

CITY OF SPRINGBORO
425 S. PIONEER BOULEVARD, SPRINGBORO, OH

CITY COUNCIL WORK SESSION

THURSDAY, AUGUST 21, 2008

6:00 PM

COUNCIL

John Agenbroad, Mayor

Marie Belpulsi, Deputy Mayor
Scott Anderson
Sheila Lairson

Jim Chmiel
Tom LaDu
John D. Parise

CITY STAFF

Chris Thompson, City Manager

Chris Pozzuto, Assistant City Manager
Jeff Kruthoff, Police Chief

Alan Schaeffer, Law Director
Lori Martin, Clerk of Council

ITEM 1. CALL TO ORDER. Mayor Agenbroad called the Springboro, Ohio City Council Work Session to order on Thursday, August 21, 2008 at 6:00 PM in Council Chambers at the City's temporary facility in the Dalco Building, 425 S. Pioneer Boulevard, Springboro, Ohio.

ITEM 2. ATTENDANCE. Ms. Lairson was absent.

ITEM 3. LEGISLATIVE AGENDA. –Eight legislative agenda items were slated for the August 21, 2008 City Council Regular Meeting.

In regard to tonight's City Council Regular Meeting, Mayor Agenbroad noted that a motion to excuse Ms. Lairson is in order. Also, two new police officers will take the Oath of Office and be sworn in under Presentations.

- 1) ORDINANCE O-08-25: THIRD READING.** AN ORDINANCE APPROVING THE RECORD PLAN AND PERFORMANCE GUARANTY, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A SUBDIVIDER'S CONTRACT FOR THE COVE AT SETTLERS WALK SUBDIVISION, SECTION THREE, AND DECLARING AN EMERGENCY.

Ms. Thompson reported that the developer has submitted all of the required documents and the record plan is ready for approval.

- 2) ORDINANCE O-08-26: SECOND READING.** AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$260,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO FOR THE PURPOSE OF REFUNDING OUTSTANDING BONDS; AUTHORIZING AN OFFICIAL STATEMENT, AND DECLARING AN EMERGENCY.

Legislative items 2 through 7 were presented for discussion.

Mr. Anderson inquired regarding legislative item 6, which pertains to the financing of the new City Building. Mr. Anderson stated that based on his recollection of past discussions, the City Building was going to be financed for 5 years. Mr. Anderson asked why the financing term was changed from 5 years to 15 years?

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Ms. Thompson explained that the recommendation to extend the term of financing from 5 to 15 years was discussed with Council. She further explained that staff ran the numbers for the 15-year term financing when looking at the financing of the bonds. Also, if she could speak on behalf of the Council Members that were present during that discussion, there was a sentiment that it did not really make a lot of financial sense to pay the City Building debt off in five years because it is a 50-year asset. Ms. Thompson stated for example that an accelerated mortgage for a home is actually a 15-year term; therefore, why would the City put itself in a position to pay a higher payment each month or each year rather than stretching the payments out to a 15-year amortization schedule. Ms. Thompson stated that Finance Director Robyn Brown ran numbers for both a 5-year and a 15-year term, and it was Council's decision to go to the 15-year term.

Mr. Anderson asked if Council discussed this issue at the last meeting? Ms. Thompson answered that she thought it was discussed on July 17, but she was not certain.

Mr. Anderson asked would it not be a lower interest rate for the 5-year term over the 15-year term?

Mr. LaDu commented that all of the bond issues would be consolidated into one bond, i.e. the interest rate would be based on the consolidation.

Ms. Thompson explained that the municipal building financing is a new bond issue. The other two issues provide for the issuance of bonds to refinance previous debt, and the terms are based on the original maturity dates. The municipal building would be new debt in the amount of \$5M and the concrete street replacement and 2008 street resurfacing would be new debt in the amount of \$4M for a total of \$9M in new money. Ms. Thompson further explained that the discussion regarding a 5-year versus a 15-year term was based on the amortization schedules that staff referenced and, again, the sentiment was that there was really no value in paying off the City Building debt in five years even at the lower interest rate. Actually, the City does not know what the interest rate will be until the bonds are sold.

Mr. Chmiel commented that, during the discussion, there was a fair amount of consideration given to the economy and the uncertainty regarding revenues and expenditures over the course of the next five years based on the projections.

Ms. Thompson commented that Mr. Anderson had asked staff to prepare the projections and the 15-year term fit into those projections prepared by the Finance Director with the 4%, 5%, and 6% percentage increases.

Mr. Anderson commented that he was not present at the last meeting when those discussions took place, but when he looks at the projections prepared by Ms. Brown, the second scenario uses the assumption of a 4% increase in income tax and a 4% increase in operating expenses, which shows a projected ending balance in the General Fund of almost \$7M. Mr. Anderson further commented that if the City showed some fiscal restraint and stayed within those operating numbers, it seems like the City has a lot of money in that ending balance, which is very, very financially healthy. Mr. Anderson added that he did not know whether these projections included the 15-year amortization of the City Building debt.

