
MINUTES OF SYMMES TOWNSHIP REGULAR MEETING

DECEMBER 10, 2013

The meeting was called to order at 7:00 p.m. Elected officials present were: Mr. Phil Beck, Mr. Kenneth Bryant, Mrs. Jodie Leis, and Ms. Carol Sims.

Also present: Brian Elliff - Township Administrator; Jeff Forbes - Wood & Lamping; Bill Pitman - Director of Public Works; Sgt. Pete Enderle - Hamilton County Sheriff's Department; Otto Huber - Chief, Loveland Symmes Fire Department.

PRESENTATIONS:

The Board presented The Dragonfly Foundation with the donations collected during the annual Operation Santa event.

MR. ELLIFF presented the Board with information regarding the proposed CRA program with Horter Investment Management. The property is located at the western corner of Montgomery and Mason Roads. This proposal was heard by the Township Community Reinvestment Area and recommended approval of a 50% property tax abatement for a period of 10 years with certain conditions.

MR. HORTER stated his company needs to re-locate from its present location at the corner of Cornell and Snider Roads and is excited to have the opportunity to remain in Symmes Township.

The Board recognized the value Horter Investment has already added to Symmes Township and looks forward to this new endeavor.

RECEIPTS

Receipts totaling \$131,949.99 were read and accepted:

19201 WEL Venture	1-L	95.00
19202 Kiwi Plans	9-F	150.00
19203 TDA Assoc.	1-L	80.00
19204 Fischer Homes	1-L	306.00
19205 Kimberly Engel	5-C	650.00
19206 Tufts Funeral Home	5-D	850.00
19207 RBC	1-I	8,309.86
19208 Fischer Homes	1-L	153.00
19209 Imagestone	1-L	95.00
19210 Planning resource	1-L	59.00
19211 Wood Products	1-P	95.50
19212 Shihasi Starwind	1-E	2,928.31
19213 Cinti Bell	1-T	5,303.39
19214 Time Warner	1-T	47,600.98
19215 Andy Luedeking	1-P	50.00
19216 Thomas Decks	1-L	95.00
19217 RLH Ventures	1-L	4,320.00
19218 Cline Signs	1-L	117.00
19219 Ham Cty Auditor	1-C	561.77
19220 Ham Cty Auditor	23-C	3,567.35
19221 PNC Bank	1-I	107.80
19222 PNC Bank	1-I	21.96
19223 PNC Bank	1-I	.10
19224 MEMO		
19225 MEMO		
19226 Spectrum Networks	9-F	50.00
19227 Daniel Beck	1-P	75.00

19228 B. Heikkinen	1-P	75.00
19229 Meyer Sign Co.	1-L	153.00
19230 Klusty Signs	1-L	178.74
19231 Naylor Engineer	1-L	153.00
19232 Mid-Amer. Pool	1-L	95.00
19233 Gabbard Signs	1-L	493.60
19234 Dalbert Funeral Home	5-D	850.00
19235 Tufts Funeral Home	5-D	850.00
19236 Symmes Fire	14-C,28-A	20,711.06
19237 Mary Christenson	5-C	650.00
19238 Korea House	9-F	50.00
19239 TJ Maxx	9-F	300.00
19240 Fischer Homes	9-F	150.00
19241 Dragonfly	9-F	150.00
19242 Marion Investment	1-E	2,078.76
19243 Ham Cty Auditor	2-A	1,262.99
19244 Ham Cty Auditor	1-D,3-B	14,218.48
19245 Ham Cty Auditor	3-A	7,422.01
19246 Ham Cty Auditor	23-C	3,828.48
19247 Flipdaddy's	9-F	450.00
19248 DB Lawn	1-P	50.00
19249 Thomas Decker	1-L	47.50
19250 Mary Christenson	5-D	850.00
19251 Arterbum Homes	1-L	95.00
19252 DB Lawn	1-L	95.00
19253 C&M Woodcrafters	1-L	153.00
19254 Hulsman Signs	1-L	221.35
19255 Duke	1-L	80.00
19256 Complete Zone	1-L	264.00
19257 Richard Rosel	1-L	95.00
19258 Nelson Rosario	1-L	95.00
19259 Meyer Sign Co.	1-L	142.00

\$131,949.99

WARRANTS

MR. BRYANT moved that the Township pay its bills. MRS. LEIS seconded the motion and all voted 'aye'. Proper certification having been made, warrants totaling \$1,686,534.66 were issued:

60983 Enquirer	1-A-26	82.60
60984 Symmes Fire	14-A-7,10-A-11,20-A-7	172,280.00
60985 Symmes Fire	14-A-7	500.00
60986 Defer Comp	1-A-1,1-A-2A,1-B-1,5-A-3 4-B-1,5-A-2,1-A-12,4-A-2	2,435.00
60987 US Bank		355,171.25
60988 Huntington Bank		137,801.25
60989 Huntington Bank		608,600.00
60990 Huntington Bank		80,168.75
60991 Loveland		4,452.78
60992 VOID		
60993 Ace Exterm.	9-A-13,10-A-7	59.69
60994 Caldwell Welding	23-A-6	300.00
60995 Cinti Bell	10-A-7	222.92
60996 Cinti Bell LD	1-B-4,10-A-7	48.56
60997 Shell Oil	3-A-5	139.49
60998 Superamerica	9-A-9	4,041.00
60999 Time Warner	1-B-4	69.95
61000 Beth. North	1-A-26	36.16
61001 Minges & Sons	12-A-8	683.22

