

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

CITY COUNCIL REGULAR MEETING

THURSDAY, SEPTEMBER 17, 2009
(RESCHEDULED FROM SEPTEMBER 3)

7:00 PM

COUNCIL
John Agenbroad, Mayor

Jim Chmiel, Deputy Mayor
Marie Belpulsi
Sheila Lairson

Scott Anderson
Tom LaDu
John D. Parise

CITY STAFF
Chris Thompson, City Manager

Chris Pozzuto, Assistant City Manager
Jeff Kruithoff, 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, September 17, 2009 (RESCHEDULED FROM SEPTEMBER 3) at 7:05 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: NO MINUTES WERE APPROVED.

ITEM 5. PRESENTATIONS: NO PRESENTATIONS.

ITEM 6. LEGISLATION: NO LEGISLATION WAS SUBMITTED.

ITEM 7. REPORTS:
Mayor's Report. No reports.
City Manager's Report. No reports.
Committee Reports. No reports.

ITEM 8. OTHER BUSINESS. NO OTHER BUSINESS.

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. NO FINAL COUNCIL OR MANAGER COMMENTS.

ITEM 10. GUEST COMMENTS. AT THIS TIME, MAYOR AGENBROAD INVITED ANY GUESTS THAT WISHED TO COMMENT TO COME TO THE PODIUM. THERE WERE 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, September 17, 2009 (RESCHEDULED FROM SEPTEMBER 3) Springboro City Council Regular Meeting was adjourned at approximately 7:04 PM. Ms. Lairson seconded the motion.

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

—MEETING ADJOURNED—

John H. Agenbroad, Mayor

Presiding Officer

Lori A. Martin, Clerk of Council

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

CITY COUNCIL WORK SESSION

THURSDAY, SEPTEMBER 17, 2009

6:00 PM

COUNCIL

John Agenbroad, Mayor

Jim Chmiel, Deputy Mayor
Marie Belpulsi
Sheila Lairson

Scott Anderson
Tom LaDu
John D. Parise

CITY STAFF

Chris Thompson, City Manager

Chris Pozzuto, Assistant City Manager
Jeff Kruihoff, 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, September 17, 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. *–Eight legislative agenda items were reviewed for the September 17, 2009 City Council Regular Meeting.*

- 1) **ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, OHIO, AND REZONING APPROXIMATELY 1.8 ACRES OF LAND AT 477-483 NORTH MAIN STREET FROM O-R, OFFICE-RESIDENTIAL DISTRICT, TO PUD-B, PLANNED UNIT DEVELOPMENT-BUSINESS.

Staff requested that Council consider waiving the third reading of this ordinance due to the cancelation of the September 3 Council Meeting, which delayed the second reading. It was the consensus of Council to consider a motion to waive the third reading of this ordinance and consider a motion to adopt at tonight's Regular Meeting.

- 2) **ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING CHAPTER 1229, HISTORIC PRESERVATION CODE.

No discussion.

- 3) **EMERGENCY ORDINANCE: FIRST READING.** AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$2,700,000 OF REVENUE RENEWAL NOTES BY THE CITY OF SPRINGBORO, OHIO FOR THE PURPOSE OF ACQUIRING REAL PROPERTY FOR MUNICIPAL PURPOSES IN THE CITY; PROVIDING FOR THE PLEDGE OF REVENUES FOR THE PAYMENT OF SUCH NOTES; AUTHORIZING NECESSARY AND APPROPRIATE DOCUMENTS; AUTHORIZING OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF SUCH NOTES; AND DECLARING AN EMERGENCY.

The Finance Director has requested that Council consider waiving the second and third readings of this ordinance in preparation to sell the notes in mid-October. Council agreed to consider a motion to suspend the rules and waive the second and third readings of this ordinance at tonight's Regular Meeting.

- 4) **RESOLUTION:** A RESOLUTION APPROVING THE GENERAL PLAN FOR THE 477-483 NORTH MAIN STREET PUD-B, PLANNED UNIT DEVELOPMENT-BUSINESS.

No discussion.

- 5) **RESOLUTION:** A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. (WARREN COUNTY)

No discussion.

- 6) **RESOLUTION:** A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. (MONTGOMERY COUNTY)

The City has not received the amounts and rates from the Montgomery County Budget Commission. The Finance Director recommends tabling this resolution until the City receives the required information from Montgomery County. It was the consensus of Council to consider a motion to table this item at tonight's Regular Meeting.