Ms. Thompson commented that she thinks the flip side of that are the other projections. Ms. Thompson further commented that the sentiment of Council was that all those numbers are great to put down on paper, but staff can certainly not guarantee what the City's expenditure increases are going to be nor can they assume any of the revenue percentages. She added that Council also felt that those projections were kind of "pie in the sky" projections. Ms. Thompson explained that Council talked about the detrimental effect that even one company leaving Springboro could conceivably have on income tax revenue. Council also talked about the fact that in 2004, the City decided to go forward with tax credit reduction, but the Citizen Task Force that made that recommendation also recommended that Council take a second action to raise revenue for the General Fund because the tax credit reduction alone was not going to be enough. Ms. Thompson added that she was in the process of compiling the materials from the 2004 study by the citizen committee for Council's review, but the recommendation for the second piece was a 2.5Mil police levy to occur prior to 2008. Ms. Thompson explained that she had talked extensively with Council at the last meeting about the need to look at what the City is doing as far as any projections. She further explained that there were a

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number of projection sheets submitted, and one of the scenarios showed a negative \$1.7M as the ending balance.

Mr. Anderson commented that he thinks maybe that scenario was played upon in the press, but he thinks the City has done very well with its finances. He further commented that the City has been able to watch its finances, which has enabled the General Fund revenues to grow and become secure and get a great financial rating, which is superior. Mr. Anderson stated that it just goes to show that if the City continues that line of fiscal responsibility because he thinks that this is a very healthy balance sheet, and if the City is able to not deficit spend or not spend more than the revenues received. Mr. Anderson commented that if a fifteen-year payback on the City building is what everyone agreed with that is fine, he was just trying to understand the reasoning behind that decision. Mr. Anderson also commented that he ready in the paper something about tax increases, and he wondered where that came from because the City's finances are very healthy and could be even healthier if the City watches how it spends money and have a generous ending balance and be a great city.

Ms. Thompson commented that she does not disagree with what Mr. Anderson is saying in total, but she stated that it is kind of a "fear factor" economy and none of the Council Members that were present during that discussion shared with her any sentiment that the 10-year projection scenario with an ending balance of \$7M was the one they thought would actually happen. Again, Ms. Thompson explained that Council's sentiment was that one company leaving or other unknown factors, and the City would not be looking at a \$7M dollar General Fund balance. Ms. Thompson reiterated that she is just sharing what Council indicated to her.

Mr. Anderson confirmed that he was not present at the last meeting.

Ms. Thompson further explained that the current economy and the inability to guarantee the outcome of the projections played a factor in that decision. Ms. Thompson commented that she was told today that road salt came in for the Cincinnati group at CLG at three times the rate they paid last year and some of the companies are only going to deal with their well-established customers. Therefore, the City could be paying \$150 per ton for road salt this winter. Ms. Thompson stated that she hopes that does not happen especially through the purchasing programs the City participates in such as SWAP for G and Hamilton County. Ms. Thompson explained that as she understands it they have tripled the price for road salt because suppliers were burdened by the demand last year and now have limited production. Based on the discussion she had with Council, Ms. Thompson explained that it was not the 10-year projection that ended in a negative balance or the 10-year projection that ended in \$7M, that Council considered realistic. She further explained that Council was comfortable assuming that there was someplace in the middle of those two projected scenarios and taking the safe route, she was directed to use a 15-year term for the debt financing of the City Building.

Mr. Chmiel commented that the \$3M for the concrete street repairs could have come out of the General Fund rather than from a bond, but that was not the best position to put the General Fund in, which is why everyone agreed to amortize that debt along with the other notes.

Ms. Thompson also explained that the monies for the City Building do not come out of the General Fund; the payment for the City Building comes out of the Water and Sewer Funds. Ms. Thompson added that some monies for the City Building would come out of the General Fund, but it would be very, very little and she does think that Ms. Brown plans on doing that the first couple of years because if she starts taking monies out of the General Fund then that would change the picture too. Ms. Thompson commented that she did not know that Council would be discussing these issues again or she would have asked Ms. Brown to attend the meeting, as she might be able to add more insight. Ms. Thompson again stated that staff took their direction from Council regarding this issue.

Mr. LaDu commented that the 15-year term for the City Building debt was preferred because of the lifespan of the asset. Mr. LaDu added that Council thought the 15-year amortization gave the City more flexibility or it was a more conservative approach.

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Mayor Agenbroad commented that if Springboro loses a big company it could cause a big crunch in the City's income tax base and that was part of the whole line of thinking when considering this issue.