61002 Duke		1-E-1	1,395.35
61003 Bound Tree		14-A-5	232.60
61004 Mercy Health		1-A-26	154.00
61005 Rumpke		10-A-7	37.40
61006 Lykins Oil		3-A-5	343.01
61007 Cintas		1-B-8	84.86
61008 Batteries Plus		1-B-8,20-A-6	63.36
61009 Ohio Cat		20-A-5	279.70
61010 Buchanan's		23-A-7	4.35
61011 Cinti Bell		12-A-3	161.20
61012 Lykins Oil		3-A-5	733.45
61013 Rumpke		1-A-26,1-B-4,12-A-3	517.00
61014 Buchanan's		12-A-7	174.34
61015 LA Supply		12-A-4	60.00
61016 JD Services		11-C-4	5,214.83
61017 Tractor Supply		23-A-7,1-B-2	46.74
61018 Rumpke		1-A-26	368.50
61019 KE Rose		23-A-7	152.00
61020 Jones Fish		12-A-4	168.00
61021 VO Builders		1-A-26	1,200.00
61022 Jani-King		20-A-6,9-A-14	814.00
61023 CWW		12-A-3	355.20
61024 Superamerica		3-A-5	1,701.29
61025 NE Comm.	14-A-7,10-A-11,20-A-7		13,184.30
61026 Summit Digital		1-B-7	267.00
61027 Bill Pitman		1-A-3	35.00
61028 Reliance Life		1-A-6	622.01
61029 HCRPC		1-J-3	8,656.88
61030 Dental Care		1-A-6	1,233.95
61031 Brent Scott		1-A-26	45.75
61032 Systems Insight		1-A-26	200.00
61033 Sam's		12-A-8	106.04
61034 KE Rose		23-A-7	109.82
61035 Sam's	1-A-4,1-A-26,1-B-5, 3-A-10,23-A-4,12-A-6		261.28
61036 Sprint		14-A-8	61.78
61037 Duke		7-A-1	2,517.08
61038 Duke		7-A-1	2,742.94
61039 Duke		7-A-1	3,164.49
61040 Duke		7-A-1	2,044.20
61041 Brian Elliff		1-A-2A	2,661.90
61042 Luanne Felter		1-A-2A	1,328.90
61043 Jana Grant		1-A-2A	960.80
61044 J. Andrews	1-B-1,12-A-1,1-D_1,4-B-1		1,155.80
61045 W.Burns	1-B-1,12-A-1,1-D-1,4-B-1		1,553.78
61046 S. Connor	1-B-1,12-A-1,1-D_1,4-B-1		1,139.67
61047 Ed Dawes	1-B-1,12-A-1,1-D-1,4-B-1		794.80
61048 D. Heider	1-B-1,12-A-1,1-D-1,4-B-1		1,560.84
61049 J. Iles	1-B-1,12-A-1,1-D_1,4-B-1		1,056.67
61050 R. Jackson	1-B-1,12-A-1,1-D-1,4-B-1		1,122.80
61051 B.Pitman	1-B-1,12-A-1,1-D-1,4-B-1		2,048.44
61052 Brent Scott	1-B-1,1-D-1,12-A-1,4-B-1		1,145.71
61053 Defer Comp	1-A-1,1-A-2A,1-B-1,5-A-3 4-B-1,5-A-2,1-A-12,4-A-2		2,185.00
61054 Ham Cty Sheriff	20-A-7,9-A-9,9-A-14		77,973.83
61055 Luanne Felter		1-A-2A	416.75
61056 PNC Bank	1-A-1,1-A-2A,1-B-1,5-A-3 4-B-1,5-A-2,1-A-12,4-A-2		3,222.10
61057 Risk Source		1-A-26	750.00
61058 Blue Ash		20-A-5	197.40
61059 Medical Mutual		1-A-6	15,216.12
61060 Duke	9-A-13,10-A-7		2,070.58

