

RECORD OF PROCEEDINGS

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

November 19, 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 Corporal Kidd from the Hamilton County Sheriff's Office. Lt. Smith was excused.

The meeting was called to order by Chairman Weidman.

Approval of November 6, 2019 Workshop Minutes

Mr. LaBarbara made a motion, seconded by Mr. Connor, to approve the November 6, 2019 Workshop minutes.

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

Parks and Recreation Update

Mr. McKeown reported the annual Dillonvale Luminaria will take place December 7th.

Mr. LaBarbara requested those in wheelchairs or with walkers in attendance at Luminaria be boarded first and use the vehicles with permanent seats to view the lights.

Fire Department Update

Chief Penny reported on an Active Shooter Training event the Fire Department participated in with the Sheriff's Office at Brookwood Retirement Community.

Maintenance Update

Mr. Kellums reported on the progress of the roundabout at Sycamore and Plainfield Roads noting it should be open in the next couple weeks provided Duke Energy sets the meter.

Mr. Kellums reported the curb replacement project in Heitmeyer Farms subdivision is going well despite the recent cold snap slowing them down a bit.

Mr. Kellums stated there was a preconstruction meeting last week for the Sycamore Township Maintenance Storage Building Project and earthwork has already begun.

A resident spoke expressing concern about screening between her house in New England Court and that project.

Mr. Kellums responded there will be a staggered row of trees, including some existing trees, and 12 feet tall spruce trees will be planted. He said if the resident is looking for 100% screening, five trees will not provide that. He noted the building will be brick which will be just like looking at the existing Administration building.

Mr. Weidman requested Mr. Kellums take another look at the landscape plan with the resident's concerns in mind and report back to the Board.

Mr. Connor asked about the status of the final recommended spreadsheet from the integrated committee and where the Larchview Drive Project stood.

Mr. Kellums answered it has not come out yet but he is pretty confident it will get funding.

Upcoming Public Hearings

Mr. Bickford reported the Trustees will hear two zoning cases on December 5th. Case 2019-18Z, the proposed zone change for Robert Lucke Homes which Zoning Commission did recommend approval of, and Case 2019-16MA, for CBank commercial office park requesting a new sign. Mr. Bickford noted Zoning Commission recommended approval of that also, however, part of the sign is in the right of way so he will be consulting with Mr. Miller and Mr. Desai about that. He stated he will show those plans at the next Workshop on December 3rd.

Mr. Bickford asked what the Board would like to do about the first meetings of 2020 which fall on New Year's Eve and January 2nd.

Mr. Weidman made a motion, seconded by Mr. Connor, to cancel the December 31, 2019 Workshop Meeting. Mr. Porter called roll. Vote: All Aye.

Nuisance Property Resolutions – 8160 Kemper Ridge Ct. & 8492 Donna Ln.

The resolution "Providing for and Authorizing Removal of Vegetation, Garbage, Refuse and Other Debris and Declaring a Nuisance for the Property Located at 8160 Kemper Ridge Court, Sycamore Township, OH 45249" 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. 2019-122 passed this 19th day of November, 2019.

The resolution "Providing for and Authorizing Removal of Vegetation, Garbage, Refuse and Other Debris and Declaring a Nuisance for the Property Located at 8492 Donna Lane, 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. 2019-123 passed this 19th day of November, 2019.

Mr. LaBarbara asked about the status of Mr. Bickford's research on the CBD oil.

Mr. Bickford answered he is still working on it and should have something for the next Workshop Meeting.

Resolution – Approving a Major Adjustment to a PUD for Myers Y. Cooper Development

The resolution "Approving a Major Adjustment to a Planned Unit Development doe the Myers Y. Cooper Development" 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. 2019-124 passed this 19th day of November, 2019.

Resolution – Setting the Rate of Pay for a Newly Hired Township Employee

The resolution "Setting the Rate of Pay for a Newly Hired Township Employee" 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. 2019-125 passed this 19th day of November, 2019.