Ms. Thompson also stated that the difference in the debt payment between the 5-year and the 15-year term financing is about \$1M per year. Ms. Thompson commented that if the difference had been a couple of hundred thousand dollars staff would have never recommended the longer term, but it is a huge differential. Ms. Thompson further explained that the City is borrowing \$5M, not the original \$3M amount when the five-year projections were given to Council a number of years ago. At that time, the debt payment for five years was going to be approximately \$687,000.00 per year, but that amount changed by virtue of the fact that the City is now borrowing more making the difference almost \$1M based on a 5% percent assumption. Ms. Thompson explained that everything concerning the bonds is based on an interest rate of 5% in order to make sure the City is well over what is anticipated to come in. Ms. Thompson further explained that staff had to guess at this financing because the City will not know what the actual interest rate is going to be until the bonds are sold, which will not occur until Council adopts the legislation tonight. Ms. Thompson also requested that Council waive the third readings of legislative items 2 through 7 in order to sell the bonds by the end of the month and obtain an interest rate. Ms. Thompson reiterated that there was a big difference in the debt payment between the 5-year and the 15-year terms and the original estimates were only on \$3M, which she thinks factored into Council's thinking as well regarding this decision.

Ms. Thompson offered to meet with Mr. Anderson to go over the projections because she knows he had to miss the last meeting. She explained that the projections were originally scheduled for discussion on July 17, but certain Council Members could not attend that meeting; therefore, the discussion was delayed until August 7, which is when the projections were included in the Council packet.

Ms. Belpulsi pointed out that one of the 10-Year Projections shows the General Fund in bad shape in 2016 (spreadsheet 4). Ms. Belpulsi commented that Council had asked Ms. Thompson to put together some options in case the City is faced with the worst scenario, which may not occur, but if it does, the City needs to consider its options.

Ms. Thompson clarified that Ms. Belpulsi was referring to the 10-Year Projections that show the negative ending balance. Ms. Thompson commented that those options would come from the 2004 study the City conducted regarding alternative revenue sources to support the General Fund, which she is compiling for Council to review. Ms. Thompson again commented that she is concerned about what could happen in the long run if, for example, one company leaves Springboro.

Ms. Belpulsi commented that the City has to think and plan ahead for that type of scenario.

Ms. Thompson stated that that is in part why Council chose the 15-year term over the 5-year term for the City Building debt.

Mayor Agenbroad asked if there were any more questions or comments of Council regarding this issue. There were no more questions or comments.

- 3) **ORDINANCE O-08-27: SECOND READING.** AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$740,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO FOR THE PURPOSE OF REFUNDING OUTSTANDING BONDS; AUTHORIZING AN OFFICIAL STATEMENT AND AN ESCROW DEPOSIT AGREEMENT, AND DECLARING AN EMERGENCY.
- 4) **ORDINANCE O-08-28: SECOND READING.** AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$11,055,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO, FOR THE PURPOSE OF REFUNDING WATER SYSTEM MORTGAGE REVENUE BONDS IN THE CITY, AUTHORIZING AN OFFICIAL STATEMENT, AND DECLARING AN EMERGENCY.
- 5) **ORDINANCE O-08-29: SECOND READING.** AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$4,000,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO, FOR THE PURPOSE OF

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PAYING THE COST OF CONSTRUCTING STREET IMPROVEMENTS IN THE CITY, AUTHORIZING AN OFFICIAL STATEMENT AND DECLARING AN EMERGENCY.

- 6) **ORDINANCE O-08-30: SECOND READING.** AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$5,000,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO, FOR THE PURPOSE OF PAYING A PORTION THE COST OF CONSTRUCTING A MUNICIPAL BUILDING IN THE CITY, AUTHORIZING AN OFFICIAL STATEMENT, AND DECLARING AN EMERGENCY.:
- 7) **ORDINANCE O-08-31: SECOND READING.** AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$21,055,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO, FOR VARIOUS PURPOSES IN THE CITY, AUTHORIZING AN OFFICIAL STATEMENT AND AN ESCROW DEPOSIT AGREEMENT AND DECLARING AN EMERGENCY.

Again, Ms. Thompson requested that City Council waive the third readings of legislative agenda items 2 through 7 in order to expedite the sale of the bonds before the end of August and secure an interest rate. There were no objections of Council to waiving the third readings of legislative items 2 through 7 on tonight's agenda.

- 8) **RESOLUTION R-08-39:** A RESOLUTION IN SUPPORT OF A FULLY-FUNDED RENEWAL OF THE CLEAN OHIO FUND BOND PACKAGE WHICH WILL BE PLACED ON THE NOVEMBER 4, 2008 BALLOT TO MEET THE DEMAND FOR CONSERVATION PROJECTS, BROWNFIELD REVITALIZATION, RECREATIONAL TRAIL DEVELOPMENT, FARMLAND PRESERVATION AND OTHER IMPORTANT PROJECTS RELATED TO THE CLEAN OHIO FUND.

Ms. Belpulsi asked if this resolution would be forwarded to the appropriate person? Ms. Thompson answered that this resolution was prepared based on a request from the Ohio Municipal League. Ms. Martin will follow up by sending a certified copy of this legislation to OML Deputy Director John Mahoney following its adoption.

ITEM 4. CITY MANAGER. –Issues/Reports.