61061 Duke	1-B-4	26.63
61062 Duke	1-B-4	333.68
61063 Duke	12-A-3	345.73
61064 Duke	5-A-12,1-B-4	679.30
61065 Duke	7-A-1	24.58
61066 Loveland	1-B-4	49.65
61067 Loveland	12-A-3	310.39
61068 Duke	12-A-3	449.76
61069 LA Supply	12-A-4	27.00
61070 LA Supply	12-A-9,1-B-8,5-A-11	805.00
61071 VOID		
61072 Insight Sector	14-A-08	1344.50
61073 HCRPC	1-J-3	5900.50
61074 Daniel Beck	1-A-26	10.00
61075 Comm. Center	9-A-10,10-A-11,14-A-7	1665.00
61076 Ace Exterm.	12-A-3,10-A-7,1-B-4	192.98
61077 Verizon	9-A-13	243.44
61078 Cintas	1-B-8	169.72
61079 Wood & Lamping	1-A-10	3086.90
61080 Cinti Bell	9-A-13,10-A-7	711.54
61081 Duke	12-A-3	365.12
61082 LA Supply	5-A-9	25.00
61083 Lykins Oil	3-A-5	32.69
61084 O'Reilly	12-A-7,23-A-7	30.10
61085 Rumpke	1-A-26,12-A-3	148.50
61086 Rumpke	10-A-7	37.40
61087 Rumpke	12-A-3	175.00
61088 Winelco	12-A-8	80.00
61089 Ham Cty Sheriff	20-A-7,9-A-9	75392.05
61090 Cinti Bell	1-B-4,12-A-3	387.52
61091 Rumpke	12-A-3	335.00
61092 McCabe's	12-A-4,12-A-5	19.93
61093 Rumpke	9-A-13,10-A-7	55.00
61094 Duke	12-A-3	192.02
61095 Lanrm	14-A-8	487.00
61096 Cinti Jan. Supply	20-A-6	250.00
61097 Duke	12-A-3	407.14
61098 Laserline	23-A-6	550.00
61099 Rumpke	12-A-3,1-B-4,1-A-26	368.50
61100 Tyco	10-A-7,1-B-4	56.54
61101 Loveland	1-B-4,12-A-3	149.40
61102 Duke	20-A-8,12-A-3,10-A-7	32.55
61103 State of Ohio	1-A-1,1-A-2,1-A-2A, 1-B-1,1-D-1,4-B-1,5-A-2	69.00
61104 State of Ohio	1-A-1,1-A-2,1-A-2A, 1-B-1,1-D-1,4-B-1,5-A-2	174.04
61105 State of Ohio	1-A-1,1-A-2,1-A-2A, 1-B-1,1-D-1,4-B-1,5-A-2	1,586.00
61106 PERS	1-A-1,1-A-2A,1-B-1,5-A-3 4-B-1,5-A-2,1-A-12,4-A-2	14,362.91
61107 Brian Elliff	1-A-2A	2,661.90
61108 Luanne Felter	1-A-2A	1,411.89
61109 Jana Grant	1-A-2A	960.80
61110 J. Andrews	1-B-1,12-A-1,1-D_1,4-B-1	1,377.71
61111 W.Burns	1-B-1,12-A-1,1-D-1,4-B-1	1,703.76
61112 S. Connor	1-B-1,12-A-1,1-D_1,4-B-1	1,139.67
61113 Ed Dawes	1-B-1,12-A-1,1-D-1,4-B-1	1,032.01
61114 D. Heider	1-B-1,12-A-1,1-D-1,4-B-1	2,033.39
61115 M. Howell	12-A-1	53.13
61116 J. Iles	1-B-1,12-A-1,1-D_1,4-B-1	1,133.29
61117 R. Jackson	1-B-1,12-A-1,1-D-1,4-B-1	1,355.71
61118 R. Malloy	1-A-2A	1,334.51

61119 B.Pitman	1-B-1,12-A-1,1-D-1,4-B-1	2,333.48
61120 Brent Scott	1-B-1,1-D-1,12-A-1,4-B-1	1,356.58
61121 P. Beck	1-A-1	1489.75
61122 K. Bryant	1-A-1	922.75
61123 J. Leis	1-A-1	1321.75
61124 C. Sims	1-A-2,1-D-1	1711.84
61125 T. Flagel	1-J-1	88.55
61126 J. Harlow	1-J-1	44.27
61127 D. Havill	1-J-1	88.55
61128 R. Ruehlmann	1-J-1	88.55
61129 R. Wolfe	1-J-1	87.55
61130 D. Misrach	1-J-1	44.27
61131 J. Iles	1-B-1,12-A-1,1-D_1,4-B-1	406.05
61132 Brent Scott	1-B-1,1-D-1,12-A-1,4-B-1	576.91
61133 Luanne Felter	1-A-2A	257.23
61134 Ed Dawes	1-B-1,12-A-1,1-D-1,4-B-1	612.97
61135 D. Heider	1-B-1,12-A-1,1-D-1,4-B-1	711.34
61136 Jana Grant	1-A-2A	195.12
61137 J. Andrews	1-B-1,12-A-1,1-D_1,4-B-1	191.61
61138 W. Burns	1-B-1,12-A-1,1-D-1,4-B-1	778.92
61139 B.Pitman	1-B-1,12-A-1,1-D-1,4-B-1	1,029.17
61140 PNC Bank	1-A-1,1-A-2A,1-B-1,5-A-3 4-B-1,5-A-2,1-A-12,4-A-2	5,551.22
61141 Loveland	12-A-3	449.95
61142 PNC Bank	1-A-6	240.09
61143 Defer Comp	1-A-1,1-A-2A,1-B-1,5-A-3 4-B-1,5-A-2,1-A-12,4-A-2	2,435.00
61144 E. Phillips	1-A-26	10.50
	TOTAL	\$1,686,534.66

MINUTES

MR. BRYANT moved to approve the following minutes:

April 2, 2013
 May 7, 2013
 May 28, 2013
 June 4, 2013
 June 25, 2013 (special)
 June 25, 2013 (regular)

MR. BECK seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

REPORTS

BRIAN ELLIFF - Reported on activities in the township since the last meeting:

1. SIGNAL CROSSING - The Board has previously expressed interest for a crossing across Lebanon Road between Symmes and Home of the Brave Parks.

Mr. Elliff reported that Staff has learned of a partial grant that may be available to help defray the cost of installing an active crossing. Mr. Elliff questioned if the Board wished Staff to obtain additional information.

