

RECORD OF PROCEEDINGS
Minutes of the Trustees of Sycamore Township Meeting
Sycamore Township, Hamilton County, Ohio
July 30, 2019

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

The meeting was called to order by Chairman Weidman.

Approval of July 16, 2019 Workshop Minutes

Mr. LaBarbara made a motion, seconded by Mr. Connor, to approve the July 16, 2019 Workshop minutes. Mr. Porter called roll. Vote: Connor: Aye; LaBarbara: Aye; Weidman: Aye

Neyer Properties – Kenwood Greens Information

Mr. Bert Hehman, of Neyer Properties, presented information on The Greens of Kenwood property to the Board. He requested the balance of the TIF that was promised to the overall site be applied to a proposed 100,000 square feet, Class A office building with parking garage. He noted they have secured a 30,000 square feet tenant, who will be new to Kenwood, for the project. He went on to show a rendering of the proposed development.

Ms. Brenda Wehmer, of Dinsmore & Shohl, addressed the Board reporting on rough annual revenue estimates for the proposed project and current revenue for the existing Hampton Inn and FBI building. She stated she does not know if the excess funds from those existing buildings can be used for the proposed parking garage or if they must be used to repay the \$1.5 million the Township paid for Ronald Reagan Drive.

Mr. Bickford stated the \$1.5 million was not intended to be repaid and went on to discuss the property values and work that needs to be done to move forward.

Ms. Wehmer stated the hotel and the FBI building together have about \$93,000 in excess.

There was some discussion about values of similar office developments in the area and the estimated value of the proposed development.

Mr. Bickford stated the TIF numbers could be worked through in time for the Trustees' public hearing for the zoning case in September.

Mr. Jeff Chamot, of Neyer Properties, addressed the Board in regards to a service agreement that was put into place in 2012.

Mr. Miller discussed the notices to the schools and stated it may just be a matter of amending the service agreement. There was then additional discussion about the property values and the parking.

Staff was directed to move forward with a more in depth analysis pending zoning approval for the project.

Public Speaking Opportunities

Mr. Weidman reported he had asked Mr. Bickford to research what, if any, limits other municipalities put on public comment at public meetings. He listed some examples of municipalities in the area which limit comments to a few minutes or so and stated at the June, 2019 Trustees meeting, the first speaker made comments for over 29 minutes, the second speaker for over 18 minutes and the third speaker spoke for 22 minutes.

Mr. Weidman noted that questions may be asked of Township staff outside of meetings and speaking for so long violates the spirit and intent of the public comment agenda item. He stated limiting the comments does not violate the Ohio Attorney General's Sunshine Laws. Mr. Weidman suggested trying to limit comments through the end of the year noting it could always be modified after we see how it goes.

Mr. Weidman made a motion, seconded by Mr. Connor, to limit the "Comments from Residents" to only those who have signed up on the sign in sheet prior to the beginning of the meeting and to allow comments only, no questions, for a maximum of four minutes per person.

There was discussion among the Board members about how to put this into practice and it was decided that this was a reasonable method to use to keep meetings on task. Mr. LaBarbara noted that the County allows speakers to yield time. Mr. Weidman stated he was not in favor of that.

Mr. LaBarbara asked why it was added to the agenda. Mr. Bickford stated he received the information late in the afternoon.

Mr. Porter called roll. Vote: All Aye.

Planning & Zoning Update

Mr. Holbert reported he had been researching what standards other municipalities in Ohio use for the cell towers in the right of way and said he will have something prepared to present to the Board soon.

Mr. LaBarbara asked about the Marley property on Kugler Mill Road. Mr. Miller stated the Township is moving forward with plans to raze the building.

Mr. LaBarbara asked when the no parking zone would be extended on Williams. Mr. Kellums stated it was posted recently and signs will be installed soon.

Mr. Kellums stated that they are waiting on the final environmental study on Mr. Marley's property that was required to move forward with the demolition, noting it will be completed soon.

Resolution – Approving a Site Plan for the Graeter's Ice Cream Development

Mr. Miller stated there is a problem with using the park as an extension of the outdoor seating for Graeter's. He also brought up the cost and issues reported on the proposed BigBelly solar powered trash receptacles. Mr. Miller recommended taking out the sidewalk to the park and the use of the park as part of this project.

