

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

**CITY COUNCIL WORK SESSION**

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THURSDAY, JANUARY 22, 2009

6:00 PM

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**COUNCIL**

**John Agenbroad, Mayor**

**Jim Chmiel, Deputy Mayor**  
**Marie Belpulsi**  
**Sheila Lairson**

**Scott Anderson**  
**Tom LaDu**  
**John D. Parise**

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**CITY STAFF**

**Chris Thompson, City Manager**

**Chris Pozzuto, Assistant City Manager**  
**Jeff Kruihoff, Police Chief**

**Alan Schaeffer, Law Director**  
**Lori Martin, Clerk of Council**

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**ITEM 1. CALL TO ORDER.** Mayor Agenbroad called the Springboro, Ohio City Council Work Session to order on Thursday, January 22, 2009 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.** No absences.

**ITEM 3. LEGISLATIVE AGENDA.** –Three legislative agenda items were reviewed for the January 22, 2009 City Council Regular Meeting.

- 1) **EMERGENCY ORDINANCE: FIRST READING.** AN ORDINANCE AUTHORIZING THE SUPPLEMENTAL APPROPRIATION OF MONIES; THEREBY AMENDING ANNUAL APPROPRIATION ORDINANCE NO. -09-01 OF THE CITY OF SPRINGBORO, OHIO PASSED BY THE CITY COUNCIL ON DECEMBER 18, 2008 FOR THE YEAR 2009; AND DECLARING AN EMERGENCY.

No discussion.

- 2) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE AND INSTALLATION OF AN OUTSIDE WALK-IN COOLER FROM POLAR KING INTERNATIONAL INC. AND KITCHEN EQUIPMENT FROM CHRISCO RESTAURANT DESIGN AND SUPPLY, LLC FOR HEATHERWOODE GOLF COURSE.

Ms. Thompson commented that this resolution has been amended to exclude the purchase of the outside walk-in cooler from Polar King. Council received an updated version of the legislative cover memorandum and resolution reflecting this change for tonight's Regular Meeting. Ms. Thompson commented that the cost of the cooler would have been \$42,000, and the cooler had to be custom made to fit the area outside of the clubhouse. Ms. Thompson also commented that this purchase was included in the City's 5-year CIP. Ms. Thompson explained that she questioned the purchase of the cooler and found it to be a very huge piece of equipment on a small piece of property, which would require renovations to the area including the walls outside the clubhouse and screening from the residential areas surrounding the clubhouse. She further explained that she was not able to get all of the answers to her questions until this week; therefore, the

legislation was not amended until today. Again, the resolution has been altered to reflect only the purchase of the various kitchen equipment listed to replace equipment that is over 20 years old. Ms. Thompson recommends the purchase of the kitchen equipment, but would like to see other options for the proposed cooler such as replacing the existing inside cooler, which is in poor condition, or purchasing a smaller cooler for outside the clubhouse. She explained that the proposed outside cooler would require moving the existing dumpster and building a wing wall to hide the dumpster. Also, the new cooler would block the access to the electrical box and the new chiller, purchased last year, and there is no gate in the fence. Ms. Thompson explained that the project was adding up to more than anticipated, which is why she altered the resolution to simply purchase the kitchen equipment being requested. She stated that the purchase of the outside cooler is not ready for consideration at this time.

Mr. Chmiel asked what the dimensions of the cooler are? Ms. Thompson replied that the cooler is approximately 13x20 feet. Mr. Chmiel asked how big the existing cooler is? Ms. Thompson described it as a small walk-in cooler, maybe 15 x 12 feet, but larger than 6x8 feet. She added that she has never been told that it is insufficient to hold the food, but it is old and rusty and probably not as efficient as it could be, but no one gave her the option of replacing the old one. Ms. Thompson explained that the theory is to build the large outside cooler and remove the existing inside cooler using that area for additional kitchen area, but she would like to see an increase in revenue from banquets before making this purchase and that they would look at the revenue from food and beverage and weigh that against expenditures before making this purchase. Ms. Thompson added that the proposed cooler would encroach three feet further than the dumpster gate toward the parking in order to fit.