The Board had no objection and directed the Township Administrator to research and report at a future meeting.

OTHER - MS. SIMS reported the annual meeting of the Township Records Commission was held on December 3, 2013 at 6:45 p.m. No action was taken by the Commission.

HEARING FROM RESIDENTS

JUDY HAVILL, 9976 LINCOLN (45111) - Expressed concern regarding the recent removal of all trees from the area known as the canon area in Camp Dennison. This situation was brought to the attention of the Township Administrator and restoration is required. Mrs. Havill read an excerpt from a 1932 article regarding this area which contains a monument detailing the military action in Camp Dennison during the Civil War. Mrs. Havill reminder the Board of the various items which are located on this site, including the newly installed Morgan Raiders informational plaques.

Mrs. Havill requested the Board consider hiring a landscape architect to develop a plan to restore this area.

SUE BURT, 7927 DANIEL (45111) - Stated she agreed and supported Mrs. Havill's comments and asked the Board for consideration of restoration to this area. Mrs. Burt stated it is important to have these mature trees replaced in this park.

MRS. LEIS questioned why these trees were removed.

MR. ELLIFF stated the County determined these trees needed to be removed.

MRS. HAVILL thanked the Board for its consideration in having a professional look at this area.

The Board directed the Township Administrator to work with Camp Dennison residents on the development of a restoration plan. Mr. Elliff requested the Board to pass a motion for this action.

MR. BRYANT moved to authorize the Township Administrator, under his purchase authority, to engage a professional landscape consultant to develop a plan for restoration of the Camp Dennison canon area. Mrs. Leis seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

CORRESPONDENCE

PRUS - e-mail proposal for Enyart Road sidewalk project.

JD SERVICES - Proposal for Enyart Road sidewalk project.

PHIL BECK - e-mail regarding various issues in Township.

HAMILTON COUNTY SHERIFF DEPT - Accident report on police cruiser.

HAMILTON COUNTY PUBLIC LIBRARY - Letter in support of Enyart Road sidewalk project.

PUCO - Notification that complaint on alleged rough crossing on Hopewell Road has been closed.

HAMILTON COUNTY AUDITOR - Letter regarding distribution of PILOT payments.
cc:ED NEENAN to KEN BRYANT - e-mail regarding collection of leaves.

cc:WILLIAM GORE to KEN BRYANT - e-mail regarding October 23 Suburban Life article.

POWER ENGINEERS - Proposal for nationwide permit for HOB path.

CHOICE ONE - Proposal for services for HOB path.

CHOICE ONE - Proposal for services for Union Cemetery sidewalk project.

HAMILTON COUNTY ZONING - e-mail with proposed fee changes and 2014 schedules.

HAMILTON COUNTY AUDITOR - Amended Certificate.

JUDITH SCHULTZ - Letter regarding sidewalks in Township.

CAREWORKS - 3rd Quarter report.

O'REILLY AUTO - Letter regarding participation in Public Sourcing Solutions.

INTEGRYS - Letter regarding electric aggregation program.

TIME WARNER - 3rd Quarter franchise payment (\$47,600.98).

RUMPKE - e-mail response to inquiries regarding early pick-ups.

CHOICE ONE - Signed agreement for Union Cemetery sidewalk services.

CHOICE ONE - Signed agreement for HOB path services.

RON RUEHLMANN, 8534 MEADOW BLUFF (45249) - Letter requesting re-appointment to Board of Zoning Appeals.

SYMMES FIRE - Memo regarding cot incident with Medic 60.

CLARK THEDERS - e-mail regarding information needed for cot incident.

HERITAGE 65 - e-mail regarding L. Felter's response to public records request.

M/M ARCONA, 11857 NATHANSHILL (45249) - e-mail regarding light spill over from Sycamore Church.

HAMILTON COUNTY ZONING - e-mail regarding 2014 Contract for Services.

ERIC ARILL, 10511 WILLOW - e-mail regarding condition of properties at Oak/Cinnamon and Oak/Mulberry.

TRI-HEALTH CONCERN - Letter regarding price increase effective January 1, 2014.

PERSO - Letter regarding claim filed by W. Abplanalp, J. Adams and B. Nettles.

OHIO JOB & FAMILY - Notice of unemployment benefits awarded to Ray Williams - chargeable amount to Township is \$2,833.20.

JUDY HAVILL - e-mail follow-up to conversation regarding excessive removal of trees from canon area in Camp Dennison.

INTEGRYS - Executed document for electric aggregation.

cc:HAMILTON COUNTY ZONING to M/M ANACOMA - e-mail response to light spill over from Sycamore Church.

KLA RISK CONSULTING - Follow-up letter to October 8 loss control visit.

VIN DeSALVO - e-mail regarding zoning violation at 9077 Foxhunter.

HADDIX TREE - Proposal for removal of tree at Remington Fire Station.

PERSO - Notice that Alberto Almaraz claim has been closed.

SUE MARK - e-mail response to tree selection from Township.

HAMILTON COUNTY ENGINEER - Notice of acceptance of:

- a. Plantation Pointe "A" - Plantation Point and Elmfield
- b. Plantation Pointe "C" - Plantation Point Drive
- c. Plantation Pointe "B" - Plantation Point and Richland Park Dr

INTEGRYS - e-mail regarding the 2000 accounts that were not included in the "opt out" mailing.

cc:HAMILTON COUNTY DEVELOPMENT to PETER SNOW - e-mail regarding property on Seven Gables.

