
MINUTES OF SYMMES TOWNSHIP REGULAR MEETING

October 6, 2020

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

Also, present: Kimberly Lapensee - Administrator; Jeff Forbes - Law Director; Lieutenant Mike Tarr – HCSO, and Deputy Chief Mike Books – LSF.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Ms. Leis made a motion to approve the Agenda. Mr. Bryant seconded the motion. The roll call vote was as follows: Ms. Leis - ‘aye’, Mr. Beck - ‘aye’, and Mr. Bryant - ‘aye’. Motion passes.

APPROVAL OF MINUTES

Ms. Leis made a motion to approve the regular minutes for September 1, 2020. Mr. Bryant seconded the motion. The roll call vote was as follows: Ms. Leis - ‘aye’, Mr. Beck - ‘aye’, and Mr. Bryant - ‘aye’. Motion passes.

FISCAL OFFICERS REPORT

Mr. Grossi stated that the financial reports for September were included in the packet. He stated that we have \$3,347,403.28 in our checking account, \$1,193,645.14 in our money market account, \$2,719.92 in our credit card account and \$39,128.84 in our HRA account. He stated that we have not yet gotten our statement of investments with Meeder for the month of September, but we have \$8,221,485.80 for August with Meeder. Mr. Grossi stated that we finally received our tax payments for the second half from the county.

Mr. Grossi that that they received a phone call from Cincinnati Bell saying they were overdue six months for the emergency phones in Symmes Parks. They informed them that Carol Sims, the previous Fiscal Officer, had arranged in February of 2020 for those invoices to be sent to her e-mail address rather than a hard copy mailed to the Township. Ms. Sims did not inform anyone of this change hence they did not receive any invoices. His question is why it was done knowing that she was going to leave office the following month and lucky there were no late fees attached to those invoices.

HEARING OF THE RESIDENTS

Charmaine McGuffey, candidate for Sheriff, stated that she was with the Sheriff’s Office for 33 years and is now running for Sheriff. She stated that she ran the training academy and worked under Sheriff Leis for 26 years of those 33. She stated that her agenda is to already improve upon what the Sheriff is offering now. She stated her agenda is to create a very disciplined, well-structured, and fiscally responsible Sheriff’s office.

PRESENTATIONS

None.

PUBLIC HEARINGS

Land Use Plan – Ms. Leis opened the public hearing for the Land Use Plan.

Steve Johns with the Hamilton County Regional Planning Commission presented the proposed Land Use Plan for Symmes Township. Mr. Johns explained what a land use plan is – that it characterizes future land use by category, starts with existing land uses, anticipates potential changes for growth, increased quality of life, local policy goals and looks at economic trends, anticipates local planning principles that tries to avoid spot land uses, creates transitions between different intensities of use, use natural and manmade features to separate different land uses, fixes errors and that it is not zoning. Mr. Johns went over the colors of the land use map and what each color represents – yellows and oranges are residential/multi-family uses, peach – transitional mixed uses, light blue – general offices, pink – neighborhood retail, red – general retail, orange with red hatch – planned mixed use employment, purple – industrial, green – green space and public/semi-public/institutional, dark blue – utility. Mr. Johns went over the members of the committee and who volunteered their time to help the township and what the process was for review and approval. Mr. Johns then went over each geographical section of the map – southern, middle, and northern.

Mr. Johns went through the proposed changes to the southern map. He pointed out two areas.

- That there is a right-of-way section on SR126 that was incorrectly labeled as neighborhood retail and it should have been listed as public/semi-public because it was ROW owned by ODOT.
- He stated that that second area was also on SR126 and was also incorrectly shown as residential and it should be listed as public/semi-public because it is owned and maintained by the Daughters of the American Revolution (Waldschmidt House). He stated that both changes will now reflect the current use of the property.
- He stated that there were a few properties where we did recommend retail on SR126 at the corner of Lincoln and SR126, but the board decided to make no changes at that intersection based on the feedback from the last meeting.

Mr. Grossi asked Mr. Johns did he say the smaller areas he was referencing were retail? Mr. Johns stated that yes, in 2009 plan they were designed neighborhood/retail. There have been no changes to that area between the 2009 and the 2020 plan.

Mr. Johns went through the proposed changes to the middle section map. He pointed out two areas – Remington and the Twightwee areas – where changes are being proposed.