- 7) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS WITH THE DIRECTOR, OHIO DEPARTMENT OF TRANSPORTATION, FOR THE BRIDGE WIDENING OVER CLEAR CREEK. (PID NO. 82325, WAR SR 741-14.62).

No discussion.

- 8) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CAM'S COMMERCIAL CLEANING FOR JANITORIAL AND CLEANING SERVICES FOR THE NEW CITY BUILDING.

Ms. Belpulsi inquired regarding the term of the contract. Ms. Thompson replied that the contract is for one year. Ms. Thompson explained that the agreement contains language that allows the City to continue the contract from year to year.

Mr. Chmiel stated that he would abstain from the vote on this item at tonight's Regular Meeting.

ITEM 4. CITY MANAGER.

-Issues/Reports.

Wooden Sign Depicting 41st Logo: Ms. Thompson displayed a sign donated by KAP Signs, which will hang in the pro-shop at Heatherwoode. Sign graphic shown here.



Miracle Field Opening Ceremonies: Ms. Thompson informed Council that the sign at Miracle Field, which recognizes and thanks contributors to the project, does not list the City or the School District. This omission was inadvertent. The Miracle Field Opening Ceremonies will take place on Saturday, September 19 at 10:00 AM.

Austin Interchange Development: Ms. Thompson distributed a copy of the "Executive Summary of Austin Landing Phase I Development Agreement" for Council to review.

AIA Award: Ms. Thompson announced that the City received an American Institute of Architects Award for the amphitheater at North Park. The City was one of four recipients in the State of Ohio to receive this

award. Lorenz Williams were the architects for the amphitheater. The award will be presented at a very formal event. Ms. Thompson commented that the Park Board did a great job choosing the location for the amphitheater and reviewing the design and plans. Ms. Thompson further commented that the amphitheater is getting a lot of use including productions by the South Dayton Playhouse, Gem City Ballet, and the annual concert series.

Mayor Agenbrood asked if Ms. Thompson would publicize the award in the City's newsletter? Ms. Thompson replied yes, the award would be covered in the newsletter.

Open House Events for the New City Building: Ms. Thompson commented that Terry Morris, Water Plant Manager, secured 1,000 bottles of water donated by Veolia. The bottles of water are labeled with the Springboro logo and the 41st logo compliments of Veolia. The bottled water will be available to guests at the open house events on Sunday, September 27 and Monday, September 28.

Request from Library Director Anita Carroll: Ms. Thompson commented that Library Director Anita Carroll requested to hand out information regarding the library levy at the public open house at the new City Building on Sunday, September 27. They would not campaign on City property, but along the street. Ms. Thompson further commented that her personal recommendation is to not allow the Library to campaign during that event. She explained that the focus should be on the opening of the new City Building; it should not be political. She added that the City is not the Library or the School District.

Mayor Agenbrood commented that he agrees with Ms. Thompson for the reasons she has stated. He added that if the City allows one group to campaign, they would have to allow others to campaign as well.

Ms. Belpulsi commented that she respectfully requests that all candidates for office not pass out literature at the open house events for the new City Building.

Mr. LaDu commented that the Library has every right to campaign, but if it is Council's preference for the Library not to during open house then he would agree.

Council agreed with Ms. Thompson's recommendation to ask the Library not to campaign for the levy at the opening of the new City Building.

New City Building Update: Ms. Thompson commented that the building would not be 100% finished when the public open house occurs on September 27. She and Mr. Pozzuto are at the new building every night to monitor the progress. Ms. Thompson explained that the building was supposed to be turned over to the City tomorrow; however, now, part of the building will be turned over to the City on Monday and part on Wednesday. Ms. Thompson added that the City would not accept liability until the building is complete, and occupancy of the building does not mean automatic acceptance.

Open House on Sunday, September 27 (public event) & Open House on Monday, September 28, (dignitaries' event): The City has received 85 RSVP's for the Open House on Monday night, September 28, and is expecting 125 guests. Ms. Thompson confirmed that Council will wear the white Springboro shirt at Sunday's open house and the black Springboro shirt at Monday's open house. Heavy hors d'oeuvres and soda will be served at Monday night's event. The City will have promotional items to offer guests at Sunday's event along with cookies and ice cream. Ms. Thompson added that the City used Springboro businesses to cater both events such as Kroger, IGA, and Dorothy Lane Market. Ms. Thompson also commented that she would be presenting each employee with a paperweight with an engraved image of the new City Building. Ms. Thompson also commented that Mayor Agenbrood would preside over the dedication ceremony for the new City Building and would make comments and present a proclamation. Ms. Thompson added that the plan is for Council Members to meet and greet the public in the Community Room. Fact sheets will be available to answer questions regarding the size and cost, etc. of the building for Council and staff members to refer to while conducting tours.