WOOD & LAMPING - e-mail regarding agreement on Mason Montgomery Project.

HAMILTON COUNTY BOARD OF ELECTION - Certificate of election results for Road Tax Levy.

JONES FISH - Proposal for 2014 lake management for HOB and Symmes Parks.

MEDICAL MUTUAL - Letter regarding additional fees which will appear on future billings.

ZONING AND PLANNING ISSUES

MR. BRYANT moved to re-appoint Ron Ruehlmann, 8534 Meadowbluff Court (45249) to the Symmes Township Board of Zoning Appeals for the term beginning January 1, 2014 and ending December 31, 2018. Mr. Beck seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

NEW BUSINESS

MR. BRYANT moved to adopt the following resolution:

RESOLUTION G2013-33

Resolution Approving Community Reinvestment
Area Incentive for Horter Investment Management, LLC
Case No. CRA 2013-01-M

WHEREAS, Symmes Township, Hamilton County, Ohio has encouraged the development of real property and the acquisition located in the area designated as the Symmes Township Community Reinvestment Area #2; and

WHEREAS, the Symmes Township Board of Trustees, Hamilton County, Ohio by Resolution G2010-31 passed on October 5, 2010, consented to the establishment and expansion of Community Reinvestment Area #2, pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, the Board of County Commissioners of Hamilton County passed a resolution dated January 19, 2011 (Volume 321, Image 1648) expanding the Community Reinvestment Area #2 as authorized by Section 3735.66 of the Ohio Revised Code; and

WHEREAS, the Director of Development of the State of Ohio determined on April 22, 2011 that the aforementioned area designated by the Board of County Commissioners in said Resolution contains the characteristics set forth in Ohio Revised Code Section 3735.66 and confirmed said area as a Community Reinvestment Area under said Chapter 3735; and

WHEREAS, Horter Investment Management, LLC whose present location is 8316 Cornell Road in Symmes Township, Ohio is desirous of constructing a new 25,000 square office building to be located at the west corner of the intersection of Montgomery and Mason Roads, 11726 Seven Gables Road (parcel no. 620-0204-0038-90), in Symmes Township, Ohio provided that the appropriate development incentives are available to support the economic viability of said project; and

WHEREAS, the foregoing location is within the boundaries of the Symmes Township Community Reinvestment Area #2; and

WHEREAS, Symmes Township having the appropriate authority for the stated type of project is desirous of providing Horter Investment Management, LLC with incentives available for the development of the project in said Community Reinvestment Area #2 under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, Horter Investment Management, LLC has submitted a proposed agreement application to Symmes Township through the Hamilton County Development Company and remitted a \$1,500.00 application fee; and

WHEREAS, the Hamilton County Development Company acting on behalf of Symmes Township has investigated the application of Horter Investment Management, LLC and has recommended a fifty (50%) percent exemption for ten (10) years on the assessed value of the improvements to the property at 11726 Seven Gables Road to the Board of Trustees of Symmes Township on the basis that Horter Investment Management, LLC is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area #2 and improve the economic climate of Symmes Township; and

WHEREAS, on November 21, 2013, CRA 2013-01-M was heard by the Symmes Township Community Reinvestment Area ad hoc committee which recommended approval of the abatement level to the Board of Trustees with certain conditions.

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees of Symmes Township, Hamilton County, Ohio:

Section 1. For the benefit and welfare of Symmes Township and its citizens, proposes to the Board of County Commissioners of Hamilton County, Ohio that an agreement be entered into with Horter Investment Management, LLC for a fifty (50%) percent exemption for ten (10) years on the assessed value of the new real property improvements to the property at west corner of the intersection of Montgomery and Mason Roads, 11726 Seven Gables Road, in Symmes Township, Ohio.

Section 2. Hereby consents to said agreement subject to the following conditions:

- a. The abatement shall become null and void and immediately withdrawn if all or a portion of the property is annexed from Symmes Township;
- b. Primary ground or monument signs announcing the company shall also prominently display "Symmes Township" on the sign. Said sign shall be subject to the approval by the Township Administrator;
- c. Prior to the implementation of the tax abatement, and subsequent to implementation for the entire term of the abatement, "Symmes Township" shall be displayed prominently as the location of the headquarters for Horter Investment Management, LLC (and including any successor company, entity or d/b/a/ entity) in all promotional materials, press releases, websites, social media and

the like.

Section 3. Hereby authorizes and directs the Township Administrator to execute any necessary agreements on behalf of the Board of Trustees.