- Remington. He stated that there were properties along the north side of Glendale Milford Road that were changed to retail to match the other existing uses that were labeled retail, properties on Remington Road changed from transitional to light industry to match the other current uses surrounding it, and the corner of Humphrey at Loveland Madeira from residential to transitional.
- Twightwee. Mr. Johns stated that Hamilton County owns parcels where the sewer treatment plant is owned and the land use plan map was changed to match up parcel lines where the plant is located, and the parcels next door (light industrial and retail). He stated that there was also an area on Hopewell Road that was changed to match the parcel next to it near I-275.

Mr. Johns went through the northern section of the map. He pointed out three larger areas that were changed.

- Areas along the Little Miami River. He stated that the Loveland Castle area was incorrectly shown on the map from 2009 and this area is being cleaned up to reflect the current uses. There was one parcel shown on Willow that should be residential and was shown as public/semi-public, and many parcels off Birch and Shore Drive that should be residential and were shown as public/semi-public. He stated that we originally proposed

the Loveland Castle area as Commercial Scenic River and received a lot of negative feedback over that change, so the board decided to leave it public/semi-public.

- Multiple parcels around the Safety Services Center that was changed to mixed-use employment on Weekly, Mayrow and Mason Montgomery Road.
- He stated that 4 parcels were originally recommended to be transitional that backed up to Montgomery Trace on Mason Montgomery Road and Montgomery Road, but the board received negative feedback from residents in the subdivision and left those parcels residential.
- Parcels on Union Cemetery that were listed as office have been changed to retail near Montgomery Road.
- The Duke substation has been changed from retail to public utility.
- Parcels on Kemper Road near Snyder that were changed from transitional to office uses.
- Multiple parcels along Montgomery Road that used to be office and retail to planned mixed-use employment from Cornell up to Kemper for all the shopping areas. He stated that this leaves more flexibility to parcels due to the economy and changes to shopping landscape.

Ms. Leis asked if anyone else would like to come up to the podium and ask questions for or against the proposed changes to the map.

Susan Leininger, Ohio Daughters of the American Revolution stated that she had concerns about changing their property from residential to public/semi-public because they have a caretaker that lives on the property full time. Mr. Snyder stated that there would not be any change to the current use. The Land Use Plan is a recommendation for the future. Residents are permitted in the public/semi-public and it is permitted in the current zoning.

Mark Leguillon, 9355 McKinney Road, stated that he was okay with the committee recommendations and the maps but he is not okay with the way in which the information was communicated to the residents and how it was made available. He stated that he felt we were rushing into getting it all done. He asked why we were 6 years late in getting the update finished and why did we have to move forward so quickly with everything. He stated that he is not okay with process and that the information given to the community should be high priority.

Carol Sims, 9972 Washington Street, stated that there was a much better staff presentation from the last meeting and that it seems like there are many more parcels tonight being changed from the last meeting. Mr. Johns stated that it was because of the map errors in Loveland Park that made up a large difference and input they received from the community. She asked if the errors found were reviewed by the committee? Mr. Johns stated no that the staff found the mistakes when reviewing the map and presented the information to the trustees tonight formally. Ms. Sims stated that there are many parcels owned by Symmes Township which are now classified a public/semi-public/institutional, is that the correct classification for those parcels. Mr. Snyder stated yes, that it is the historic classification for properties owned by the government. Ms. Sims asked why is there so many parcels owned by Symmes Township being changed to planned mixed use employment. Mr. Snyder stated that the discussion related to the properties on Montgomery Road were different in that the committee wanted to have a consistent category for all the commercial and potentially commercial properties along Montgomery Road rather than having the individual uses identified by current use like a zoning map or existing land use map. The committee's approach to have a consistent category for many properties was refreshing and was exactly how land use planning should be according to the professional planning practice.

CJ Carr, 10403 Willow, stated he had a couple of things to bring up. The newsletter from the Township, he believes after the September meeting, said go to the website look at the changes,

which at that time was the previous land use list. Two weeks ago, he asked when the finalized corrected list would be posted on the website, which was then posted on September 23. So, people might have gone to the website September 6th or 7th and said yes it looks the same and then if you looked at the list on the 23rd or 24th it went from 181 parcels to 248 parcels and a lot of that is in Loveland Park subdivision. The minutes from the Land Use Committee meetings stated that they were looking at the Loveland Castle property, which is what brought up all the concern from the previous meeting, which has been left alone. He does not think there was any conversation about all the properties north of the Loveland Castle property, which is what brought up this a lot of these additional 60 to 70 lots that was added on. So, what from what he is understanding is staff has taken on themselves without regards to the committee to change all these to single family residential from green space/public/semi-public. So, is correct that the committee did not meet on that and it was all done by staff changing all those parcels. Mr. Johns stated that because they felt that it was an error from 2009.

