

**CITY OF SPRINGBORO  
320 W. CENTRAL AVENUE, SPRINGBORO, OH**

**CITY COUNCIL WORK SESSION**

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**THURSDAY, JUNE 2, 2011**

**6:00 PM**

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**COUNCIL**

**John Agenbroad, Mayor**  
**Tom LaDu, Deputy Mayor**      **Marie Belpulsi**  
**Jim Chmiel**                              **Sheila Lairson**  
**Bruce Moore**                              **David Vomacka**

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**CITY STAFF**

**Chris Thompson, City Manager**  
**Chris Pozzuto, Assistant City Manager**  
**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, June 2, 2011 at 6:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.
- ITEM 2. ATTENDANCE.** Council: All present. Staff: Mr. Pozzuto, Mr. Schaeffer, and Ms. Martin were present. City Manager Chris Thompson was absent on vacation leave.
- ITEM 3. PRESENTATION.**                      **–Dayton Development Coalition – A representative presented a profile of the DDC to City Council.**

*Dayton Development Coalition (DDC) President and CEO Jeff Hoagland presented background information regarding the DDC. (A copy of the marketing materials profiling the DDC is filed with the minutes for the record and reference.) Mr. Hoagland introduced himself and commented that he was the former City Manager in Vandalia and also worked for the City of Kettering for approximately 10 years. Mr. Hoagland commented as follows: The DDC was established in 1994 as an economic development entity. The DDC really took off when BRAC (Base Closure and Realignment Commission) was established in the early 2000s. Mr. Hoagland explained that he was brought on board with the Coalition to strengthen the public sector and commercial development side of the organization. Mr. Hoagland further explained that the Coalition works closely with Wright Patterson Air Force Base, which has an approximate \$5.6 billion economic impact on the region. Mr. Hoagland added that Dayton has gone through a lot with the loss of Delphi and GM, and the Coalition has to look toward the future and ensure that present jobs are saved.*

*Mr. Pozzuto stated that Mr. Hoagland has been asked to speak to Council tonight because the City has been approached with a proposal to join the Dayton Development Coalition and would like some information regarding services the DDC would be able to provide to Springboro.*

*Mr. Hoagland commented that the DDC has over 300 members including counties –the Coalition's membership includes 13 counties– and cities and is a private sector organization. Cincinnati has a similar organization. The State has worked with the Dayton and Cincinnati Coalitions to determine which organization would be the best fit for cities. Renegade is a company that has been very successful in Springboro and the Coalition assisted in making this location for the company happen. Mr. Hoagland further commented that the Coalition will work to*

*bring jobs to the region and hopefully bring prosperity and growth as well. Mr. Hoagland continued by stating that it is hard to qualify what Springboro would benefit from the DDC membership, but they can show what is currently being done in other areas. From a membership standpoint, they understand the economic times companies are facing, and the Coalition can be flexible with their members due to the fact that what is happening in every community is a different situation. Mr. Hoagland added that the DDC is a lean organization; their people take on a little bit more responsibility and it is a great organization.*

*Mr. Chmiel asked how the membership fees work.*

*Mr. Hoagland clarified that it is usually based on the number of employees i.e. the fee would be based on the number of employees that work for the City of Springboro.*

*Ms. Belpulsi asked what the number would be for the City of Springboro.*

*Mr. Hoagland answered that the fee would be based on the number of full-time employees that work directly for the City.*

*Mr. Vomacka asked how the numbers for Springboro compare to others.*

*Mr. LaDu pointed out that West Carrollton's fee to join was only \$500; Springboro is being asked for \$7,500.*

*Mr. Hoagland answered that the DDC would work with each community. Mr. Hoagland explained that West Carrollton is a new member. He further explained that there is a spreadsheet and a formula that is used to determine each member's fee that he will prepare for Council to reference. Mr. Hoagland stated that Coalition will work with communities on the pricing of fees if possible.*

*Ms. Belpulsi asked what exactly the DDC does and what the Coalition's involvement was in bringing Renegade to Springboro.*