New City Building Project Update: A brief groundbreaking ceremony has been scheduled for Thursday, September 4 at 5:30 PM on-site at 320 W. Central Avenue and an e-mail invitation was sent on August 18. The event will be a quick, shovels in the ground, hard hats ceremony. A tent has been ordered in case of rain. The construction site is a hardhat area. The ribbon cutting/grand opening will be a much larger event once construction is complete and the building is open. Lead Dispatcher Melody Meredith is the official photographer of the City Building project. Ms. Meredith has made a photographic record of the old building including the demolition, and she will record the construction and completion of the new building.

Ms. Belpulsi suggested video taping portions of the project as well.

Ms. Thompson commented that Brumbaugh Construction the General Contractor for the City Building project has been great to work with so far, and they have followed through on everything they promised in a timely manner. Assistant City Manager Chris Pozzuto and Public Works Director Barry Conway have been assigned to meet with the General Contractor on a weekly basis. The City has been bombarded by inquiries from vendors, which are being redirected to the architect.

Additional Comments and Updates:

School Starts: Springboro students return to school on Tuesday, August 26. City activity increases a little more at this time of year.

Coffman: The City is still pursuing payment for the mowing expenses the City has incurred. Ms. Thompson asked for a legal opinion regarding the City's ability to recoup this money, which is in excess of \$10,000.00 in assessments this year on Coffman properties in Settlers Walk and The Springs developments. The City is currently mowing 86 lots.

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Ms. Belpulsi asked if the City is using a contractor to mow the lots? Ms. Thompson replied yes.

Village Park Development: The City has been informed that a developer has purchased the retail area that is still available at Village Park, but the buyers have questions about the roadway with respect to completing and dedicating the road.

Mr. Anderson inquired regarding the status of the Kettering Medical property at South Tech? Ms. Thompson explained that according to the developer nothing is precluding them from building in Springboro, they have eight acres and are not going to sell it, but they do not know what they want the property to be.

Mr. LaDu confirmed that the owners were maintaining the property. Ms. Thompson explained that the developer responded quickly to an exterior property maintenance letter they received from the City regarding tall grass and weeds. Ms. Thompson also mentioned that Children's wants to install a light at West Tech Boulevard as soon as possible, but this improvement is part of the larger Austin Interchange Project and the TIF. Ms. Thompson commented that she has spoken with the City Law Director, Mr. Schaeffer, about the possibility of installing the light any sooner, but because of the CFI (Continuous Flow Intersection) and some legal issues concerning funds she does not think that will occur before the interchange is under construction.

Austin Interchange Project: ODOT has approved and certified the final set of plans for the Austin Interchange. December 2008 is the bid date, with construction to commence in the spring of 2009. There should be no further obstacles to the project. There are still a couple of right-of-way acquisitions left for the TID to complete.

Ms. Thompson commented that she would be scheduling a half-hour discussion regarding the development of the TID area at the Austin Interchange. Ms. Thompson explained that the district has to work together with respect to the overall development of the area. Eventually, there will be a mass meeting of all the elected officials of the entities involved in the interchange. Ms. Thompson further commented that RG Properties purchased 450 acres property at the interchange and now owns all of the property around the interchange with the exception of a small part. She added that it would be helpful for all involved in the project to understand their thinking or plans for the property.

City Newsletter (3rd quarter): The City's quarterly newsletter was recently mailed to residents. Ms. Thompson commented that Mr. Pozzuto and staff did a great job on the newsletter and received a lot of positive comments from the community.

Mr. Pozzuto also reported that the dedication ceremony for the City's new park, E. Milo Beck Park, would be held on Thursday, October 2 at 5:45 PM at the park on Lower Springboro Road. Formal invitations will be sent in the near future.

ITEM 5. CLERK OF COUNCIL. –Issues/Reports.

2008 Charter Amendments – The 2008 proposed Charter Amendments were submitted to the Board of Elections on Monday, August 18 to be placed on the November 4, 2008 election ballot for voter approval. The next step in the process is to communicate with Springboro voters regarding the Charter Amendments. A newsletter containing the text amendments along with a cover letter explaining the process and the nature of the amendments will be mailed to all Springboro voters approximately 30 days prior to the election. In addition, the law requires that the full text of the amendments be published in a local newspaper for two consecutive weeks fifteen or more days prior to the election.

3rd U.S. District Office Hours – Congressman Turner's Field Representative Marty Heide will hold office hours in Council Chambers on Friday, August 22 from 1:00-2:00 PM to meet with district constituents.

Labor Day Observed – Labor Day will be observed on Monday, September 1; whereby, the City offices will be closed.

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Mayor Agenbroad asked when the next newsletter would be published? Mr. Pozzuto replied in November. Mayor Agenbroad confirmed that it would be after the Charter ballot issue.

Ms. Thompson explained that staff discussed issuing separate newsletters that would publicize special things such as the Charter revisions, or Springboro Day at Heatherwoode, or other information the City would need to communicate to the public.