41st Designation: Ms. Thompson commented that the banners with the 41st Logo have been installed on S. Main Street, and she would like to hang a set in the top of the lobby of the new City Building.

Executive Session: Ms. Thompson requested an Executive Session, following the Work Session discussion, to discuss the employment of a public employee and the purchase of property.

At this time, Ms. Belpulsi motioned to enter Executive Session under R.C.121.22(G), following the Work Session discussion, to discuss the employment of a public employee and the purchase of property. 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 5. CLERK OF COUNCIL. -Issues/Reports.

Going Places, MVRPC Planning Initiative: Ms. Martin explained that the Miami Valley Regional Planning Commission (MVRPC) has requested that Council pass a resolution endorsing Phase I of Going Places, a Regional Planning Vision Initiative for the Miami Valley Region. MVRPC began this regional planning initiative two years ago to develop a vision for future land use in the Miami Valley Region. It is a 3-phase initiative and Phase I, an Existing Condition Assessment, is now complete. Ms. Martin commented that she would attach an Executive Summary of Phase I of the initiative to the resolution of endorsement for Council to review. MVRPC is beginning Phase II of the Going Places initiative, which is to host a series of workshops to collect input from people living and working in the region. A local Going Places community workshop will be held on October 20 in Franklin at the Franklin Fire Department Training Room, 45 E. Fourth Street. In addition, MVRPC would like to have a representative attend a meeting before the October 20 workshop to share the findings of Phase I of the planning initiative and to encourage local citizens to attend the workshop. Information regarding the workshop is posted on the City's website.

Several Council Members inquired regarding the Existing Condition Assessment. Ms. Schaeffer explained that the Existing Condition Assessment is simply an inventory of existing land uses in the region.

It was the consensus of Council to consider a resolution endorsing Phase I of the Going Places regional planning initiative at the October 15 meeting. An MVRPC representative will attend the October 15 Council Meeting to present information regarding the initiative.

Donation of Audio Equipment to the MVCC: Ms. Martin asked Council if they would consider donating the audio equipment used in the Council Chambers to the Miami Valley Communications Council (MVCC). Ms. Martin explained that the new Council Chambers has a new audio visual system and the City has not identified any other needs in the new building for the old equipment. Ms. Martin further explained that the City has the option to donate the equipment if the donation is approved by a resolution of Council. She commented that the MVCC serves a number of cities in the region and the MVCC engineers indicated that they definitely have needs for the equipment in other communities and at their facility.

Mayor Agenbroad confirmed that the City is permitted to donate the equipment rather than to auction or destroy it. Ms. Martin replied, yes, as long as City Council approves the donation by resolution, which provides official documentation for the auditors regarding disposition.

Ms. Martin commented that she is suggesting this donation to the MVCC because it is a government entity, which serves multiple communities in the region.

There were no objections to Ms. Martin's request to donate audio equipment no longer used by the City to the MVCC. Council will consider a resolution to donate the equipment to the MVCC on October 15.

Calendar Update: 3rd U.S. District Field Representative Marty Heidi will hold office hours in Council Chambers on Friday, October 23 representing Congressman Turner. October 23 will be the last district hours of the year. Springboro Day at Heatherwoode will be held on Sunday, October 11. Beggar's Night will be observed on Saturday, October 31.

ITEM 6. CITY COUNCIL.

-Issues/Reports.

Mr. LaDu – No issues/reports.

Mr. Parise – No issues/reports.

Ms. Lairson – Ms. Lairson confirmed that the two tables she requested for the Tree Authority and Community Service Board would be set up for the public open house on September 27. Ms. Thompson confirmed that the tables would be ready.

Mr. Anderson – No issues/reports.

Ms. Belpulsi – No issues/reports.

Mr. Chmiel – No issues/reports.

Mayor Agenbroad – Mayor Agenbroad confirmed that Council reviewed the Planning Commission recommendation to appoint the following citizens to the Bicycle and Pedestrian Advisory Committee: John Cole, Hans Landefeld, and Jason Lewis for a three-year term ending December 31, 2012 and Bryan Mahoney, Aaron Rourke, Robert Stomel, and Sonny Thomas for a two-year term ending December 31, 2011. Mayor Agenbroad asked if there were any objections to the proposed slate of appointees. There were no objections. It was the consensus of Council to accept the Planning Commission's recommendation and consider a motion to appoint the Bicycle and Pedestrian Advisory Committee at tonight's Regular Meeting.