Resolution – Authorizing the Disposition of a Police Vehicle

The resolution “Authorizing the Disposition of a Police Vehicle” 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. 2019-126 passed this 19th day of November, 2019.

Resolution – Authorizing the Issuance of Public Infrastructure Bonds

The resolution “Authorizing the Issuance and Sale of Not to Exceed \$3,300,000 Public Infrastructure Improvement Bonds: Authorizing a Bond Purchase Agreement Evidencing the Sale of Such Bonds; and Authorizing the Preparation and Distribution of an Official Statement to be Used in Connection with Selling Such Bonds” was read. A motion was made by Mr. LaBarbara, seconded by Mr. Connor, dispensing with the second reading.

Mr. Miller stated this is for the Neyer Garage at the Greens of Kenwood development.

Mr. Tom James, of 5784 Whitechapel Drive, Sycamore Township, OH 45236 addressed the Board stating the resolution itself does not identify the project.

Mr. Miller said he spoke to the Township’s bond attorney about that and was told it could be added but if a parcel number or address changed it would have to be redone. He noted the development will be named in the bond documents.

Mr. James stated it would be prudent to generally identify the property.

Mr. Miller said that could be done in the future but noted development names also change sometimes and pointed out the bonds may only be used for the project for which they were designated.

There was continued discussion about the need for identification in the resolution. Mr. James then asked if there was an attachment to the resolution noting it seemed to be referenced but was unclear.

Ms. Brenda Wehmer, Bond Attorney, Dinsmore & Shohl LLP, 255 East Fifth Street, Suite 1900, Cincinnati, OH 45202, addressed the Board stating the bond documents are not prepared and finalized until they actually price the bonds. She said the resolution authorizes the issuance of the bonds and the underwriters will go out and price the bonds. Ms. Wehmer said, as far as the project description, it will be in the official statement that the underwriters use to market the bonds. She said that document is in process and there are draft copies available. She noted the parameters of the bond document are contained in the resolution stating that, if the market is such that the parameters are exceeded, it would have to come back before the Board of Trustees for approval.

Mr. Porter called the roll. Vote: All Aye.

Resolution No. 2019-127 passed this 19th day of November, 2019.

Resolution - Cooperative Agreements CIG TIF

The resolution “Authorizing the Township’s Participation in Financing Public Improvements in Cooperation with the Port Authority and Authorizing the Execution of Documents to Effectuate Such Financing” was read. A motion was made by Mr. Connor, seconded by Mr. Weidman, dispensing with the second reading.

Mr. LaBarbara read a prepared statement and requested it be made part of the public record:

"This absolutely goes against the will of the people of Sycamore Township. This was discussed in eight public meetings before the residents and Capital Investment Group – each represented by an attorney. Regional Planning recommended denial – too dense; our own zoning department said no – too dense. We need this development to happen, but it's too massive at this scale. CIG's own traffic study shows a projected nine lanes of traffic on a four lane Kenwood Road.

Trustee Tom Weidman accepted a \$10,000.00 campaign contribution from CIG shortly before Election Day 2017 under a hidden LLC, Carriage Empire 2, knowing fully well that this project would come before the Board in the immediate future. Weidman received \$11,100.00 from CIG and should recuse himself from voting. When I voted no for this project back in November, I added that I would also vote no on any TIFs, tax abatements. Weidman then lobbied house member Tom Brinkman to change the TIF law, Home Rule Law Act for 26 of the 3009 Ohio Townships from a unanimous vote to a majority vote. This change was attached in the final hours to the Ohio State Budget Bill. Tom Weidman should be forced to recuse himself from this vote.

Trustee Denny Connor is a lame duck Trustee because of the November 5th election. Clearly a motivating factor behind this election and the way residents voted was this big CIG development. Tom James is the incoming Trustee and he should be able to weigh in on this.