Mr. Weidman stated Mr. Kellums stated he thought it would work to have larger trash cans because there will be maintenance staff working on weekends emptying trash at parks already due to shelter rentals.

There was discussion as to whether to eliminate access to the park as part of the project or to come up with a solution to the trash issue. There was also a conversation about the sidewalk and benches. Mr. Richard Tranter, representing Graeter's, stated that they would work with the Township to make sure all issues of trash are addressed.

It was decided to table the resolution until Thursday night's Board of Trustees meeting in order to receive comments from Graeter's.

Parks and Recreation Update

Mr. McKeown reported on the 9th Annual Sycamore Township Car Show taking place this Saturday, August 3rd.

Mr. McKeown stated there will be a Life Line Health Screening event at the Schuler Community room on August 12th.

Mr. McKeown informed the Board he is still waiting on final numbers from the Festival in Sycamore and is expecting to come in under budget. He noted there were 21 sponsors.

Fire Department Update

Chief Penny reported he would have the monthly report to the Board for the meeting on Thursday. He stated the salary resolution on the agenda is for individuals to paint the fire hydrants.

Resolution – Declaring a Fire Department Vehicle as Surplus and Obsolete

The resolution "Declaring a Fire Department Vehicle as Surplus and Obsolete, Authorizing Its Disposition" was read. A motion was made by Mr. LaBarbara, seconded by Mr. Connor, dispensing with the second reading. Mr. Porter called the roll. Vote: All Aye. Resolution No. 2019-79 passed this 30th day of July, 2019.

Resolution – Establishing the Rate of Pay for Township Employees

The resolution “Establishing the Rate of Pay for Township Employees” was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called the roll. Vote: All Aye.

Resolution No. 2019-80 passed this 30th day of July, 2019.

Maintenance Update

Mr. Kellums reported on the progress of road work and the commencement of construction of the roundabout at the intersection of Sycamore and Plainfield Roads.

Mr. Kellums stated the Township is looking at hosting a winter training seminar (snow plow driving) for other Townships on October 7th at Schuler Park and hoping to get sponsors to cover the cost.

Mr. Kellums reported asbestos abatement has been completed at 8579 Plainfield Road so they are ready to raze the structure. He said he has a proposal from Pavement Management to do the work for \$13,953.

Mr. Connor made a motion, seconded by Mr. LaBarbara, to approve \$13,953 to Pavement Management to raze the house at 8579 Plainfield Road.

Mr. Kellums stated he has money left over from the curb and Cape Seal projects and requested approval to use that money for an Onyx Program.

Mr. Connor made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution authorizing a contract with Strawser Construction for an Onyx Program for \$81,982.60.

Mr. Porter called roll. All Aye.

Purchase Orders Over \$2,500

Mr. Bickford presented the following purchase orders for approval:

Blanket Vendor	Fire – Vehicles	\$20,000.00
Pavement Management	Razing 8579 Plainfield Road	\$13,953

A motion was made by Mr. Connor, seconded by Mr. LaBarbara, to approve this request. Vote: All Aye

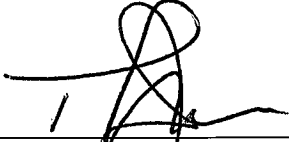
Schedule

Mr. Connor noted he cannot attend the Workshop on the 13th of August and suggested changing it to August 20th. It was decided to communicate availability with Mr. Bickford and make a decision later.

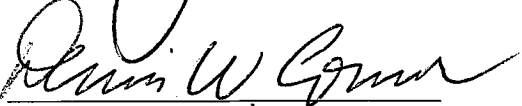
Mr. Weidman pointed out on the schedule of events the brush chipping program is August 3rd and the community listening session for the Deer Park library is July 31st.

A motion to adjourn was made by Trustee Connor and seconded by Trustee LaBarbara.
Mr. Porter called roll. Vote: All Aye.

Meeting adjourned: 10:11 a.m.




Thomas J. Weidman, Chairman



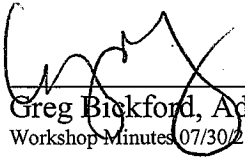
Dennis W. Connor, Vice Chairman



Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer



Greg Bickford, Administrator