*Mr. Hoagland answered that there are two different pieces in response to that question. Renegade was a start-up company and the DDC has an ESP (Entrepreneurial Signature Program) where monies from the State are used to encourage start-up companies and start-up growth because the banks are not willing to make the deals. Mr. Hoagland explained that there are funds set up through the State that can put companies in contact with specialists who can help them write a business plan and begin to grow. At that point, the Coalition is eventually bought out and a bank will then give the company money. From an economic standpoint, the Coalition may get a call with a lead from the State of Ohio regarding a company that needs a certain amount of office space and would like to move to an existing building. In that case, the Coalition will reach out to partners to see what the regional community has to offer the interested company. The Coalition does not steer the companies, they work with them and try to help them reach their goals. As the State of Ohio begins to implement Jobs Ohio, the Coalition will become more and more involved with the State.*

*Mr. Pozzuto stated that the Dayton Development Coalition's role in Renegade was bringing cash to the table through the ESP to be able to fund the project. The Coalition can act as eyes and ears for the City as well and inform the City of leads they get on projects coming into the area. The DDC does not choose a certain area for the businesses; the Coalition shows the businesses the region and the businesses determine where they would like to locate.*

*Mr. Hoagland stated that the Coalition provides a lot of different services based on what individual clients ask of them.*

*Ms. Belpulsi stated that there are a lot of economic development organizations in the area. She asked Mr. Hoagland what sets the Dayton Development Coalition apart from those other organizations.*

Mr. Hoagland answered that each city is unique in regard to what the DDC can offer them. Mr. Hoagland further answered that the Coalition is not there to take the place of economic development within the City; they are there to be used as another resource.

Mr. Moore asked about the funding that is provided to companies through the DDC and where that money comes from.

Mr. Hoagland answered that the ESP takes different forms with each company. It can be a combination of grants or sometimes it will be a loan and the Coalition will take some actual ownership in the company. Also, the funds that the Coalition provides may be matched by the State. Mr. Hoagland added that some projects will produce funds for the Coalition and other projects the Coalition will lose money on.

Mr. Vomacka asked how big the DDC is and what kind of resources the Coalition has.

Mr. Hoagland stated that the DDC has a staff of about fifteen full-time employees and they have some private contractors who work for them including a part-time Law Director. Mr. Hoagland commented that the Coalition is not a big organization, but they do seek a lot of grants from the State.

Mr. Vomacka asked if Mr. Hoagland could identify two recent successes the Coalition has had unrelated to BRAC or Renegade.

Mr. Hoagland named several projects the DDC has been involved in including GE located near the University of Dayton.

Mr. Vomacka asked what role the Coalition played in bringing GE to the area.

Mr. Hoagland answered that the DDC could not take credit for bringing GE here, but they did work with Montgomery County and the City of Dayton on that project. The Coalition had a small grant working through the University of Dayton, which was just one piece of the puzzle. Mr. Hoagland commented that the project would not have been possible without everyone working together. The CEO of General Electric liked that the Coalition was able to work well together with everyone involved and work with the State and others to help the project along.

Mr. Vomacka asked what challenges the region faces in attracting businesses.

Mr. Hoagland stated that the region has the workforce, but the question is if there is a properly trained workforce. Delphi has left the region along with GM and NCR, but the region continues to rebound. Mr. Hoagland further stated that he feels the region has challenges, but has opportunities as well.

There were no further questions or discussion of Council.

Mayor Agenbroad thanked Mr. Hoagland for taking the time to present information to Council regarding the Dayton Development Coalition.

**ITEM 4. LEGISLATIVE AGENDA. –Two legislative agenda items were reviewed for June 2.**

- 1) **ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING SECTION 1264.15(B), ED, EMPLOYMENT CENTER DISTRICT, PERMITTED USES GENERALLY.

No discussion.

- 2) **RESOLUTION:** A RESOLUTION APPROVING THE SOLID WASTE MANAGEMENT PLAN OF THE WARREN COUNTY SOLID WASTE MANAGEMENT DISTRICT.

Mr. LaDu asked if the only real change to the Solid Waste Management Plan is that there will be a contingency plan if one or some of the providers decides to stop providing curbside recycling service.

Ms. Martin replied yes. Ms. Martin explained that the District's contingency plan is to establish recycling drop-off sites throughout the County for a period of two years during which time local jurisdictions can negotiate contracts to continue curbside recycling service in their communities. Ms. Martin will comment on Legislative Item 2 at tonight's Regular Meeting.