Section 4. Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

Section 5. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

MR. BECK seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. BRYANT moved to adopt the following resolution:

RESOLUTION G2013-35

Resolution Directing the Housing Officer to
Continue to Accept New Applications Under the Symmes Township
Community Reinvestment Area 1

WHEREAS, the Ohio Community Reinvestment Area Act under Ohio Revised Code ("ORC") Section 3735.66 has authorized counties to designate areas as Community Reinvestment Areas; and

WHEREAS, Hamilton County, Ohio relies upon the Township's advice and consent before authorizing tax abatements in designated Community Reinvestment Areas within an affected Township; and

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio resolved by Resolution G-0903 to create a Community Reinvestment Area 1 to assist and encourage development in specific areas of the Township; and

WHEREAS, Section 5 of Resolution G-0903 provides as follows:

Community Reinvestment Area 1 will remain in effect for three (3) years from the date it is established. The Symmes Township Board of Trustees reserves the right to re-evaluate the designation of Community Reinvestment Area 1 after the three year period, at which time the Board may direct the Housing Officer to continue to accept any new application for exemptions as described in O.R.C. Section 3735.67.
and;

WHEREAS, the Board has undertaken such re-evaluation and determined that due to economic and physical conditions affecting Community Reinvestment Area 1, and due to the need to remain competitive in incentivizing quality businesses to relocate within and relocate to Hamilton County and to Symmes Township, that Community Reinvestment Area 1 as established by Resolution G-0903 remains necessary and that the Housing Officer should continue to accept new applications for exemptions from taxation as authorized therein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio:

Section 1. The Housing Officer is directed to continue to accept new applications for exemptions as described in ORC ° 3735.67 for Community Reinvestment Area 1 as provided by Symmes Township Resolution G-0903.

Section 2. This direction to the Housing Officer shall remain in force and effect until such time as the Board of Trustees otherwise determines by

resolution that applications shall no longer be accepted.

Section 3. The Township Administrator shall notify the Housing Officer of this direction through service upon him of a certified copy of this Resolution at the earliest possible date.

Section 4. Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

Section 5. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

MRS. LEIS seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. BRYANT moved to adopt the following resolution:

RESOLUTION G2013-35

Resolution Directing the Housing Officer to Continue to Accept New Applications Under the Symmes Township Community Reinvestment Area 1

WHEREAS, the Ohio Community Reinvestment Area Act under Ohio Revised Code ("ORC") Section 3735.66 has authorized counties to designate areas as Community Reinvestment Areas; and

WHEREAS, Hamilton County, Ohio relies upon the Township's advice and consent before authorizing tax abatements in designated Community Reinvestment Areas within an affected Township; and

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio resolved by Resolution G-0903 to create a Community Reinvestment Area 1 to assist and encourage development in specific areas of the Township; and

WHEREAS, Section 5 of Resolution G-0903 provides as follows:

Community Reinvestment Area 1 will remain in effect for three (3) years from the date it is established. The Symmes Township Board of Trustees reserves the right to re-evaluate the designation of Community Reinvestment Area 1 after the three year period, at which time the Board may direct the Housing Officer to continue to accept any new application for exemptions as described in O.R.C. Section 3735.67.

and;

WHEREAS, the Board has undertaken such re-evaluation and determined that due to economic and physical conditions affecting Community Reinvestment Area 1, and due to the need to remain competitive in incentivizing quality businesses to relocate within and relocate to Hamilton County and to Symmes Township, that Community Reinvestment Area 1 as established by Resolution G-0903 remains necessary and that the Housing Officer should continue to accept new applications for exemptions from taxation as authorized therein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio:

Section 1. The Housing Officer is directed to continue to accept new applications for exemptions as described in ORC ° 3735.67 for Community Reinvestment Area 1 as provided by Symmes Township Resolution G-0903.

Section 2. This direction to the Housing Officer shall remain in force and effect

until such time as the Board of Trustees otherwise determines by resolution that applications shall no longer be accepted.

Section 3. The Township Administrator shall notify the Housing Officer of this direction through service upon him of a certified copy of this Resolution at the earliest possible date.

Section 4. Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

Section 5. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

MRS. LEIS seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. BRYANT moved to adopt the following resolution:

RESOLUTION G2013-36

Resolution Authorizing and Approving
Contract with the Hamilton County
Regional Planning Commission

WHEREAS, the Board of Trustees entered into a one-year contract with the Hamilton County Regional Planning Commission pursuant to Resolution G-9647 adopted November 19, 1996 and renewed the contract pursuant to subsequent resolutions; and

WHEREAS, the Board of Trustees has determined that it is in the best interests of Township zoning to continue to contract for assistance in zoning administration and enforcement with the Hamilton County Regional Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio, that:

Section 1. The Board of Trustees, pursuant to the authority provided in Chapter 504 of the Ohio Revised Code, hereby approves and authorizes the execution of the contract for zoning administration and enforcement assistance substantially set forth and attached hereto as Exhibit A.

Section 2. The Township Administrator is hereby by authorized and directed to execute the contract on behalf of the Board of Trustees.

Section 3. The Board of Township Trustees hereby authorizes and directs the Township Fiscal Officer to expend such funds in accordance with the terms as set forth in the contract.

Section 4. Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

MR. BECK seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. BRYANT moved to adopt the following resolution:

RESOLUTION G2013-37

Resolution to Amend Fees for Applications and
Other Procedures Required by the Provisions of
the Symmes Township Zoning Resolution

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio adopted Resolution G-9649, Resolution Establishing Fees for Applications and Other Procedures Required by the Provisions of the Symmes Township Zoning Resolution, on November 19, 1996; and

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio adopted subsequent resolutions to amend the fees for applications and other procedures required by the provision of the Symmes Township Zoning Resolution; and

WHEREAS, the Board of Trustees has determined that revisions are required to update the adopted fee scheduled in connection with Applications for Zoning Amendments, Zoning Certificates, and other types of approvals and appeals.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio that:

Section 1. The adopted schedule of non-refundable fees is hereby amended in connection with Applications for Zoning Amendments, Zoning Certificates, and all other types of approvals or appeals which are permitted or required by the provisions of the Zoning Resolution. The schedule of fees, as amended, is set forth on Exhibit "A", attached hereto and incorporated as if fully set forth herein.