Ms. Belpulsi questioned the logic behind the size of the cooler? Ms. Thompson explained that they could store more food product and in turn be able to sell more events and/or to accommodate more events they would need more food storage room. However, Ms. Thompson commented that the City has obligations to the community as far as making sure that Heatherwoode is paying its way and she thinks it will be a very difficult year, as companies are cutting back on outings and are not going to spend that kind of revenue to have an outing a Heatherwoode. Further, she believes it is a year to be more prudent about these kinds of expenditures. Ms. Thompson continued by commenting that she and Mr. Barnhart agree that the downstairs renovation project is the first priority because they see the ability to generate revenue from that operation, but not from the purchase of the cooler.

Mr. Parise asked if the proposed cooler size is bigger than the existing cooler? Ms. Thompson answered at least three times bigger. Mr. Parise confirmed that what Ms. Thompson was saying was that they would use the existing cooler area as additional space? Ms. Thompson replied yes, as additional prep space in the kitchen. Mr. Parise confirmed that it would not be a cooler area, whereas the proposed larger cooler would be outside the foundation of the building? Ms. Thompson answered that it would be located on the exterior of the building on a concrete slab. Mr. Parise asked about the option of replacing the existing cooler with the same size cooler? Ms. Thompson again stated that no one gave her the option of replacing the old cooler. Ms. Thompson added that she explained to Heatherwoode that she would like to see a price on replacing the existing cooler. Ms. Thompson reiterated that she was not presented with any other options with respect to the cooler. Ms. Thompson stated that they could legitimately replace the existing cooler based on its condition, and she estimated that it would cost approximately \$10,000 to \$15,000 versus the \$42,000+ for the proposed larger cooler.

Mr. Chmiel suggested that they could size down the outside cooler and still accomplish gaining space by removing the old cooler, which could cause health department issues, contamination problems, etc. Or, they could modify the coolers and have two coolers with a pass through door, which operate on two condensers and have the existing cooler indoors and a smaller one outside with a roof and screen. This scenario would increase cooler space, but not require such a large outside unit. Ms. Thompson commented that those are all legitimate options, but, again, she was not presented with any other options. She further commented that, in addition, the proposed cooler has to be specially made because there is only one company in the United States that makes them, but she is skeptical of that as well. Ms. Thompson stated that at a minimum they would replace the existing cooler, which has been sufficient for the past 20 years. She added that Heatherwoode General Manager Tom Barnhart agreed to put off the purchase of the outside cooler, as it is not as critical, and is willing to wait to see how sales and revenues go. Ms. Thompson repeated that she has

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asked for cost estimates to replace the existing cooler. Ms. Thompson also commented that she would never accept this kind of quote from staff and she has to hold Heatherwoode to the same standard.

Ms. Thompson referred to the other kitchen equipment being requested for purchase and commented that Chrisco was significantly lower in price than the other vendors. The equipment pricing was compared to a number of vendors because a single vendor did not have all of the equipment, and they preferred to purchase all of the equipment from a single vendor.

Ms. Belpulsi confirmed that Billy Casper operates all of the municipal golf courses in Cincinnati? Ms. Thompson replied yes, they manage all of them. Ms. Belpulsi asked if they managed the banquet facilities also? Ms. Thompson commented that most of those golf courses do not have banquet facilities. Ms. Belpulsi commented that she appreciated Ms. Thompson's due diligence concerning this issue.

Mr. Parise asked if they ever considered purchasing used equipment? Ms. Thompson explained that used equipment would be difficult to rewire and reinstall and is often in very poor condition; therefore, they did not consider used equipment.

Following the discussion, Council accepted the amended proposal to purchase the various kitchen equipment items excluding the outside walk-in cooler, as there were no objections to the amendment.

**3) RESOLUTION: A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT FOR CERTAIN PROPERTY LOCATED AT 330 SOUTH MAIN STREET FROM COMMUNITY NATIONAL BANK.**

Mr. Parise confirmed that the \$80,000 amount referred to in the legislative cover memorandum was the actual appraisal amount for the property and not the asking price? Ms. Thompson confirmed that \$80,000 is the actual appraisal for the property.

Ms. Thompson commented that the legislative cover memo references using the property as a Police Department bicycle patrol substation, as it would be a good location to dispatch the bike patrol. However, at this time, they do not know the condition of the building.

Mr. LaDu asked when the City could access the property? Ms. Thompson answered that property inspections would begin once the purchase agreement is signed, which would be sometime next week. Ms. Thompson commented that the City's inspectors and engineers would inspect the property for structural integrity, etc.

Ms. Lairson commented that she has passed by the property a couple of times and it seems to be in good enough condition right now, aside from a little clean up, to allow the police department to start using it for bicycle patrol. Ms. Lairson asked if the house on the property had a basement or it is sitting on a slab? Ms. Thompson stated that she did not know; they would have to wait for the inspection to find out.