Executive Session: At approximately 6:40 PM, Council entered Executive Session to discuss the employment of a public employee and the purchase of property.

With no objections, City Council exited Executive Session at approximately 7:05 PM, whereby no votes were taken.

ITEM 7. ADJOURNMENT. With no further discussion, Mayor Agenbroad adjourned the September 17, 2009 City Council Work Session at approximately 7:05 PM.

CITY OF SPRINGBORO
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CITY COUNCIL REGULAR MEETING

THURSDAY, SEPTEMBER 17, 2009

7:00 PM

COUNCIL

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CITY STAFF

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Chris Pozzuto, Assistant City Manager
Jeff Kruihoff, 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, September 17, 2009 at 7:10 PM in Council Chambers at the City's temporary facility in the Dalco Building located at 425 S. Pioneer Boulevard, Springboro, Ohio.

(Note: This is the last Council Meeting in the City's temporary facility in the Dalco Building at 425 S. Pioneer Boulevard, Springboro.)

ITEM 2. PLEDGE OF ALLEGIANCE. The Pledge of Allegiance was observed at the Regular Meeting held immediately prior to this Regular Meeting.

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 AUGUST 20, 2009.

Ms. Belpulsi motioned to approve the minutes of the August 20, 2009 City Council Work Session and Regular Meeting as submitted by the Clerk of Council. Mr. LaDu seconded the motion.

No corrections.

VOTE: Lairson; Yes; Anderson, Abstain; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes LaDu, Yes. [6-0-1]

ITEM 5. PRESENTATIONS: A PROCLAMATION IN OBSERVANCE OF CONSTITUTION WEEK, SEPTEMBER 17-23. Mayor Agenbroad read a proclamation in observance of Constitution Week, September 17-23. (A copy of the proclamation is attached for the record and reference.) Mayor Agenbroad signed the Constitution Week Proclamation following the Regular Meeting, which was witnessed by members of the local chapter of the Daughters of the American Revolution.

ITEM 6. LEGISLATION: City Council held a Work Session at 6:00 PM tonight for approximately 40 minutes to discuss the following legislation as well as other City matters followed by a 25-minute Executive Session to discuss the employment of a public employee and the purchase of property, whereby no votes were taken.

- 1) **ORDINANCE O-09-24: SECOND READING.** "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, OHIO, AND REZONING APPROXIMATELY 1.8 ACRES OF LAND AT 477-483 NORTH MAIN STREET FROM O-R, OFFICE-RESIDENTIAL DISTRICT, TO PUD-B, PLANNED UNIT DEVELOPMENT-BUSINESS," was read by the Clerk of Council. Ms. Thompson's comments are summarized as follows:

This is the second reading of an ordinance to amend the official zoning map of the City of Springboro and rezone approximately 1.8 acres of land at 477-483 North Main Street from O-R to PUD-B. The proposed use for this property is a floor and countertop store, showroom, and warehouse. The proposed PUD-B zoning would allow for the permitted uses currently allowed in the B-2, Local Business District, with the exception of shopping centers, and would be included in this proposed rezoning ordinance. This proposed rezoning is consistent with the City's recently revised and adopted Land Use Plan. The Planning Commission approved this recommendation to rezone to City Council on June 24, 2009.

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

As discussed at the Work Session, Mayor Agenbroad asked for a motion to suspend the rules and waive the third reading of this ordinance due to the cancelation of the September 3 Regular Meeting, which ultimately delayed the subsequent readings.

Ms. Lairson motioned to suspend the rules and waive the third reading of Ordinance O-09-24. Mr. Chmiel seconded the motion.

No discussion.

VOTE: Parise, Yes; LaDu, Yes; Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes. (7-0)

Ms. Belpulsi motioned to adopt Ordinance O-09-24. Mr. LaDu seconded the motion.

No discussion.