Mr. Carr stated that they stated before in his presentation was the whole point of this process was to update the map, fix errors and change things to what the future outlook might look like for the properties in the township. If the State of Ohio owns the properties to begin with then why are they changing these properties to different uses.

Mr. Bryan stated that all of the right-of-way have been on the land use plan since the maps were first digitized early 2000. They would have manually cutout both sides of every road in the entire township would have taken far to long so they were always shown. Land Use does not apply to the right-of-way, they are exempt from zoning.

Ms. Leis asked if she could ask Mr. Carr a question. She stated that this was done by a committee of residents from Symmes Township and here is he questioning what they did, and did he ever step up to the plate and volunteer for a committee? She stated that they worked hard on this, they did a good job and all he is doing is criticizing what the committee did. She stated that if he wants to come and knit pick, that is fine, but be part of the solution, volunteer for a committee instead of him coming up there and bashing them. Sometimes mistakes are made and get fixed.

Jeff Reichman, 9519 Appomattox Court, stated that he was on the Land Use Committee and also on the Zoning Commission. He stated Mr. Johns and Mr. Snyder did a great job shepherding them through the whole process. It took a lot of time and he thanked them for their expert guidance that they provided. They not only looked at current uses but partially on Montgomery Road area and spent a lot of time talking about future use. Frankly, Montgomery Road was a challenge because there are houses that are probably not going to be houses next time they are redeveloped. There are churches and mixed-use buildings that are probably going to be changed to other uses in the future. The areas on Loveland Madeira that were relatively disorganized areas and stream lined them into contiguous and stream lined developments.

Ms. Leis closed the public hearing.

APPROVAL OF DISBURSEMENTS

Ms. Leis made a motion to approve the warrants from 78308 – 78476 in the amount of \$998,541.51 from September. Mr. Bryant seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye'; Mr. Bryant - 'aye', Mr. Beck - 'aye'. Motion passes.

REPORTS

JEFF FORBES, LAW DIRECTOR – Mr. Forbes stated that he had no report.

LIEUTENANT MIKE TARR, HAMILTON COUNTY SHERIFF'S DEPT – Mr. Tarr stated that he had nothing new to report.

CHIEF OTT HUBER, LSF D – Deputy Chief Books had no report and that the board received their written report prior to the meeting.

BILL PITMAN, DIRECTOR OF PUBLIC WORKS - None.

COMMITTEE - None.

OTHER – None.

CORRESPONDENCE

Attached to the packet.

EVENTS/MEETINGS

- Photo Contest for Symmes Residents – October 1 through October 31, 2020.
- Columbus Day Observed – Monday, October 12, 2020. Offices will be closed.
- Finance Committee Meeting – Wednesday, October 14, 2020 via zoom at 6:00 p.m.
- Park Shelter Rental Season Closes – October 15, 2020.
- Zoning Commission Meeting – Wednesday, October 21, 2020 via zoom at 7:00 p.m.
- Halloween – Saturday, October 31, 2020 from 6:00 p.m. to 8:00 p.m.
- Board of Zoning Appeals Meeting – Monday, November 2, 2020 via zoom at 7:00 p.m.
- Regular Trustees Meeting – Tuesday, November 3, 2020 at 7:00 p.m. at the safety services center.

OLD BUSINESS

Ms. Leis made a motion to approve Resolution G2020-58, a Resolution Adopting Revisions to the Symmes Township Land Use Plan and Requesting Acceptance of such Revisions by the Hamilton County Regional Planning Commission. Mr. Beck seconded the motion. Discussion continued.

Mr. Bryant asked if the excel spreadsheet that is attached to their packet the correct one as it relates to the map? Mrs. Lapensee stated yes. Mr. Beck stated that they appreciate all the work that the committee did.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye' and Mr. Beck - 'aye'. Motion passes.

NEW BUSINESS

Mrs. Leis made a motion to approve the Liquor Permit for SuperMercado Plaza SOL LLC, 8729 Fields Ertel Road, Cincinnati, Ohio 45249 without a hearing. Mr. Bryant seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye' and Mr. Beck - 'aye'. Motion passes.

Mrs. Leis made a motion to schedule a public hearing for the proposed zoning text amendments for Tuesday, November 3, 2020 at 7:00 p.m. at the safety service center on Weekly Lane. Mr. Beck seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye' and Mr. Beck - 'aye'. Motion passes.