Mayor Agenbroad commented that he shares Mr. Parise's concerns about the expense to purchase the property, but for the price and the ability to control the development of the property, it is worth the expense and the City will not lose money.

Mr. Schaeffer commented that the City could at least sell the property for the purchase price, but essentially the City has paid for control of the property.

**ITEM 4. CITY MANAGER. -Issues/Reports.**

**I-75/SR73 Bridge Project Update:** Ms. Thompson reported that the City received documents from ODOT concerning the I-75/SR73 Bridge Project, not the ramp improvements, just the bridge project. But, ODOT charged the City the 20% local match calculated on the cost of the entire project when in reality the local share is only supposed to cover the differential between ODOT's project and the modifications to the bridge piers i.e. widen the piers on SR73. Ms. Thompson explained that they are trying to get all of that

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straightened out with ODOT representatives Steve DeHart and Jay Hamilton. The paperwork currently charges the City of Springboro for the entire amount; therefore, Springboro would have to invoice the City of Franklin. Ms. Thompson stated that even though Springboro and Franklin have agreed to share in the cost of the bridge project, she did not want to have to invoice the City of Franklin for their share of the project. Therefore, she requested that ODOT invoice the City of Franklin directly for their share of the project based on the fact that both cities passed resolutions to cooperate with the ODOT project. Ms. Thompson asked ODOT to alter the paperwork to show that Springboro and Franklin are sharing the local cost of the project. Ms. Thompson also commented that she has not made much progress with Franklin's City Manager Jim Lukas with respect to the ramp issues.

**Annual Goals Retreat for 2009:** Ms. Thompson reminded Council that the Annual Goals Retreat has been scheduled for this Saturday, January 31 at 8:30 AM at Heatherwoode. Ms. Thompson confirmed that Council received the goals list from last year and the list of suggested topics for discussion for this year.

Ms. Thompson briefly commented that Mr. LaDu had e-mailed her concerning the topic of on street parking during snow events. Ms. Thompson explained that Warren County has three levels of snow emergencies and off-street parking is only required under certain emergency levels. However, the City could establish its own policy within the City limits with respect to street parking during snow emergencies, under the City's authority to declare a snow emergency.

Mr. Anderson asked how long it would take to complete the installation of the traffic light at Tamarack and SR 73? Ms. Thompson commented that weather has been a factor. She explained that work has been slow due to the extremely cold weather and frozen ground, but the light should be complete in approximately four months.

Ms. Belpulsi asked for the status of the traffic light at SR73 and Red Lion Five Points Road? Ms. Thompson answered that the lights are installed, but would be bagged for several weeks. Warren County is responsible for the installation and operation of that traffic light.

**Land Use Master Plan Open House:** Ms. Thompson announced that the Land Use Master Plan Open House would be held at Heatherwoode next Tuesday, January 27, 6:30-8:00 PM at Heatherwoode Golf Course Clubhouse.

**Economic Development Update:** Mr. Pozzuto reported that in March the City would begin a new business retention program in the form of business roundtable discussions. Ms. Thompson, Mr. Pozzuto, and the City's Business Retention Specialist Nick Motto have been meeting with the bigger businesses, but they cannot always reach the smaller business owners because they are trying to run their businesses. The roundtable meetings will include Springboro Chamber Director Anne Stremanos, and other city, state, and federal representatives. All of the participants would have an opportunity to introduce themselves and discuss ways the government can help local small businesses. Meetings will be organized geographically, making it easier to get them together and recognizing that they might have the same issues. The "guinea pig" area for the first meeting will be the Springboro Pointe Shopping Center businesses. They intend to invite 30 to 40 at a time, and hopefully will get half to attend. The purpose of the program is to introduce ourselves to the small business owners and let them know that we are government and we are here to help.

Ms. Lairson asked, if a business is unable to attend their area's roundtable, could they attend another meeting? Mr. Pozzuto replied yes, they could attend any meeting.

Mr. Chmiel asked if Mr. Pozzuto would be interested in Council participation? Mr. Pozzuto replied yes, they would welcome the participation. Mr. Pozzuto promised to send e-mail to Council Members with the roundtable meeting dates and information.

Ms. Belpulsi asked where the meetings would be held? Mr. Pozzuto explained that the meetings would be held every other month at Heatherwoode.