**ITEM 5. CITY MANAGER. -Issues/Reports.**

**City Facebook Page:** Mr. Pozzuto commented that the City is developing a new Facebook page that hopefully will be presented to Council at the next meeting. T.J. White with the Center for Local Government helped to develop the page and the City thanks him.

**SR73 Roadway Construction Project at Fieldstone Subdivision:** This project is underway and on schedule to be completed by the end of August, weather dependent.

**SR741 Bridge near Heatherwoode:** Mr. Pozzuto commented that this construction area will be reduced to one lane as of June 6. Temporary traffic lights have been put installed to direct traffic during construction.

**2011 Street Resurfacing Program:** The bid opening for this year's street resurfacing program will be held on June 7. A resolution awarding a contract for the work will be presented at the next Council Meeting on June 16 for consideration.

**Concerts in the Park Series:** The following five concerts will be sponsored by the Park Board every Tuesday evening beginning June 28 through the end of July at North Park Amphitheater: Vanity Theft – June 28, the Ohio National Guard Band – July 5, The Band of Flight Wright Brass Band – July 12, Sonny Hill and The Night Shift – July 19, Phil Dirt & The Dozers – July 26.

**ITEM 6. CLERK OF COUNCIL. -Issues/Reports.**

**Calendar Update: Calendar Update:** Ms. Martin reported that Marty Heide, Warren County Outreach Coordinator for the 3rd U.S. District, will be in the Community Room on Friday, June 24, 2011 from 1:00 to 2:00 PM conducting office hours representing Congressman Turner.

**Committee Meeting Changes:** The Architectural Review Board will meet on June 20 at 6:00 PM in Council Chambers rescheduled from June 13. The Park Board canceled their June 1 meeting and rescheduled to June 15 at 7:00 PM in Council Chambers.

**April 21, 2011 Special Meeting Minutes:** Ms. Martin commented that the April 21, 2011 Special Meeting Minutes were delayed due to other tasks that took precedence; however, the minutes are now complete and it is requested that Council approve them at tonight's Regular meeting.

**ITEM 7. CITY COUNCIL. -Issues/Reports.**

**Mr. Moore** – No issues/reports.

**Mr. Chmiel** – No issues/reports.

**Ms. Belpulsi** – No issues/reports.

**Mr. Vomacka** – No issues/reports.

**Ms. Lairson** – No issues/reports.

**Mr. LaDu** – No issues/reports.

**Mayor Agenbroad – Sign Code:** Referencing the City Manager's bi-weekly memo which noted a developer's recent interest in the Midway Plaza, Mayor Agenbroad inquired about the 100 sq. ft. sign regulation and why that would be an issue and even a potential deal breaker for a business. Mayor Agenbroad questioned how much signage the business would want because 100 sq. ft. is very large.

Mr. Pozzuto stated that signage seems to be a very big issue for businesses anywhere. Mr. Pozzuto further stated that staff has looked at the City's sign code in comparison with other communities and it is very consistent.

**Memorial Day Parade:** Mayor Agenbroad noted that the City received a thank you card from Harriet Tucker for supporting the Memorial Day Parade in conjunction with the Township.

**Dayton Development Coalition:** Mayor Agenbroad asked if Council would like to discuss the DDC's proposal to become a member or wait to see what the Coalition offers the City in regard to fees, as \$7,500 seems extremely high.

Mr. LaDu stated that he likes the idea of becoming a DDC member, but would like the services to be offered for a lot less money and would like to see what the Coalition proposes.

Mayor Agenbroad commented that he thinks what Ms. Belpulsi said is true; there seems to be some redundancy in what the Coalition offers. Mayor Agenbroad further commented that he is not opposed to the idea of becoming a DDC member, but in the current economic times the price tag along with reductions in other areas of funding need to be considered within the bigger picture.