Mr. Pozzuto added that the timing of the quarterly newsletters has been an obstacle in publicizing certain events because it is either too early or too late. For example, the most recent newsletter featured information about Springboro Day at Heatherwoode, which is in October. Mr. Pozzuto explained that the plan is to mail a one to two page semi-quarterly newsletter to capture those events in a timely manner. These mini newsletters will contain specific information regarding one or two items, and will cost \$4,000.00 per edition. Ms. Thompson commented that if the City needs to get information to residents regarding a particular event, it is worth the cost especially based on the fact that the recent citizen satisfaction survey showed that 76% of Springboro's residents get City information from the newsletters.

Mr. Anderson inquired regarding an informational sign at the corner of SR 741 and SR 73? Ms. Thompson reported that this type of sign is expensive \$20,000.00-\$25,000.00, but she would try to incorporate into the CIP for next year.

Mr. Anderson asked if it could be radio controlled? Ms. Thompson explained that the sign would be controlled by a computer; she does not want changeable text that could be vandalized. It would be digital sign LCD sign. Ms. Thompson commented that there were issues to consider such as the size of the letters and length of time a message is displayed and they would poll other communities regarding the regulations pertaining to this type of sign. Ms. Thompson commented that the location is difficult due to the traffic control box at that location and directional issues. She added that a two-sided sign would be a better option because it would target vehicles from multiple directions. Ms. Thompson reiterated that she has not pursued this issue any further due to the cost until 2009.

At this time, Chief Kruthoff commented that two police officers would be sworn in at tonight's City Council Regular Meeting. The officers' mothers will be present to pin their badges onto their uniforms.

ITEM 6. CITY COUNCIL. –Issues/Reports.

Mr. LaDu – No issues/reports.

Mr. Parise – No issues/reports.

Mr. Chmiel – Mr. Chmiel will present a Planning Commission report at tonight's City Council Regular Meeting under Reports.

Mr. Anderson – Mr. Anderson asked if the police department was now at full strength with the two new police officers that will be sworn in tonight? Chief Kruthoff answered yes. Chief Kruthoff explained that the two officers that will be sworn in at tonight's meeting represent the increase in police staffing that Council approved. The two officers that were sworn in on July 3 were hired to replace Officers Randy Peagler and Todd Pultz, which bring the police department to full strength.

Ms. Belpulsi – Ms. Belpulsi will present a notice of an application for a liquor license stock transfer at tonight's City Council Regular Meeting under Other Business.

Mayor Agenbroad – Mayor Agenbroad noted that Mr. Anderson should abstain from the vote on the minutes due to his absence.

ITEM 7. ADJOURNMENT. With no further discussion, Mayor Agenbroad adjourned the City Council Work Session at approximately 6:36 PM.

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CITY COUNCIL REGULAR MEETING

THURSDAY, AUGUST 21, 2008

7:00 PM

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CITY STAFF

Chris Thompson, City Manager

Chris Pozzuto, Assistant City Manager
Jeff Kruthoff, Police Chief

Alan Schaeffer, Law Director
Lori Martin, Clerk of Council

ITEM 1. CALL TO ORDER. Mayor Agenbroad called the Springboro, Ohio City Council Regular Meeting to order on Thursday, August 21, 2008 at 7:00 PM in Council Chambers at the City's temporary facility in the Dalco Building located at 425 S. Pioneer Boulevard, Springboro, Ohio.

ITEM 2. PLEDGE OF ALLEGIANCE. Mayor Agenbroad led the Pledge of Allegiance.

ITEM 3. ROLL CALL. Agenbroad, Present; Anderson, Present; Belpulsi, Present; Chmiel, Present; LaDu, Present; Lairson, Absent; Parise, Present.

Mr. Parise motioned to excuse Ms. Lairson from the meeting due to a professional scheduling conflict. Mr. LaDu seconded the motion.

No discussion.

VOTE: Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes.
[APPROVED 6-0]

ITEM 4. APPROVAL OF MINUTES: THE MINUTES OF THE JULY 31, 2008 CITY COUNCIL SPECIAL MEETING AND THE AUGUST 7, 2008 CITY COUNCIL WORK SESSION AND REGULAR MEETING.

Mr. Parise motioned to approve the Minutes of the July 31, 2008 City Council Special Meeting and August 7, 2008 City Council Work Session and Regular Meeting as submitted by the Clerk of Council. Ms. Belpulsi seconded the motion.

No corrections.

VOTE: Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes; Anderson, Abstain; Belpulsi, Yes.
[APPROVED 5-0-1]

ITEM 5. PRESENTATIONS: TWO NEWLY APPOINTED POLICE OFFICERS TOOK THE OATH OF OFFICE AND WERE SWORN IN TO SERVE THE CITY OF SPRINGBORO POLICE DEPARTMENT.