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Ms. Belpulsi asked if Mr. Pozzuto could provide a follow up report regarding this program? Mr. Pozzuto replied yes.

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

**Calendar Update:** The 3<sup>rd</sup> U. S. District Office Hours will resume on January 23 from 1:00-2:00 PM in Council Chambers. Also, Congressman Turner's Outreach Coordinator Marti Heide will attend tonight's Regular Meeting with an update from the congressional office.

**Council Meeting Schedule:** City Council Meeting will meet next Saturday, January 31 at 8:30 AM Heatherwoode for the Annual Goals Session.

**OEC Forms:** Annual OEC Financial Disclosure Statements were distributed to Council. Ms. Martin asked that Council Members please submit their completed forms to her by March 15.

**ITEM 6. CITY COUNCIL. –Issues/Reports.**

**Ms. Lairson** – Ms. Lairson reported that the Community Service Board's volunteer program is moving along, and the board is finalizing the volunteer referral form, which is currently being reviewed by the Law Director. Ms. Lairson asked if Mr. Schaeffer could attend their next meeting to address the Board's questions concerning procedure and liability.

Ms. Thompson commented that the City is totally covered with regard to volunteers.

Ms. Lairson further commented that the Board would like to hold an additional meeting in February on Monday, February 2 at 7:00 PM in Council Chambers. Ms. Martin confirmed that, according to the City calendar, February 2 is available, and she will post the meeting accordingly.

Ms. Lairson also commented that the Community Service Board has planned to host an orientation for volunteers in March.

Ms. Thompson asked where the volunteers were coming from? Ms. Lairson explained the Board had a really big response from community churches.

Ms. Lairson asked if the March volunteer orientation could be advertised in the City's next newsletter? Mr. Pozzuto explained that the next newsletter would not be ready to mail to residents until the end of March. Ms. Lairson explained that the tentative date for the volunteer orientation meeting is March 16 at 7:00 PM in Council Chambers. Mr. Pozzuto commented that the City newsletter would not be published in time for the volunteer orientation, but it could be advertised through the e-newsletter, website, and press release.

Ms. Thompson also suggested that the information could be advertised through a Public Service Announcement on the MVCC government access channel.

Ms. Lairson also commented that the invitation for the March 16 volunteer orientation would be ready immediately following the February 2 Community Service Board meeting, and she will forward it to Ms. Martin at that time.

**Mr. Anderson** – Mr. Anderson reported that he attended the first MVCC Board meeting of the year last night. Mr. Anderson commented that he was part of the group that hired Mr. Weithofer to serve as the new Executive Director. The MVCC plans to really try to bring value to the MVCC communities, and has begun collecting all of the members' capital budgets to explore the possibilities of collective purchasing, etc.

**Ms. Belpulsi** – No issues/reports.

**Mayor Agenbroad** – Mayor Agenbroad reported that he would ask for a motion to set three public hearings for rezonings on March 5 at tonight's Regular Meeting under Other Business.

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**Mr. Chmiel** – Mr. Chmiel will present a Planning Commission report at tonight's Regular Meeting under Reports. Also, Mr. Chmiel recommended scheduling a Legal Committee meeting. After briefly reviewing the City calendar, it was determined that the Legal Committee would meet on Thursday, February 5 at 5:30 PM in Council Chambers.

**Mr. Parise** – No issues/reports.

**Mr. LaDu** – No issues/reports.

**ITEM 7. ADJOURNMENT.** With no further discussion, Mayor Agenbroad adjourned the January 22, 2009 City Council Work Session at approximately 6:53 PM.

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

**CITY COUNCIL REGULAR MEETING**

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THURSDAY, JANUARY 22, 2009

7:00 PM

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**COUNCIL**

John Agenbroad, Mayor

Jim Chmiel, Deputy Mayor  
Marie Belpulsi  
Sheila Lairson

Scott Anderson  
Tom LaDu  
John D. Parise

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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

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**ITEM 1. CALL TO ORDER.** Mayor Agenbroad called the Springboro, Ohio City Council Regular Meeting to order on Thursday, January 22, 2009 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, Present; Parise, Present.

**ITEM 4. APPROVAL OF MINUTES:** THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF JANUARY 8, 2009.

**Mr. LaDu motioned to approve the minutes of the January 8, 2009 City Council Work Session and Regular Meeting as submitted by the Clerk of Council. Mr. Parise seconded the motion.**

No corrections.