What is the urgency in this vote that it can't wait less than two months when Mr. James takes office as a Trustee? It must be noted no legislation, no legislation, can hold the hands of an incoming elected official.

The appropriate action we should take is to table consideration of this until our newly elected Trustee Tom James takes office in two months. I am not going to sign this. You can't tie the hands of an incoming elected official – our new Trustee Tom James – this is crazy he has to weigh in on this. Thank you."

Mr. Porter called the roll. Vote: Connor: Aye; LaBarbara: Nay; Weidman: Aye
Resolution No. 2019-128 passed this 19th day of November, 2019.

Mr. Miller requested a motion to retain attorney Brenda Wehmer to review the CIG TIF documents.

Mr. Weidman made a motion, seconded by Mr. Connor, that the Township retain Brenda Wehmer, of Dinsmore & Shohl LLC to review the CIG documents. Mr. Porter called roll. Vote: All Aye.

Mr. Miller reported we have closed on the property at 4316 Sycamore Road that was purchased in the Sheriff's auction. He recommended the Board retain G. Robert Hines to do the real estate title legal work and he recommended purchase of title insurance.

Mr. Connor made a motion, seconded by Mr. Weidman, to obtain title insurance and to retain Mr. Bob Hines. Mr. Porter called roll. Vote: All Aye.

Mr. Miller also reported the closing on the Schoonover property will be effective Thursday. He recommended the Board retain G. Robert Hines to do the real estate title legal work and he recommended purchase of title insurance for that property as well.

Mr. LaBarbara made a motion, seconded by Mr. Weidman, to obtain title insurance and to retain Mr. Bob Hines. Mr. Porter called roll. Vote: All Aye.

Mr. Bickford asked the Board if they would like to authorize an RFQ (Request for Qualifications) for a traffic study. Mr. Weidman said that makes sense.

Schedule

Mr. Weidman referred those in attendance to the written schedule of upcoming events noting the next JEDZ meetings will take place December 5th and Luminaria is December 7th.

A motion to enter into **Executive Session to discuss Personnel - Employment** was made by Trustee Connor and seconded by Trustee LaBarbara. Mr. Porter called roll.

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

End regular session: 9:33 a.m.

Begin Executive Session: 9:40 a.m.

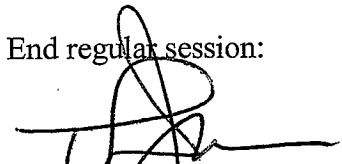
End Executive Session: 9:45 a.m.

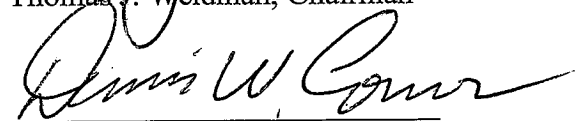
Back in regular session: 9:47 a.m.

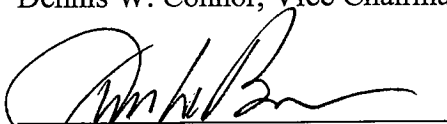
Mr. Weidman made a motion, seconded by Mr. Connor, to direct Law Director Miller to create a resolution hiring Sharon Johnson to a full time position. Mr. Porter called roll. Vote: All Aye.


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

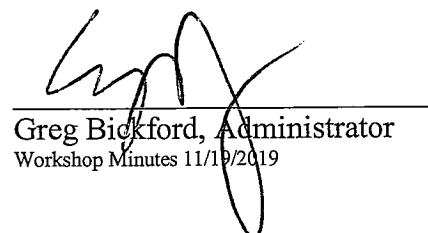
End regular session: 9:48 a.m.



Thomas J. Weidman, Chairman

Dennis W. Connor, Vice Chairman

Jim LaBarbara, Trustee

Robert C. Porter III, Fiscal Officer

Greg Bickford, Administrator
Workshop Minutes 11/19/2019