Chief Kruihoff presented two candidates to be sworn in as police officers under the provisions of the Ohio Revised Code. Chief Kruihoff commented that these two officers represent an increase in the authorized strength of the Police Department, and will prepare the City for the challenges facing the department as Springboro approaches full development as a community. Prior to the Mayor stepping forward to administer the Oath of Office, Chief Kruihoff highlighted the application process by explaining that these two candidates were among approximately 125 other pre-screened applicants when the process began in late winter. The candidates completed a comprehensive physical fitness test, a written examination, a structured oral board, an exhaustive background process, a pre-employment polygraph examination, and an interview with members of the City Manager's executive staff followed by a second polygraph examination, a day-long series of psychological examinations with a police psychologist firm in Columbus, and finally completed a full physical examination to ensure their physical ability to perform the duties required by the department.

Chief Kruihoff introduced new Police Officers Dustin Christian and Brian Robinson. Dustin Christian is a graduate of Tiptecanoe High School in Tipp City, Ohio and was a U.S. Marine assigned to a rapid response unit and served as a member of an elite anti-terrorist unit known as F.A.S.T. Mr. Christian attended Sinclair Community College and completed the Police Academy this summer. Brian Robinson is a graduate of Madison High School in Middletown, Ohio. Mr. Robinson attended Miami University and Sinclair Community College and received an Associates Degree in Criminal Justice with a Police Science option. Mr. Robinson completed the Sinclair Community College Police Academy and is now certified to become a Police Officer under the terms of the Ohio Revised Code. Chief Kruihoff asked Mr. Christian and Mr. Robinson to come forward to take the Oath of Office and be sworn in as Springboro Police Officers.

Mayor Agenbroad administered the Oath of Office, and Dustin Christian and Brian Robinson were sworn in as Police Officers to serve the City of Springboro Police Department. Mayor Agenbroad congratulated and welcomed Officer Christian and Officer Robinson to the City's Police Department. Each officer's mother pinned their badges onto their uniform. City Council congratulated Officers Christian and Robinson with a handshake. (A copy of Officer Dustin Christian's and Officer Brian Robinson's signed Oath of Office is attached for the record.)

ITEM 6. LEGISLATION: City Council held a Work Session at 6:00 PM tonight for approximately 36 minutes to discuss the following legislation as well as other matters before the City.

- 1) **ORDINANCE O-08-25: THIRD READING.** AN ORDINANCE APPROVING THE RECORD PLAN AND PERFORMANCE GUARANTY, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A SUBDIVIDER'S CONTRACT FOR THE COVE AT SETTLERS WALK SUBDIVISION, SECTION THREE, AND DECLARING AN EMERGENCY," was read by the Clerk of Council. Ms. Thompson commented on this item as follows:

This is the third reading of a record plan for The Cove at Settlers Walk Subdivision, Section Three. This subdivision is located at the northeast corner of Lytle Five Points Road and Settlers Walk Boulevard. Section Three is the final section of The Cove to be built, and contains approximately 3.6 acres, 14 buildable lots, and 0.5 acres in the right-of-way. The developer has submitted the subdivider's agreement, performance bond, and water system capacity fee as required, and the record plan is ready for approval. (This plan was prepared by Kleingers and Associates and reviewed and approved by the Planning Commission on June 25, 2008.)

Mayor Agenbroad presented the item to Council for questions/comments. No questions/comments.

Mr. Chmiel motioned to adopt Ordinance O-08-25. Mr. LaDu seconded the motion.

No discussion.

**VOTE: Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes.
[APPROVED 6-0]**

At this time, Mayor Agenbroad asked for a blanket motion to suspend the rules and waive the third readings of legislative agenda items 2 through 7. Following the motion, Ms. Martin will read the title of each ordinance individually and Council will adopt them accordingly.

Ms. Belpulsi motioned to suspend the rules and waive the third readings of legislative agenda items 2 through 7. Mr. Parise seconded the motion.

No discussion.

**VOTE: LaDu, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes.
[APPROVED 6-0]**

- 2) **ORDINANCE O-08-26: SECOND READING.** "AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$260,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO FOR THE PURPOSE OF REFUNDING OUTSTANDING BONDS; AUTHORIZING AN OFFICIAL STATEMENT, AND DECLARING AN EMERGENCY," was read by the Clerk of Council.
- 3) **ORDINANCE O-08-27: SECOND READING.** "AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$740,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO FOR THE PURPOSE OF REFUNDING OUTSTANDING BONDS; AUTHORIZING AN OFFICIAL STATEMENT AND AN ESCROW DEPOSIT AGREEMENT, AND DECLARING AN EMERGENCY," was read by the Clerk of Council.
- 4) **ORDINANCE O-08-28: SECOND READING.** "AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$11,055,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO, FOR THE PURPOSE OF REFUNDING WATER SYSTEM MORTGAGE REVENUE BONDS IN THE CITY, AUTHORIZING AN OFFICIAL STATEMENT, AND DECLARING AN EMERGENCY," was read by the Clerk of Council.
- 5) **ORDINANCE O-08-29: SECOND READING.** "AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$4,000,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO, FOR THE PURPOSE OF PAYING THE COST OF CONSTRUCTING STREET IMPROVEMENTS IN THE CITY, AUTHORIZING AN OFFICIAL STATEMENT AND DECLARING AN EMERGENCY," was read by the Clerk of Council.
- 6) **ORDINANCE O-08-30: SECOND READING.** "AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$5,000,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO, FOR THE PURPOSE OF PAYING A PORTION THE COST OF CONSTRUCTING A MUNICIPAL BUILDING IN THE CITY, AUTHORIZING AN OFFICIAL STATEMENT, AND DECLARING AN EMERGENCY," was read by the Clerk of Council.
- 6) **ORDINANCE O-08-31: SECOND READING.** "AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$21,055,000 OF BONDS BY THE CITY OF SPRINGBORO, OHIO, FOR VARIOUS PURPOSES IN THE CITY, AUTHORIZING AN OFFICIAL STATEMENT AND AN ESCROW DEPOSIT AGREEMENT AND DECLARING AN EMERGENCY," was read by the Clerk of Council.