**VOTE: LaDu, Yes; Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes. [APPROVED 7-0]**

**ITEM 5. PRESENTATIONS:** JOHN WEITHOFER, NEW EXECUTIVE DIRECTOR OF THE MIAMI VALLEY COMMUNICATIONS COUNCIL, GREETED CITY COUNCIL.

Mr. Weithofer introduced himself as the new Executive Director of the MVCC as of December 1. Mr. Weithofer has over 30 years of government experience to bring to his new position; 26 years of experience with the City of Miamisburg and 18 of those years as City Manager. Through the Austin Interchange Project, he had the opportunity to work with the leadership in Springboro and has been very impressed with the Council leadership and the strong management expertise on staff, and he looks forward to working with Springboro as the Director of the MVCC. He commented that Springboro's delegate to the MVCC, Councilman Anderson, is outstanding, and Ms. Thompson serves on GovTech, Mr. Pozzuto serves on the MTA Board, and Police Chief Kruthoff is a very valuable member of the Tactical Crime Suppression Unit or

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TCSU. He really appreciates the expertise and contributions that Springboro brings to the MVCC, and again, looks forward to working with the City. Mr. Weithofer referred to several exciting projects going on in the City including the new city building and the Austin Interchange, and commented that the MVCC looks forward to public access and programming highlighting the events, accomplishments, and successes in the Springboro community. Mr. Weithofer commented that times are challenging at the local level with respect to the economy and trying to fund the central services of a local government. Mr. Weithofer further commented that as Executive Director he intends to focus on local government issues and challenges and how the MVCC can assist its members to add value to the services they provide to their residents. In other words, where can the MVCC step in and assist with the challenges and opportunities that local governments face to really enhance the capabilities they have or reduce the cost of operating the services they provide? GovTech has recently started this process by focusing on a number of areas such as purchasing and has requested the capital budgets of each community. Mr. Weithofer also commented that the Purchasing Director from Hamilton County has been invited to the next GovTech meeting. He explained that Hamilton County has a very aggressive purchasing program that they offer to communities not only in Hamilton County, but also to all of southwestern Ohio. Mr. Weithofer stated that he thinks this is the type of expertise that the MVCC can assist its members with because ultimately if communities can cut costs, the money saved can be used for other valuable services they provide. Mr. Weithofer further explained that they would begin looking at energy costs because local governments are large consumers, and the eight community members of the MVCC are probably in the top tier of DP&L and Duke Energy consumers. The MVCC plans to begin talking with the University of Dayton Institute of Research to see if there is expertise at UD or Wright State that they can capture and offer to the eight member communities regarding energy conservation, capital programming, and cooperative projects. Mr. Weithofer commented that the key is to move forward; however, the MVCC already does a number of things very well. Mr. Weithofer mentioned that Joe McKenzie is among one of their best staff members on video production and public access TV, and he thinks that the MVCC is the best in the state. The MVCC has received 200 awards over the years. The TCSU is also an excellent core service as well as municipal services or the MTA, and the MVCC administers the CodeRED System. Mr. Weithofer summarized by stating that, as Executive Director, he is very happy with the production and public access services the MVCC provides as well as the TCSU and the MTA services, but he thinks the MVCC's golden opportunity, as local communities face challenging economic times and budgets, is to really begin working through GovTech and the MVCC community delegates to explore how the MVCC can add value to how the cities operate and how they provide services to their residents. Again, Mr. Weithofer stated that he really looks forward to working with the City of Springboro and Springboro's MVCC delegate and staff, and thanked Council for the opportunity to introduce himself.

Mayor Agenbroad thanked Mr. Weithofer for his attendance and comments.

At this time, Mayor Agenbroad recognized Marty Heide, and invited Ms. Heide to make her comments under Presentations.

Ms. Heide introduced herself as the Warren County Outreach Coordinator for Congressman Mike Turner, who represents the 3rd U.S. District. Ms. Heide provided an update from the Congressional Office as follows:

