information presented regarding the Kenwood Road properties at the last Trustees meeting had been sent. He also noted that 7330 Kenwood Road, the former Burger King, is not a dilapidated structure but is in the process of being torn down in preparation for the new restaurant.

Mr. LaBarbara suggested that in the future Mr. Holbert use PowerPoint or video screen when presenting information to the Board so all members and the public may see what is being discussed.

Fire Department Update

Chief Penny presented the May statistics noting they don't always show the effect of opioid overdoses based on how the call comes in. He said that a new category has been added which tracks calls based on whether they were the result of an opioid condition.

Mr. Weidman asked if the data that is generated correlated with the Health Department. Chief Penny stated he was unaware of how the Health Department tracks its data.

Chief Penny reported that the department has received a grant for three iPads which will be added to the squads.

Sheriff Department Update

Lt. Smith introduced Major Bill Rarrick, the new commander for the road patrol division of the Sheriff's office.

Lt. Smith stated that the May statistics have been submitted for review and reported he is working on staffing for the festival. He anticipates having eight deputies on Friday, July 13th and 15 on Saturday, July 14th. Lt. Smith also noted that the two new cruisers will be operational soon.

Parks and Recreation Update

Mr. McKeown reported that all festival acts are set to go. He noted on Friday, July 13th the acts would be Empty Garden, Brent James, and Dave Mason / Steve Cropper. The Saturday, July 14th acts are BuzzBin, DV8, and Night Ranger. He also stated that the same number of booths and food trucks as last year will be at the festival. Mr. Weidman made a motion to accept this lineup, seconded by Mr. LaBarbara. Mr. Porter called the roll, all voted yes.

Maintenance Department Update

Mr. Kellums advised the Board that three bid packets were picked up by contractors with only one bid submitted for the Bechtold Park Shelter #2 project. The submitted bid was from Ridge Structures and was approximately \$8,000 under the engineer's estimate. Mr. Kellums has asked the bidder for references and similar projects.

Mr. Kellums advised the Board that proposals were received for Construction Engineer 2 services for the Local Let Projects as required by the Local Planning Agency (LPA) agreement with the State.

Mr. Kellums reported that Township crews are conducting in house road base and curb repairs with asphalt in order to get the streets to the next construction season where permanent repairs will be made.

Mr. Miller asked what project was going on at 71 and Ronald Reagan Highway. Mr. Kellums stated the work was for a traffic light for southbound 71 exiting to east bound Ronald Reagan Highway.

Mr. LaBarbara asked about the status of the Kugler Mill Road project. Mr. Kellums stated that State Capital Improvement Funds (SCIP) will be applied for in the fall. He noted that last year, the project was the first alternate and in years past there has been enough money returned to fund the first alternate. That was not the case last year as no funds were returned.

Upcoming Public Hearings

Mr. Bickford advised the Board of the upcoming public hearing for Case 2018-09Z, which was originally heard on June 7th and had been continued to July 19th.

Resolution – Approving a Zone Change for the RDB Ventures LLC Development

The resolution “Approving a Zone Change for the RDB Ventures LLC Development with a Planned Unit Development Overlay” was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called the roll. Vote: All Aye. Resolution No. 2018-65 passed this 19th day of June, 2018.

Settlement Agreement Koncius Properties

Mr. Bickford reported on a settlement for a zoning citation in which the applicant failed to obtain the necessary tenant change permits. Mr. LaBarbara asked what legal fees were incurred. Mr. Miller stated the fees to draft the settlement were minimal.

Mr. Miller stated that at the last meeting the Board requested more information on the proposed Neyer development next to the Hampton Inn on Ronald Reagan Drive.

Mr. Miller stated this was not on the agenda due to a miscommunication. He also stated that there is a service agreement on the property that calls for the construction of 200,000 square feet of office. He noted that this was a chicken and egg scenario with both the zoning and service agreement needing modification.

Mr. Joe Trauth addressed the Board, indicating that the plan was to submit for a zone change for part of the site and a major PUD adjustment for the other. He indicated that an open house will be held, potentially in July.