This is the second reading of six (6) emergency ordinances (Legislative Agenda Items 2-7) providing for the issuance of not to exceed a total of \$21.055M of bonds for various purposes. Ms. Thompson provided an explanation of items 2-7 as follows: Essentially, the City is refinancing much of its debt. Item 2 provides for the issuance of \$260,000.00 to refinance a 1996 street improvement bond to widen SR 741, which matures in 2016. Item 3 provides for the issuance of \$740,000.00 to refinance 1999 various purpose bonds, which mature in 2019. Item 4 provides for the issuance of \$11,055M to refinance a 1998 water mortgage revenue bond, which matures in 2023. These three previous items refinance bonds that have already been issued by the City. The refinancing of these three bonds through the original maturity dates will save the City over \$235,000.00 in interest payments, which is why the City is refinancing at this time. The new debt that will be incurred includes item 5, which provides for the issuance of \$5M for construction, furniture and equipment,

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and technology for the new municipal building and item 6, which provides for the issuance of \$4M for street improvements comprised of \$1M for the 2008 street-resurfacing program and \$3M to replace all of the concrete streets in Springboro with asphalt. Ms. Thompson explained that the City has had extensive maintenance problems due to the age of the concrete, which resulted in the recommendation to complete this work in one project rather than to separate the project over a number of years. Item 7 is the final piece of legislation, which combines all of the refinanced and new debt into one bond amounting to \$21,055M. The financing of the municipal building is being recommended for a 15-year term and the financing for the street improvements I being recommended for a 10-year term. None of these debt payments will be made from the City's General Fund, but will be appropriated from the Street Capital Improvement Fund, the Income Tax Capital Improvement Fund, Water Capital Fund, and Municipal Building Fund, which has been funded through the sale of property that the City has had an interest in over a number of years.

Mayor Agenbroad presented the item to Council for questions/comments. No questions/comments.

Mayor Agenbroad asked if there were any objections to adopting legislative agenda items 2 through 7 by one motion now that Ms. Thompson has explained each item. There were no objections to adopting legislative items 2 through 7 in one motion.

Mr. LaDu motioned to adopt Ordinances O-08-26 through O-08-31. Ms. Belpulsi seconded the motion.

No discussion.

VOTE: Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes; Anderson, Yes; Belpulsi, Yes. [APPROVED 6-0]

- 8) **RESOLUTION R-08-39:** "A RESOLUTION IN SUPPORT OF A FULLY-FUNDED RENEWAL OF THE CLEAN OHIO FUND BOND PACKAGE WHICH WILL BE PLACED ON THE NOVEMBER 4, 2008 BALLOT TO MEET THE DEMAND FOR CONSERVATION PROJECTS, BROWNFIELD REVITALIZATION, RECREATIONAL TRAIL DEVELOPMENT, FARMLAND PRESERVATION AND OTHER IMPORTANT PROJECTS RELATED TO THE CLEAN OHIO FUND," was read by the Clerk of Council. Ms. Thompson commented on this item as follows:

This resolution supports a fully funded renewal of the Clean Ohio Fund Bond Package on the November 4, 2008 election ballot. The Clean Ohio Fund is a program that the State of Ohio has benefited from in many, many counties. Springboro has actually benefited from the program by gaining a new park on Lower Springboro Road, when 80 acres of land was purchased for development as a passive park. Currently, there is an overlook area and parking lot at the park, which are not quite complete yet, but Ms. Thompson commented that she would encourage anyone who is interested in park preservation to join the City on October 2, 2008 at 5:45 PM for a dedication ceremony for E. Milo Beck Park, which the City purchased with Clean Ohio Funds. The Clean Ohio Fund is a wonderful program, and the City of Springboro by this resolution will be supporting the November 4 ballot initiative to ensure these conservation funds are available through the State.

Mayor Agenbroad presented the item to Council for questions/comments. No questions/comments.

Mr. Parise motioned to adopt Resolution R-08-39. Mr. LaDu seconded the motion.

No discussion.