Ms. Leis made a motion to approve Resolution G2020-81, a Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor. Mr. Bryant seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye' and Mr. Beck - 'aye'.
Motion passes.

Ms. Leis made a motion to approve Resolution G2020-82, a Resolution Amending the Financial Policy for Symmes Township. Mr. Beck seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye' and Mr. Beck - 'aye'.
Motion passes.

Ms. Leis made a motion to approve Resolution G2020-83, a Resolution Authorizing the Purchase of Three (3) Heart Monitors in an amount not to exceed \$57,165.00 from Stryker Medical. Mr. Beck seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye' and Mr. Beck - 'aye'.
Motion passes.

Ms. Leis made a motion to approve Resolution G2020-84, a Resolution Approving Expenditures in the amount not to exceed \$17,100.00 for Touchless Bottle Fillers through Advanced Refreshment Solutions and Dispensing with the Second Reading. Mr. Beck seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye' and Mr. Beck - 'aye'.
Motion passes.

Ms. Leis made a motion to approve Resolution G2020-85, a Resolution Authorizing the Township Administration to sign a contract with Cincinnati Bell for Additional Internet Services in the increased amount of \$43,500.00. Mr. Bryant seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye' and Mr. Beck - 'aye'.
Motion passes.

Ms. Leis made a motion to approve Resolution G2020-86, a Resolution Authorizing the Township Administrator to enter into an agreement with Larry's Lock in the amount of \$13,881.00 to replace the Entry Doors at the Administration and Service Department buildings with new Electronic Keyless Entry Doors. Mr. Bryant seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye' and Mr. Beck - 'aye'.
Motion passes.

Ms. Leis made a motion to approve Resolution G2020-87, a Resolution Approving Expenditures in the amount not to exceed \$10,262.87 for Retro Touchless Bottle Fillers, Hand Dryers, and Retro Hands-Free Flush Kits through ProDyers and Dispensing with the second reading. Mr. Bryant seconded the motion.

Ms. Leis made a motion to approve Resolution G2020-88, a Resolution Authorizing the Director of Public Works and Choice One Engineering to Prepare and Submit an Application to Participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Programs and to Execute Contracts as Required. Mr. Beck seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye' and Mr. Beck - 'aye'.
Motion passes.

Ms. Leis made a motion to approve Resolution G2020-89, a Resolution Authorizing the Township Administrator to Enter into an Agreement with the Hamilton County Commissioners to be a grant recipient for CARES ACT funding through Hamilton County. Mr. Bryant seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Beck - 'aye' and Mr. Bryant - 'aye'.
Motion passes.

Ms. Leis made a motion to approve the following amendments, expenditures, and authorization for the Township Administrator to sign any necessary contracts/agreement or paperwork:

- a. Amend: Increase overall appropriations 14L from \$298,838.83 to \$1,059,885.83.

- b. Amend: Create new line item 14-A-07L Contracts/Salaries \$761,047.00.
- c. Expenditure: \$18,818.67 ICRC 2nd quarter franchise fees.
- d. Expenditure: \$7,852.00 Millennium Business Systems for a new copier.
- e. Expenditure: \$7,821.44 Polyglide Ice for synthetic ice rink for Hopewell Meadows.
- f. Expenditure: \$3,440.00 Environmental Designs for painting the restrooms at Stonebridge Park.

Mr. Bryant seconded the motion.

The roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye', and Mr. Beck - 'aye'. Motion passes.

HEARING OF RESIDENTS

Carol Sims, 9972 Washington Street, asked about the synthetic ice expenditure and how the board tried ice skating one time before and it did not work. Ms. Leis stated that this is synthetic ice and will not have to freeze to use it. She stated that we tried real ice before, and it did not freeze like it should have. Ms. Sims also asked if we're going to continue with ICRC into next year and if we are not then we should drop the 2% that the residents must pay as a pass through. Mr. Bryant stated no, it is to pay for public services, and they are going to do it in a different way.

CJ Carr, 10403 Willow Drive, asked why we do not own all the parcels around the Safety Services Center and why does Hamilton County own a parcel that goes right through the building? This could throw up some kind of issue later on.

EXECUTIVE SESSION

None.

ADJOURNMENT

Ms. Leis made a motion to adjourn the meeting. Mr. Bryant seconded the motion and the roll call vote was as follows: Ms. Leis - 'aye', Mr. Bryant - 'aye', and Mr. Beck - 'aye'.

Meeting adjourned at 8:45 p.m.

Approved:

Jodie L. Leis, President

Kenneth N. Bryant, Vice-President

Philip J. Beck, Trustee