Mr. Pozzuto commented that he and Ms. Thompson would certainly let the DDC know that the City is not satisfied with the \$7,500 membership fee and would see if the Coalition offers an alternative. In regard to the concern about redundancy in services, Mr. Pozzuto commented that it may seem as if the Coalition provides the same type of assistance as other development organizations in the region, but they truly do not. The Coalition will not be doing the same thing that he and Ms. Thompson do with respect to economic development in the City such as meeting with businesses that want to relocate here. Mr. Pozzuto explained that the big key for Springboro is that the Coalition can bring money to the table for development that the City cannot. Mr. Pozzuto further explained that often companies from outside of the region will not contact the City of Springboro, they will contact the Dayton Development Coalition first because that is the entity they think is representing the Dayton region even though it may or may not be representing Springboro. Mr. Pozzuto stated that he is not arguing in favor of one way or another with respect to the membership. Mr. Pozzuto added that the Jobs Ohio topic that was touched on by Mr. Hoagland may be the key. He explained that the Governor is pushing for things to be more regional and taken out of the State's hands, and with that said, it would appear that the Dayton Development Coalition will be the entity that will get Jobs Ohio.

Mr. Chmiel asked if Mr. Pozzuto could put together a general idea of what the City is currently spending on Economic Development to try to determine if this membership could replace anything the City is already paying for e.g. memberships, economic development programs and incentives, etc.

Mr. Pozzuto replied yes, he could compile that information for Council to review.

Ms. Belpulsi asked how much more undeveloped property was left in the City that the Dayton Development Coalition could be involved in helping to develop.

Mr. Pozzuto stated that South Tech would be the largest area of undeveloped property in the City. Mr. Pozzuto further stated that there are also 80 acres on North Pioneer available for

*development. He added that there is more land left to develop in Springboro than one would think.*

*Following the discussion, it was the consensus of Council to keep an open mind and wait to see what the Dayton Development Coalition offers in regard to a membership fee for the City.*

**ITEM 8. ADJOURNMENT.** *With no further discussion, Mayor Agenbroad adjourned the June 2, 2011 City Council Work Session at approximately 6:54 PM.*

CITY OF SPRINGBORO  
320 W. CENTRAL AVENUE, SPRINGBORO, OH

CITY COUNCIL REGULAR MEETING

THURSDAY, JUNE 2, 2011

7:00 PM

COUNCIL

John Agenbroad, Mayor  
Tom LaDu, Deputy Mayor      Marie Belpulsi  
Jim Chmiel                              Sheila Lairson  
Bruce Moore                              David Vomacka

CITY STAFF

Chris Thompson, City Manager  
Chris Pozzuto, Assistant City Manager  
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, June 2, 2011 at 7:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

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

**ITEM 3. ROLL CALL.** Agenbroad, Present; Belpulsi, Present; Chmiel, Present; LaDu, Present; Lairson, Present; Moore, Present; Vomacka, Present. Staff: Mr. Pozzuto, Mr. Schaeffer, and Ms. Martin were present. Ms. Thompson was absent on vacation leave.

**ITEM 4. APPROVAL OF MINUTES:** THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF MAY 19, 2011.

**Ms. Belpulsi motioned to approve the Minutes of the City Council Work Session and Regular Meeting of May 19, 2011. Mr. LaDu seconded the motion.**

No corrections.

**VOTE: Agenbroad, Yes; Belpulsi, Yes; Chmiel, Yes; Moore, Yes; Vomacka, Yes; Lairson, Yes; LaDu, Yes. [7-0]**

**Mr. LaDu motioned to approve the Minutes of the City Council Special Meeting (2011 Goals & Objectives Session) of April 21, 2011. Ms. Lairson seconded the motion.**

No corrections.

**VOTE: LaDu, Yes; Agenbroad, Yes; Belpulsi, Yes; Chmiel, Abstain; Moore, Yes; Vomacka, Yes; Lairson, Yes. [6-0-1]**

**ITEM 5. PRESENTATIONS:** No presentations.

**ITEM 6. LEGISLATION:** City Council held a Work Session at 6:00 PM tonight for approximately 54 minutes to discuss the following legislation as well as other City business.

- 1) **ORDINANCE: SECOND READING.** "AN ORDINANCE AMENDING SECTION 1264.15(B), ED, EMPLOYMENT CENTER DISTRICT, PERMITTED USES GENERALLY," was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the second reading of an ordinance to amend section 1264.15(B), ED, Employment Center District, Permitted Uses Generally. The purpose of this ordinance is to amend the Planning and Zoning Code by adding two uses to the list of permitted uses in the ED, Employment Center District. The first proposed amendment would add Computerized Internet Sweepstakes Cafés to the list of uses in the ED District. The second proposed amendment would actually correct the omission of Sexually Oriented Businesses from the list of permitted uses in the ED District when the Sexually Oriented Business Regulations were codified in 1996. Staff discovered the error when revising the Employment Center District Zoning to include Computerized Internet Sweepstakes Cafés. This ordinance represents a text amendment to add the two uses stated above to the list of permitted uses within the ED District.