VOTE: Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes. [APPROVED 6-0]

- ITEM 7. REPORTS: Mayor's Report** – The 3rd U.S. District Representative Office Hours are scheduled for Friday, August 22, 1:00-2:00 PM in Council Chambers. Labor Day will be observed on Monday, September 1; whereby, the City offices will be closed. The next City Council Work Session will be held on Thursday, September 4, 2008 at 6:00 PM in Council Chambers, as scheduled. The next City Council Regular Meeting

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will be held on Thursday, September 4, 2008 at 7:00 PM in Council Chambers, as scheduled. All meetings will be held at the City's temporary facility in the Dalco Building located at 425 S. Pioneer Boulevard in Springboro, unless otherwise posted. In addition, Mayor Agenbroad reported that the Finance Committee met this evening at 5:30 PM in Council Chambers with Mayor Agenbroad, Council Member Scott Anderson, City Manager Chris Thompson, Finance Director Robyn Brown, and Assistant Finance Director Beth Eaton to review the City's finances, which are all in order. Additionally, the Committee will be presenting Council with some recommendations regarding travel and expenditure issues at a later date.

City Manager's Report – Ms. Thompson provided an update regarding the new City Building as follows: After 40 to 50 years in a 6,000 sq. ft. building at 320 W. Central Avenue next to the Library, the City has been able to secure a contractor and funds for the construction of a new building with Council's blessing. There will be a very brief groundbreaking ceremony for the new building on September 4, 2008 at the site on W. Central Avenue at 5:30 PM. The City intends to have a very public opening of the building when construction is finished. Ms. Thompson wished to thank Council for supporting this project, which will very much benefit the community. Ms. Thompson commented that the new building will be a one-stop shopping experience where residents will be able to pay their water bills, traffic tickets, permit fees, etc., but will also be able to use a community room that the City has never before had available to the community. Ms. Thompson explained that the City would be able to allow various community organizations to use the community space. Ms. Thompson further explained that the building would also have an outside area to accommodate shows such as art shows, etc., which will have conduit and electricity. The landscape architect for the building project has actually plotted out how many tents and canopies could be placed in the outside area, which will be connected to the porch (as shown on the drawing), and will be utilized for City events at the building as well. Ms. Thompson added that there would also be a small area dedicated to some people that the City has lost over the years. Finally, Ms. Thompson commented that they are looking forward to the new building very much as a staff, and hopes that the community is looking forward to it as well. She further commented that Council is also looking forward to having their own area where they can conduct City business in an appropriate environment. Progress at the construction site consists of footers that were poured today and the split block wall. Again, Ms. Thompson commented that the City is very excited about the project, and thanks the community and City Council for their support.

Committee Reports –

Mr. LaDu – No reports.

Mr. Parise – No reports.

Mr. Chmiel – Planning Commission – The Planning Commission held a Work Session on August 13 and reviewed the following two items: Site Plan Review – 5 Greenwood Lane, northwest corner West Central Avenue (SR 73) and Greenwood Lane, reuse of the building for a restaurant known as Chipotle, coming this spring; Rezoning Request and General Plan – Lytle-Five Points Road east of North Main Street (SR 741), O-R, Office-Residential District, to PUD-MU, Planned Unit Development. (The Planning Commission meeting scheduled for Wednesday, August 27 has been canceled, as there are no items slated for action.)

Mr. Anderson – No reports.

Ms. Belpulsi – No reports.

ITEM 8. OTHER BUSINESS. Ms. Belpulsi presented a notice of an application for a Liquor License as follows:

A notice of an application for a Liquor License business stock transfer for Max & Ermas Restaurants Inc DBA Max & Ermas, 710 Gardner Rd., Springboro, Ohio 45066 bearing the number 56520310235. The Liquor License is for Permits D-5 and D-6 – Night Club Permit, and Sunday Sales. The Springboro Police Division can find no cause for objection to this application, and recommends that City Council and the City of Springboro not express any objections and not request a hearing from the Ohio Division of Liquor Control.

Ms. Belpulsi motioned that the City Council and the City of Springboro not express any objections and not request a hearing from the Ohio Division of Liquor Control regarding this application. Mr. Chmiel seconded the motion.

No discussion.

**VOTE: Parise, Yes; LaDu, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes.
[APPROVED 6-0]**

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. Mayor Agenbroad wished Mr. LaDu a very Happy Birthday on Sunday!

ITEM 10. GUEST COMMENTS. No Guest comments.

ITEM 11. EXECUTIVE SESSION. No Executive Session.

ITEM 12. ADJOURNMENT. Mayor Agenbroad thanked the MVCC for tonight's telecast and scheduled rebroadcasts of this Springboro City Council Meeting. In addition, Mayor Agenbroad wished everyone a safe, happy, and healthy Labor Day holiday!

Mr. Parise motioned to adjourn the meeting; whereby, the Thursday, August 21, 2008 Springboro City Council Regular Meeting was adjourned at approximately 7:21 PM. Ms. Belpulsi seconded the motion.

No discussion.

**VOTE: Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes; Anderson, Yes; Belpulsi, Yes.
[APPROVED 6-0]**

John H. Agenbroad, Mayor

Presiding Officer

Lori A. Martin, Clerk of Council