Ms. Heide provided congressional calendars to Council Members, which are available at the Dayton District Office. This year's calendar honors the 200<sup>th</sup> Anniversary of Abraham Lincoln's birth; each day features an historical event that took place in 1809. Contact the office at 937-225-2843 to request a calendar to be mailed. Ms. Heide also commented on the Commerce Department, which set up the National Telecommunications and Information Administration referred to the NTIA to handle the conversion from analog to digital. The conversion takes place on Tuesday, February 17, 2009. Each household is entitled to two coupons worth \$40 each to redeem towards the purchase of a converter box. If you have cable, digital TV, or satellite, you will not be affected, but those people who rely on an antenna will not get a signal when they turn on their TV on February 17. The program was funded with \$1.34B to handle these coupons and the NTIA is currently out of coupons; therefore, the demand is very high, but you can request to be put on the waiting list through their website and be issued a reference number. As coupons expire, they become available to distribute to the people on the waiting list. The coupons expire in 90 days; therefore, if you do not use your coupon in 90 days you cannot ask for another coupon or reissue. The converter boxes are

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priced ranging from \$49 to \$59 to \$69 depending on what type, and can be purchased at local electronic stores and discount department stores. Ms. Heide explained that there has been a lot of advertising about the conversion and a representative from the NTIA came to Dayton to make some presentations because Dayton has a high population of non-cable subscribers. The target audience is low-income families, senior citizens, and people who choose not to subscribe to cable TV. Ms. Heide stressed that if there are people in the area that do not have cable, they need to be aware that February 17 is the conversion date. The website to obtain the converter box coupons is [www.DTV2009.gov](http://www.DTV2009.gov) or you may use the toll free number, 1-888-388-2009, to leave your name and address after the recorded message. Ms. Heide offered to answer any questions.

Mayor Agenbroad thanked Ms. Heide for her attendance and comments.

**ITEM 6. LEGISLATION:** City Council held a Work Session at 6:00 PM tonight for 53 minutes to discuss the following legislation as well as other City matters.

- 1) **ORDINANCE O-09-3: FIRST READING.** "AN ORDINANCE AUTHORIZING THE SUPPLEMENTAL APPROPRIATION OF MONIES; THEREBY AMENDING ANNUAL APPROPRIATION ORDINANCE NO. -09-01 OF THE CITY OF SPRINGBORO, OHIO PASSED BY THE CITY COUNCIL ON DECEMBER 18, 2008 FOR THE YEAR 2009; AND DECLARING AN EMERGENCY," was read by the Clerk of Council. Ms. Thompson's comments are summarized as follows:

This the first reading of an ordinance authorizing the supplemental appropriation of monies for 2009 in the amount of \$5.257M. The purpose of this supplemental appropriation ordinance is the Austin Interchange Project. The City passed bond anticipation notes last month in the amount of \$5.189M to fund Springboro's local share of the Austin Interchange Project. This supplemental appropriation allows the City to receipt that money in and remit it to the Transportation Improvement District, who will monitor and pay the bills issued by ODOT for the project. The other supplemental amount of \$34,000 mentioned on the legislative cover memorandum is for the purchase of a residential unit at 330 S. Main Street, which will be addressed under item 3 on tonight's legislative agenda.

Ms. Thompson confirmed that the Finance Director has requested that Council waive the second and third readings of this ordinance in order to properly appropriate funds for expenditure.

Mayor Agenbroad asked for a motion to suspend the rules and waive the second and third readings of Legislative Item 1, an Emergency Ordinance.

**Ms. Belpulsi motioned to suspend the rules and waive the second and third readings of Legislative Item 1, an Emergency Ordinance. Ms. Lairson seconded the motion.**

No discussion.

**VOTE: Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes; Lairson, Yes. [APPROVED 7-0]**

**Ms. Belpulsi motioned to adopt Ordinance O-09-3. Ms. LaDu seconded the motion.**

Mayor Agenbroad presented the item for discussion. No discussion.

**VOTE: Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes. [APPROVED 7-0]**

- 2) **RESOLUTION R-09-3:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF KITCHEN EQUIPMENT FROM CHRISCO RESTAURANT DESIGN AND SUPPLY, LLC FOR HEATHERWOODE GOLF COURSE," was read by the Clerk of Council. Ms. Thompson's comments are summarized as follows:

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This resolution authorizes the City Manager to enter into a contract for the purchase of kitchen equipment from Chrisco Restaurant Design and Supply for Heatherwoode Golf Course. This item was discussed at length at the Work Session this evening. The original proposal was to purchase kitchen equipment for Heatherwoode Golf Course banquet facility and also a large outside cooler for food storage at the facility. After some discussion with the management team at Heatherwoode, it was determined that they would wait on the purchase of the cooler, but have requested the authority to go forward with the purchase of various kitchen equipment e.g. food processors and mixers, a pizza oven, ice machine, tilt skillet, slicer, banquet hot boxes, gas range, and gas fryer for the upstairs kitchen. The bid from Chrisco Restaurant Design and Supply is \$67,767.78 without approximately \$1,250.00 in shipping costs to supply this equipment. Other vendors bid significantly higher by \$16,000.00 at \$83,769.78.

