

RECORD OF PROCEEDINGS

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

November 6, 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, Parks/Recreation Director McKeown, Fire Chief Penny and Lt. Smith from the Hamilton County Sheriff's Office.

The meeting was called to order by Chairman Weidman.

Approval of October 15, 2019 Workshop Minutes

Mr. Connor made a motion, seconded by Mr. LaBarbara, to approve the October 15, 2019 Workshop minutes. Mr. Porter called roll. Vote: Connor: Aye; LaBarbara: Aye; Weidman: Aye

Parks and Recreation Update

Mr. McKeown reported Luminaria will take place December 7th from 6:00 p.m. to 8:00 p.m. at Bechtold Park with the letter to Dillonvale residents going out this week.

Mr. McKeown stated the park committee members had all retired and new committee members are needed.

Sheriff Department Update

Lt. Smith reported on the shootings that occurred at the Hampton Inn and Suites, noting due to the fact that this is an on-going investigation, there are some things he cannot discuss.

He said several men who were not from Cincinnati rented the hotel room for a gaming party including computer games, dice games and gambling. He said people were coming and going all day from the hotel room but there had not been any noise complaints or any issues before the incident. Lt. Smith said shortly before 10:00 p.m., three individuals burst through the hotel room door with the intent to rob those inside. He said there were 15 people in the room including the three robbers and shooting began seconds after the robbers entered the room. Lt. Smith said two people were killed, including one of the robbers, and one person was injured. He reported there are 30 investigators assigned to the case who have been visiting the crime scene and have been in contact with the prosecutor's office. He noted it is a very technical investigation with progress being made but it will take some time.

Lt. Smith said the hotel was very busy that night and he is thankful no other innocent people were hurt. He also thanked the police from other jurisdictions who assisted that night.

Fire Department Update

Chief Penny reported his department responded to this incident as well and one could tell that the active shooter training that they have been doing has paid off with how well the police and fire personnel worked together. He noted the medics had bullet proof vests on and were prepared to go into the building to pull victims out of the building if necessary.

Chief Penny went on to discuss the extensive training his department and neighboring departments have been doing in the four family buildings set to be razed.

Maintenance Update

Mr. Kellums reported the Bechtold Pavilion Project and the second phase of the fiber project are both in the close out stage.

Mr. Kellums said curb side leaf collection is in full swing and his crews will continue to make the rounds as quickly as possible. He noted sidewalk repairs continue and should be finished up by next week.

Mr. Kellums gave an update on the progress being made on the second half of the Sycamore Road roundabout noting the goal has been to have it open by Thanksgiving. He said he received notice the lights are being held up until December and it will be tough to have it opened up if it is not lit properly, so they are looking for ways to light it temporarily to get it open as soon as possible.

Mr. Kellums reported consultant selection for construction engineering for the Montgomery Road Phase IV project has been completed with three submittals and Prime AE rating the highest. He said those ratings have been submitted to the State and the State confirmed them and asked for a proposal from Prime AE. He said the proposal came back at \$54,360.00. Mr. Kellums stated any time they do a project like this funded with grant money the State requires we hire a separate engineering firm to do the review and assist with inspections and administration of the project. He noted the State pays 80% of that so the cost to the Township is 20% or \$10,872.00. Mr. Kellums pointed out this is an \$861,000.00 project and the Federal Grant amount is \$649,000.00 so that \$10,872.00 is well spent in order to receive that size grant.

Resolution – Authorizing a Contract for the Kemper Road Sidewalk Phase 1 Project

The resolution “Authorizing a Contract for the Kemper Road Sidewalk Phase 1 Project” 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. 2019-115 passed this 6th day of November, 2019.

Resolution - Approving a Contract for the Construction of the Equipment Storage Building

The resolution “Approving a Contract with Perkins Carmack Construction, LLC for Construction of the Sycamore Township the Maintenance Storage Building” 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. 2019-116 passed this 6th day of November, 2019.

Mr. Kellums reported on the SCIP Grant application that had been submitted for the Larchview and Plainfield project saying we appealed the condition rating and should find out next week.

Mr. Kellums also informed the Board that on November 15th, Sycamore Township will be receiving an award for recycling efforts. The Township will be presented the “Best Township Waste Diversion Rate Award” by Hamilton County Recycling and Solid Waste District.

Upcoming Public Hearings

Mr. Bickford reported on Case 2019-15MA which will be heard by the Board of Trustees on Thursday, November 7th at 6:45 p.m. He stated the applicant requests a 9.3 square foot building sign for a new tenant, Drayer Physical Therapy, where a 7.6 square foot sign is permitted. He said because it was a specific approval in the original PUD it must be approved as a Major Adjustment. Mr. Bickford noted Zoning Commission did recommend approval of the proposal.

Planning and Zoning Update

Mr. Bickford said there will be a few candidates for the Planning and Zoning Administrator position coming in after the Workshop for the Trustees' consideration. He said staff has been working diligently to keep up with permits and caseloads.