Section 2. This Resolution shall take effect and be enforced from January 1, 2014.

MRS. LEIS seconded the motion.

MR. BRYANT questioned if previous fees have been sufficient to cover the costs of zoning with Hamilton County.

MS. SIMS stated zoning fees have never completely covered the cost as outlined in December 4, 2013 memo. Ms. Sims stated the Township has previously agreed with the recommendation from Hamilton County; however, the Board can adopt whatever fees it believes necessary. Ms. Sims stated that her proposed fees will provide some additional revenue, but this will not greatly impact those residents applying for a zoning certificate. Ms. Sims further stated that these fees need to be reviewed each year.

The Board stated it agreed with the proposed fees as presented by Ms. Sims and these Exhibits are to be attached to resolution G2013-37.

The roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. BRYANT moved to adopt the following resolution:

RESOLUTION G2013-38

Resolution Providing for the Declaration of Nuisance
for the Property Located at 12044 Cinnamon Drive
and Authorizing All Necessary Steps for the
Abatement of the Nuisance

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio is authorized under Ohio Revised Code 505.87 to provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the Board determines that the owner's maintenance of such vegetation, garbage, refuse, and other debris constitutes a nuisance; and

WHEREAS, complaints have been received regarding the condition of the property located at 12044 Cinnamon Drive (Parcel 620-0061-0998-00); and

WHEREAS, visual inspections of said property revealed significant overgrowth of grass and weeds and junk and debris stored on the property, which are confirmed in the memorandum dated December 4, 2013 and accompanying photographs reviewed by the Board of Trustees; and

WHEREAS, Ohio Revised Code 3767.02 provides that any person, who uses, occupies, establishes, or conducts a nuisance, or aids or abets in the use, occupancy, establishment, or conduct of a nuisance; the owner, agent, or lessee of an interest in any such nuisance; any person who is employed in that nuisance by that owner, agent, or lessee; and any person who is in control of that nuisance is guilty of maintaining a nuisance and shall be enjoined from further maintaining such a nuisance; and

WHEREAS, R.C. 3767.03 provides that whenever a nuisance exists, the law director of a township that has adopted a limited home rule government under Chapter 504 of the Revised Code may bring an action in equity to abate the nuisance and to perpetually enjoin the person maintaining the nuisance from further maintaining it; and

WHEREAS, the property owner and/or property occupant have been unresponsive to Symmes Township personnel requests to abate the nuisance conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio:

Section 1. That the property located at 12044 Cinnamon Drive (Parcel 620-0061-0998-00) is hereby declared to be a nuisance.

Section 2. That the Township Administrator is hereby directed to notify the property owner, any known occupants, any known responsible party and any lien holders of record of said property that the property has been declared a nuisance using notice language and manner of notice specified in R.C. 505.87 and this resolution.

Section 3. That if the nuisance is not abated by the owner, occupants, or responsible parties then the Township Administrator is authorized to take all necessary steps to abate the nuisance.

Section 4. That the Township Law Director will if necessary be authorized by the Board to bring an action in equity to abate the nuisance and to enjoin perpetually the person maintaining the nuisance from further maintaining it, pursuant to R.C. 3767.03.

Section 5. That the Township Fiscal Officer shall pay out of the Township general fund for all expenses incurred for abating the nuisance and to bill the property owner for said expenses.

Section 6. That the Township Fiscal Officer shall enter upon the tax duplicate for said expenses if not paid within fourteen (14) days from date of billing.

Section 7. That, in addition to the authority granted the Township Law Director, the Township Administrator is directed to monitor said property for ninety (90) days to ensure compliance and is authorized to take appropriate measures to abate future nuisances after written notification is made to the property owner.

MR. BECK seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. BRYANT moved to terminate the Contract to Purchase for 11949 Mason Road (Chapelsquare property) and to direct Administrator to return earnest money. Mrs. Leis seconded the motion.

MS. SIMS questioned if this money was being held by Wood & Lamping.

MR. ELLIFF stated it was held by the real estate agent.

The roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. BRYANT moved to adopt the following resolution:

RESOLUTION F2013-03

Resolution Approving
2014 Temporary Permanent Appropriations

BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio, that to provide for the current expenditures of said Board of Trustees, during the fiscal year, ending December 31st, 2014, the following sums be and the same are hereby set aside and appropriated for the several purposes for which expenditures are to be made for the during said fiscal year, as follows, viz:

That there be appropriated from the:

General Fund	\$1,688,824.00
Motor Vehicle License Tax Fund	11,750.00
Gasoline Tax Fund	120,500.00
Road and Bridge Fund	222,580.00
Cemetery Fund	64,600.00
Cemetery Bequest Fund	1,500.00
Lighting Assessment Fund	130,000.00
Police District Fund	870,388.00
Fire District Fund	935,930.00
Road District Fund	554,097.00
Park Levy Fund	607,135.00
Rozzi Park Levy Fund	536,542.50
EMS Fund	495,055.72
TIF Fund	348,987.50
Note Proceeds - TIF	381,187.50
Safety Service	1,387,746.59
Township Motor Vehicle License Tax Fund	89,000.00
Emerg. Medical Services Fund	0.00
Grand Total of All Funds	\$8,445,823.81

MR. BECK seconded the motion.