**Mr. LaDu motioned to adopt Resolution R-09-3. Mr. Chmiel seconded the motion.**

Mayor Agenbroad presented the item for discussion. No discussion.

**VOTE: Parise, Yes; LaDu, Yes; Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes. [APPROVED 7-0]**

- 3) **RESOLUTION R-09-4:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT FOR CERTAIN PROPERTY LOCATED AT 330 SOUTH MAIN STREET FROM COMMUNITY NATIONAL BANK," was read by the Clerk of Council. Ms. Thompson deferred Mr. Pozzuto to comment on this item. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes the City Manager to execute a purchase agreement for property located at 330 South Main Street from Community National Bank, who currently holds the property in receivership, for a total price of \$34,000.00. The property is in a strategic location downtown directly across the street from the Springboro Chamber of Commerce. The City is purchasing this property to explore different uses to further enhance the downtown area for both the residents and the merchants that operate there. The property was appraised at \$80,000.00, and the City was able to obtain the property for \$34,000.00. The purchase of this property is a good investment in the City's downtown.

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

**Ms. Lairson motioned to adopt Resolution R-09-4. Ms. Belpulsi seconded the motion.**

No discussion.

**VOTE: Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes; Lairson, Yes; Anderson, Yes; Belpulsi, Yes. [APPROVED 7-0]**

- ITEM 7. REPORTS: Mayor's Report** – The 3<sup>rd</sup> U.S. District Office Hours will be held on Friday, January 23, 1:00-2:00 PM in Council Chambers. The Master Land Use Plan Open House/Public Forum will be held on Tuesday, January 27, 6:30-8:00 PM at Heatherwoode. A City Council Special Meeting (Annual Goals Session) will be held on Saturday, January 31 at 8:30AM at Heatherwoode. The next City Council Work Session will be held on Thursday, February 5, 2009 at 6:00 PM in Council Chambers. The next City Council Regular Meeting will be held on Thursday, February 5, 2009 at 7:00 PM in Council Chambers. 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.

**City Manager's Report – New City Building:** Ms. Thompson provided a brief update on the progress of the new City Building as follows: The brick masonry and the roof trusses are up on a major portion of the building. This Tuesday staff will begin weekly meetings concerning all of the more detailed elements of the facility including locks, proximity systems, furniture, and equipment. Council will be working with the architect and staff on the Council side of the building to make sure that it is properly appointed. According to the contractor, the building is still on schedule and by mid-March they will be able to better gauge the completion date.

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**Austin Interchange:** The Austin Interchange Project award date is February 11, and the City is very happy about that and looking forward to it. Ms. Thompson will meet with the other TID members tomorrow, who equal the City's jurisdictional partners in the project, and will probably have some more information by then, but the financing for the bond anticipation notes has been approved by all jurisdictions. The partners are at \$25M together to do that project, and are all looking forward to February 11. They hope to somehow either on-line or in some other manner see how that bidding process goes because they also anticipate receiving a very favorable bid considering the current economic conditions and work force related issues.

**Committee Reports –**

**Mr. LaDu** – No reports.

**Mr. Parise** – No reports.

**Ms. Lairson – Finance Committee** – The Finance Committee met tonight at 5:30 PM in Council Chambers to discuss the City's finances, and all the City's finances to be in order.

**Community Service Board** – The Community Service Board met on January 19, and decided to increase the number of meetings in February. The Board will meet on February 2, 2009 at 7:00 PM in Council Chambers, as well as on their regular monthly meeting date of February 16. The Board invites anyone who is interested in volunteering for that program to attend any of the Board meetings. In March, the Board plans to have an official orientation for volunteers to kick-off the program.