Mr. Jeff Chamot stated that the proposal was to construct a 100,000 square feet office building and a 70 feet tall Carvana used car dealership. He also stated that the developer is requesting 3.5 million in public infrastructure for the construction of the office building.

Mr. Connor stated that the Board should take this under advisement while the applicant goes through the zoning process.

Mr. Trauth explained that Carvana is a new type of used car buying company utilizing the internet. They are proposing to build a 70 feet tall car vending building that will hold 28 cars. The buyers purchase the car on-line and then come to the facility to get the car to test drive it.

Mr. LaBarbara stated that 200,000 square feet of office was approved ten years ago. He also asked if 200,000 square feet of office was feasible to construct. Mr. Chamot said the remaining TIF would not be able to support the required parking. He also noted that constructing the Carvana

will allow the 100,000 square feet to be constructed noting there is no TIF requested for the Carvana.

Mr. Weidman stated that an agreement was signed requiring two 100,000 square feet office buildings and asked why an agreement would be signed for a project that the developer could not build.

Mr. Rob Sibcy noted that deal was signed by both parties because the Township wanted the FBI building constructed. Mr. Miller noted that the FBI building was not part of the agreement.

Mr. Weidman stated that the Township completed all of its obligations in the service agreement.

Mr. Sibcy stated that there was a recession in 2008 that lasted for seven years. Mr. Miller noted the service agreement was signed in 2012.

Mr. Dan Neyer addressed the Board. Mr. Neyer stated that the economics of the property does not support 200,000 square feet of office in today's market. He also stated that he was told the service agreement would not be signed by the Township unless 200,000 square feet was placed in the agreement.

Mr. Weidman stated that the original agreement was 266,000 square feet of office. He said at the time, Mr. Neyer said he could not build that and requested two 100,000 square feet office buildings, which was approved.

Mr. Neyer stated that Mr. Bishop told Mr. Neyer to show the maximum amount of building that could fit on the site whether or not it was economically feasible.

Mr. Weidman indicated that he doesn't think that was accurate.

Mr. Neyer stated that this proposal is about the only option for the property.

Mr. LaBarbara stated he met with Mr. Weidman before he took office and Mr. Weidman stated Mr. Neyer was a liar and he would not work with him.

Mr. Weidman stated that was not true and was a lie.

Mr. LaBarbara noted that Mr. Weidman is prejudiced against Mr. Neyer.

Mr. Connor stated none of this is appropriate.

Mr. Weidman stated he is going off the service agreement.

Mr. LaBarbara stated there is a proposal on the table that is good for the Township.

Mr. Miller stated that this should go through the zoning process and asked if the intent was to apply for and build both the Carvana and the office. Mr. Sibcy stated that was correct.

Mr. Connor stated that the proposal needs to go through the zoning process.

Mr. Weidman said that there was an obligation to accommodate the hotel parking.

Mr. Chamot stated they are taking that into consideration.

Purchase Orders Over \$2,500.00

Mr. Bickford presented the following purchase orders for approval:

Blanket Vendor	Utilities – Fire Departmen	\$38,449.62
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A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, to approve these requests.
Vote: All Aye

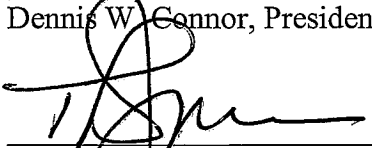
Schedule

The schedule of upcoming events was read by Mr. Connor.

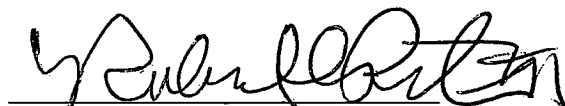
A motion to adjourn was made by Trustee Weidman and seconded by Trustee LaBarbara. Vote:
All Aye.

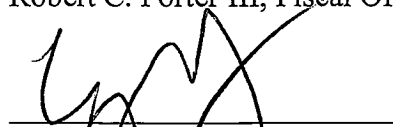
End regular session: 10:02 a.m.


Dennis W. Connor, President


Thomas J. Weidman, Vice President


Jim LaBarbara, Trustee


Robert C. Porter III, Fiscal Officer


Greg Bickford, Administrator
Workshop Minutes 06/19/2018