MS. SIMS advised this appropriation will allow the Township to expend funds in 2014 prior to adoption of the permanent appropriations.

The roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. ELLIFF reviewed his memo regarding a JEDZ program for Symmes Township and the necessary steps. This JEDZ program would levy an income tax within designated areas of the Township and would provide an additional revenue source. These are several items the Board needs to consider.

MR. BRYANT stated it appears the Board first needs to determine if this process should be implemented.

MRS. LEIS stated she felt this revenue stream is necessary for the Township.

MR. BECK stated the Township has received significant cuts from the State which has

decreased revenue streams and this might be a possible solution for the future. Mr. Beck expressed concern regarding the Township now taxing businesses within an approved community reinvestment area who re-located to Symmes based on having no income tax.

MR. BRYANT stated he was in favor of having Staff investigate this possibility and provide additional information to the Board before making any decision.

MR. BECK stated a detailed time outline has been provided by Staff.

MR. ELLIFF stated it is important for the Board to make a decision as soon as possible and this commitment is necessary before entering into a contract with a municipal partner.

MR. BRYANT stated it appears there is still time to obtain additional information before making a formal decision.

MR. BECK stated that Springfield Township identified the entire Township as the JEDZ district instead of specific areas. Mr. Beck questioned if the Board should consider this option.

After additional discussion, the Board directed the Township Administrator to proceed with researching potential JEDZ for Symmes Township based on the following parameters and to report at the next meeting: (a) consideration of an income tax of .75% vs 1% for revenue estimates; (b) create a draft map of proposed JEDZ area(s); (c) initiate informal outreach to potential partners.

MR. BRYANT moved to amend:

- a. Permanent appropriation 4-B-1 from \$186,000 to \$191,000
- b. Permanent appropriation 4-A-2 from \$30,000 to \$31,000
- c. Permanent appropriation 7-A-3 from \$40,000 to \$0.00

Mr. Beck seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. BRYANT moved to transfer:

- a. \$5,000 from 1-A-27 to 1-D-1
- b. \$1,000 from 1-E-2 to 1-E-1
- c. \$5,000 from 12-A-8 to 12-A-3
- d. \$5,000 from 9-A-13 to 9-A-10

Mrs. Leis seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. BRYANT moved to approve:

- a. Expenditure in the amount of \$1,136.80 to Y2K Landscaping as per mowing contracts for 2013
- b. Expenditure in the amount of \$1,473.47 for replacement AED unit for Fire Truck T61
- c. Expenditure in the amount of \$1,473.47 for replacement AED unit at Administration Building
- d. Expenditure in an amount not to exceed \$22,000.00 for 3rd Quarter Franchise fees
- e. Expenditure not to exceed \$3,500.00 for relocation of Fiscal Officer's office
- f. Expenditure not to exceed \$2,500.00 for snow plow parts

Mr. Beck seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

The following cemetery deed was accepted:
- May Christenson, Kerr, Lot 616, Grave 4

EXECUTIVE SESSION

MR. BRYANT moved that the Board enter Executive Session to discuss the appointment of a public employee, to discuss employment of a public employee, to discuss the compensation of a public employee, to consider the sale by competitive bid of real property and to discuss, with the Township Law Director, imminent court action. Mrs. Leis seconded the motion and the roll

call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

The meeting adjourned for Executive Session at 9:15 p.m.

The meeting reconvened from Executive Session at 10:37 p.m.

MR. BRYANT moved to adopt the following resolution:

RESOLUTION P2013-05

Resolution Establishing Symmes Township
Employee Base Pay Rates for 2014

WHEREAS, pursuant to Resolution P2012-02 ("merit resolution") the Board of Trustees created a merit pay system to adjust on a competitive basis compensation for Symmes Township employees; and

WHEREAS, Section 6 of the merit resolution sets for a procedure of evaluation and review to document employee performance, leading to the submission from the Administrator to the Board of Trustees of a recommendation for employee pay rates based upon merit for the upcoming year; and

WHEREAS, the procedure set forth in Section 6 of the merit resolution has been completed and the Administrator has submitted his recommendation to the Board of Trustees for employee rates of pay for the year 2014; and

WHEREAS, the Board has determined to adopt the employee rates of pay for 2014 as are shown in Exhibit "A" hereto under the column "2014 Salary".

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio:

Section 1. The rates of pay for 2014 for each Symmes Township employee as contained in Exhibit "A" hereto under the column "2014 Salary" are hereby adopted and approved.

Section 2. The rates of pay for 2014 for each Township employee as contained in Exhibit "A" hereto under the column "2014 Salary" shall take January 4, 2014.

Section 3. That upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorize the adoption of this Resolution upon its first reading.

MR. BECK seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

MR. BRYANT moved to extend the employment agreement between Brian Elliff, as Township Administrator, and the Board of Trustees for an additional two months beyond the expiration date of December 31, 2013 and any salary change will be considered retroactive. Mrs. Leis seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; Mr. Beck - 'aye'.

The meeting adjourned at 10:40 p.m