**Mr. Anderson** – No reports.

**Ms. Belpulsi** – No reports.

**Mr. Chmiel – Planning Commission** – The Planning Commission held their Work Session on January 14 at 7:00 PM in Council Chambers to review the following items: Revision to Approved General Plan – Village Park Planned Unit Development-Mixed Use, office component; Revision to Approved Final Development Plan – Village Park Planned Unit Development-Mixed Use, Phase 1 of office component; Record Plan – Village Park Planned Unit Development-Mixed Use, Phase 1 of office component. The first three items pertain to the Village Park PUD, and involved changes to certain legal language in order for the ownership rights to be distributed to the individual buildings being developed in Phase I of the plan. The Planning Commission also reviewed three applications to rezone property in the City. Primarily, township zoning within the boundaries of the City, which is part of the initiative of the Planning Commission and staff to eliminate as much township zoning within the City boundaries as possible. The three rezoning requests were as follows: Application for Rezoning – 2748 Pennyroyal Road, Clearcreek Township (T)R-1, Rural Residence District, to Springboro R-1, Estate-Type Residential District; Application for Rezoning – 2738 Pennyroyal Road, Clearcreek Township (T)R-1, Rural Residence District, to Springboro R-1, Estate-Type Residential District; Application for Rezoning – 8300 Country Club Lane, Clearcreek Township (T)R-1, Rural Residence District, to PUD-MU, Planned Unit Development-Mixed Use. The next Planning Commission Meeting will be held on January 28, 2009 at 7:00 PM in Council Chambers, as scheduled.

**ITEM 8. OTHER BUSINESS.** Based on the Planning Commission's recommendation, Council will proceed with Public Hearings on Thursday, March 5, 2009 beginning at 7:00 PM in Council Chambers for the following three requests:

1) To Amend the Official Zoning Map of the City of Springboro and rezone approximately three (3) acres of land located at 2748 Pennyroyal Road from Clearcreek Township (T)R-1, Rural Residence District, to Springboro R-1, Estate-Type Residential District;

2) To Amend the Official Zoning Map of the City of Springboro and rezone approximately 20.3 acres of land located at 2738 Pennyroyal Road from Clearcreek Township (T)R-1, Rural Residence District, to Springboro R-1, Estate-Type Residential District; and

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3) To Amend the Official Zoning Map of the City of Springboro and rezone approximately 15.34 acres of land located at 8300 Country Club Lane from Clearcreek Township (T)R-1, Rural Residence District, to Springboro PUD-MU, Planned Unit Development-Mixed Use.

**Ms. Belpulsi motioned to set three Public Hearing on Thursday, March 5, 2009 beginning at 7:00 PM in Council Chambers. Mr. LaDu seconded the motion.**

No discussion.

**VOTE: Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes. [APPROVED 7-0]**

**ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS.** Ms. Thompson invited Mr. Pozzuto to comment on the City's latest economic development initiative in the City. Mr. Pozzuto explained that the City currently has a business retention program and retention and attraction efforts are both very important to the City. The City has always targeted the larger businesses, and while Nick Motto, the City's Business Retention Specialist on staff, meets daily with small business owners, the business owners do not always have time to talk with him because they are busy trying to run their business. The City brainstormed ideas from a meeting hosted by Warren County, which focused on getting together with the smaller businesses in town. Mr. Pozzuto, Springboro Chamber Director Anne Stremanos, and Mr. Motto came up with the idea of business roundtables in which small businesses would be invited to a roundtable meeting with representatives from the City, Chamber, State, and Federal Government, represented by Marty Heide, at Heatherwoode Golf Course. They would invite 30 to 40 businesses at a time over danishes and coffee and would have introductions and let them know that we are government and we are here to help. The City really cares about the businesses and would like to give them the opportunity to sit down together and let them know what we can do to help them and then open it up to any issues they might have with the City, State or Federal government that we might be able to help them with. Mr. Pozzuto explained that this is really an outreach program that the City will host every other month beginning in March. They will go by geographic area and businesses will receive letters from the City inviting them to this forum. Mr. Pozzuto emphasized that this is an outreach program to show that we care about our businesses and are glad they are operating in Springboro, and we want them to do well here and expand here, and are willing to reach out to them through this program. Mr. Pozzuto offered to answer any questions, and thanked Council for the opportunity to talk about the program. He finally stated that he thinks it will be a good program, and hopes it goes well.

Mayor Agenbroad commented that Council appreciates Mr. Pozzuto's remarks as well as his time on this initiative.

**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.

**Ms. Belpulsi motioned to adjourn the meeting; whereby, the Thursday, January 22, 2009 Springboro City Council Regular Meeting was adjourned at approximately 7:30 PM. Mr. LaDu seconded the motion.**

No discussion.

**VOTE: Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes. [APPROVED 7-0]**

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**John H. Agenbroad, Mayor**

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**Presiding Officer**

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**Lori A. Martin, Clerk of Council**