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

**No action required at this time.**

- 2) **RESOLUTION R-11-21:** "A RESOLUTION APPROVING THE SOLID WASTE MANAGEMENT PLAN OF THE WARREN COUNTY SOLID WASTE MANAGEMENT DISTRICT," was read by the Clerk of Council. Ms. Martin's comments are summarized as follows:

This resolution approves the Solid Waste Management Plan of the Warren County Solid Waste Management District. The Warren County Solid Waste District implemented a Solid Waste Management Plan in 2005 and recently complied with a mandatory five-year Plan Update for the District. The Solid Waste District Policy Committee adopted the Draft Plan Update on April 18 of this year and is now seeking the required approval of all jurisdictions served by the District. The existing plan will continue with only a few minor changes, but the original plan's main initiative was to manage recycling services for district customers in Warren County. Under the Plan Update, curbside recycling will be more closely monitored with a contingency plan in the event waste haulers cease to offer this service in communities in Warren County. The Solid Waste Management District has requested that the following resolution be adopted and returned by June 30, 2011.

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

**Mr. Chmiel motioned to adopt Resolution R-11-21. Mr. Vomacka seconded the motion.**

No discussion.

**VOTE: Lairson, Yes; LaDu, Yes; Agenbroad, Yes; Belpulsi, Yes; Chmiel, Yes; Moore, Yes; Vomacka, Yes. [7-0]**

**ITEM 7. REPORTS: Mayor's Report** – The 3<sup>rd</sup> U.S. District Office Hours will be held on Friday, June 24, 1:00-2:00 PM in the Community Room. The next City Council Work Session will be held on Thursday, June 16, 2011 at 6:00 PM followed by the City Council Regular Meeting at 7:00 PM in Council Chambers, as scheduled. The Finance Committee will meet on Thursday, June 16, 2011 at 5:30 PM in Council Chambers, as scheduled. In addition, the Audit Committee will meet on Thursday, June 16, 2011 at 5:00 PM in Council Chambers.

**City Manager's Report** – No report.

**Committee Reports –**

**Mr. Moore** – No report.

**Mr. Chmiel** – No report.

**Ms. Belpulsi** – The Planning Commission will meet in Work Session on Wednesday, June 8 at 6:00 PM in Council Chambers.

**Mr. Vomacka** – No report.

**Ms. Lairson** – No report.

**Mr. LaDu** – No report.

**ITEM 8. OTHER BUSINESS.** No other business.

**ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS.** Mr. Moore commented that he participated in the Memorial Day Parade last Monday and it went very well. Mr. Moore congratulated Mayor Agenbroad and the Memorial Day Committee, who organized the parade, and Deputy Mayor LaDu, who did a great job at the ceremony. Mr. Moore further commented that attendance for the parade was up and a lot more people were out enjoying the day and memorializing those that made the ultimate sacrifice to keep America free.

Mayor Agenbroad thanked the Memorial Day Committee and mentioned that Harriet Tucker sent a thank you note to the City and Township for allowing the parade and ceremony to continue for the seventeenth straight year. Mayor Agenbroad also thanked the City of Franklin American Legion for sending their Color Guard to the ceremony to render the 21-gun salute.

Mayor Agenbroad also commented that the City newsletter should be in the mail anytime, and he thanked Mr. Pozzuto for a great job on the newsletter.

**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, June 2, 2011 Springboro City Council Regular Meeting was adjourned at approximately 7:07 PM. Ms. Lairson seconded the motion.**

**VOTE: LaDu, Yes; Agenbroad, Yes; Belpulsi, Yes; Chmiel, Yes; Moore, Yes; Vomacka; Yes; Lairson, Yes. [7-0]**

**—MEETING ADJOURNED—**

John H. Agenbroad

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**John H. Agenbroad, Mayor**

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**Presiding Officer**

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