Mr. Bickford noted the Kenwood Collection is now 100% full and the Kenwood Towne Center is at 98% occupancy and is in Brookfield's Top 20 of all malls in the United States.

Nuisance Property Resolutions –6330 Kugler Mill Road & 6272 Euclid Avenue

The resolution "Providing for and Authorizing Removal of Vegetation, Garbage, Refuse and Other Debris and Declaring a Nuisance for the Property Located at 6330 Kugler Mill Road, Sycamore Township, OH 45236" 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- passed this 6th day of November, 2019.

Mr. Bickford stated the above resolution is for the property with the house the Township has been working to raze. There was discussion about the dead tree(s) on the property and the environmental study done on the basement.

The resolution "Providing for and Authorizing Removal of Vegetation, Garbage, Refuse and Other Debris and Declaring a Nuisance for the Property Located at 6272 Euclid Avenue, Sycamore Township, OH 45236" 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- passed this 6th day of November, 2019.

CBD Oil

Mr. Bickford reported CBD oil is now legal in Ohio. He noted the Trustees had previously restricted the sale of medical marijuana and asked if the board wanted to restrict the sale of CBD oil also. Mr. Bickford reported on actions taken by Deerfield Township to prevent CBD oil retailers from taking over retail centers and creating blight.

Mr. LaBarbara made a motion, seconded by Mr. Connor, to research this issue further and present further information on CBD oil businesses. Mr. Porter called roll. Vote: All Aye.

R-Pace

Mr. Bickford reported on an opportunity for residential property owners to take advantage of the Pace program for energy efficiency improvements. He noted it will be administered by the Toledo, Ohio Port Authority. Mr. Bickford said the way this program works is when a homeowner hires a contractor for solar panels or new windows or other project to improve energy efficiency, and the contractor completes the job according to certain guidelines set by PACE, the financing for the project goes on the property taxes as in the commercial program. The financing would, therefore, be an assessment that stays with the property. The Township

would have to let the Auditor know to add the assessment to the property tax bill. Mr. Bickford noted this is all part of the Township's partnership with the Greater Cincinnati Energy Alliance.

Mr. Connor made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution approving the R-Pace program in Sycamore Township for residential properties. Mr. Porter called roll. Vote: All Aye.

Community Reinvestment Area Dillonvale Shopping Center

Mr. Bickford reported an analysis of the Dillonvale Shopping Center had been completed and a CRA could be a possibility. He said the center is worth \$8 million and pays \$260,000.00 a year in taxes. He noted the vacancies do not affect the value. Mr. Bickford said it will take an investment by the property owner of at least \$5 million for a CRA to be worthwhile. He said for every \$5 million invested the shopping center would save about \$132,000.00 per year in taxes with a CRA.

The Board members agreed the CRA is worth pursuing if the property owner is willing to make such an investment.

Purchase Orders Over \$2,500

Mr. Bickford presented the following purchase orders for approval:

Blanket Vendor	Bunker Gear	\$13,458.44
US Bank	2014 General Obligation Bond	\$134,825.00
US Bank	2016 Various Purpose Refunding	\$533,050.00
Ohio Treasurer	Sturbridge Loan CB13L	\$37,499.17
Pillar Insurance, Inc.	Commercial Package Renewal	\$60,536.00
Cincinnati City School District	SYC Financial/Redstone	\$261,180.39
Huntington National Bank	Kemper/Goldcoast Bond Payment	\$163,800.00
Lykins Energy Solutions	Fuel – All Departments	\$35,000.00
Bureau of Workers' Compensation	2020 Estimated Premium	\$86,047.00
Board of County Commissioners	Dispatch	\$24,543.60
Playground Equipment Services	Relocation of Playground Equipment	\$20,190.00
Terracon	Geotech Services 8540 Kenwood Road	\$26,463.50

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

Schedule

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

A motion to enter into **Executive Session to discuss Ongoing Litigation and Personnel – Employment** was made by Trustee Connor and seconded by Trustee LaBarbara.

Vote: Connor: Aye; LaBarbara: Aye; Weidman: Aye

Mr. Weidman invited Trustee-Elect Tom James to join in the Executive Sessions with the Trustees.


End regular session: 9:45 a.m.

Begin Executive Session: 9:45 p.m.
End Executive Session: 12:15 p.m.
Back in regular session: 12:17 p.m.


Mr. LaBarbara made a motion, seconded by Mr. Weidman, to dismiss without prejudice, the remaining counts in the Complaint filed against Mr. and Mrs. Smith and the property located at 6066 Bayberry Drive but to continue efforts to recoup the Township's legal fees and costs for remediation as provided in the Court's Order granting the Township's Motion for Contempt. Mr. Porter called role. Vote: Connor: Absent; LaBarbara: Aye; Weidman: Aye.

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


End regular session: 12:19 p.m.




Thomas J. Weidman, Chairman



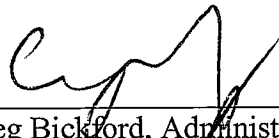
Dennis W. Connor, Vice Chairman



Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer



Greg Bickford, Administrator
Workshop Minutes 11/6/2009