VOTE: Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes. (7-0)

- 2) **ORDINANCE: SECOND READING.** "AN ORDINANCE AMENDING CHAPTER 1229, HISTORIC PRESERVATION CODE," was read by the Clerk of Council. Ms. Thompson's comments are summarized as follows:

This is the second reading of an ordinance to amend Chapter 1229, Historic Preservation Code, of the Codified Ordinances of the City of Springboro. This ordinance serves two purposes; first, it would establish a process by which a property owner could get an expedited approval for Certificates of Appropriateness or COA, which are required for alterations in the historic district. For example, if a property was damaged by wind such as the damaged that occurred last year as a result of Hurricane Katrina rather than the property owner having to wait to obtain a COA through the Architectural Review Board and risk further damage to their property they could obtain a permit administratively in a more expeditious manner. Second, this ordinance would reestablish the process of giving a property owner the power to appeal to City Council when their request is denied by the board, which was a provision that was inadvertently left out of the code during a comprehensive code revision a number of years ago. This appeals process would apply if a property owner is denied an application for construction, reconstruction, and alteration in the historic district. As stated, in the past, these types of appeals could be made to City Council, but inadvertently that provision was inadvertently removed during a code revision and this ordinance would reinstate the appeal process for property owners in the historic district.

No action required at this time.

- 3) **EMERGENCY ORDINANCE O-09-25: FIRST READING.** "AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$2,700,000 OF REVENUE RENEWAL NOTES BY THE CITY OF SPRINGBORO, OHIO FOR THE PURPOSE OF ACQUIRING REAL PROPERTY FOR MUNICIPAL PURPOSES IN THE CITY; PROVIDING FOR THE PLEDGE OF REVENUES FOR THE PAYMENT OF SUCH NOTES; AUTHORIZING NECESSARY AND APPROPRIATE DOCUMENTS; AUTHORIZING OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF SUCH NOTES; AND DECLARING AN EMERGENCY," was read by the Clerk of Council. Ms. Thompson's comments are summarized as follows:

This is the first reading of an ordinance providing for the issuance of \$2.7M of revenue renewal notes. The original notes were issued for the purchase of property at South Tech Industrial Park, and were sold in 2004 at \$4.360M. The City pledged at that time that any revenue from sales of the land in South Tech would be used to pay the notes, and the City has paid \$1.660M on the notes to date. The reissuance of these notes would be for the balance. The Finance Director has requested that City Council waive the second and third readings of this ordinance in order sell the notes in mid-October.

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

Ms. Lairson motioned to suspend the rules and waive the second and third readings of Ordinance O-09-25. Mr. LaDu seconded the motion.

No discussion.

VOTE: Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes. (7-0)

Mr. LaDu motioned to adopt Ordinance O-09-25. Mr. Parise seconded the motion.

No discussion.

VOTE: Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes. (7-0)

- 4) **RESOLUTION R-09-52:** "A RESOLUTION APPROVING THE GENERAL PLAN FOR THE 477-483 NORTH MAIN STREET PUD-B, PLANNED UNIT DEVELOPMENT-BUSINESS," was read by the Clerk of Council. Ms. Thompson's comments are summarized as follows:

This resolution approves the General Plan for the 477-483 North Main Street PUD-B, discussed under Legislative Item 1, an ordinance to rezone. The purpose of this legislation is to approve the general plan for the property at 477-483 N. Main Street, which would be used for outdoor storage and display, countertop showroom, and flooring. This general plan was recommended to City Council by the Planning Commission on August 26, 2009.

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

Mr. Parise motioned to adopt Resolution R-09-52. Ms. Belpulsi seconded the motion.

No discussion.

VOTE: Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes; Lairson, Yes; Anderson, Yes; Belpulsi, Yes. (7-0)

- 5) **RESOLUTION R-09-53:** "A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. (WARREN COUNTY)," was read by the Clerk of Council. Ms. Thompson's comments are summarized as follows:

This resolution accepts the amounts and rates as determined by the Warren County Budget Commission and verifies the City of Springboro's revenues from property taxes and the homestead and rollback amounts calculated by Warren County. Traditionally, there is a companion piece of legislation accepting the amounts and rates as determined by the

Montgomery County Budget Commission because a portion of Springboro is in Montgomery County, but it has been requested that Council table that legislation tonight because Montgomery County has not yet submitted the amounts and rates to the City. This legislation is specifically for Warren County and the Finance Director has reported that the City has received all of the required documentation.

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

Mr. Chmiel motioned to adopt Resolution R-09-53. Mr. Parise seconded the motion.

No discussion.

VOTE: LaDu, Yes; Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes. (7-0)

- 6) **RESOLUTION:** A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. (MONTGOMERY COUNTY)

As discussed at the Work Session, Mayor Agenbroad asked for a motion to table Legislative Item 6, a Resolution, until all of the necessary paperwork has been submitted by Montgomery County.

Ms. Belpulsi motioned to table legislative Item 6, a resolution, until the October 1 City Council Regular Meeting. Mr. LaDu seconded the motion.

No discussion.

VOTE: Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes. (7-0)

- 7) **RESOLUTION R-09-54:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS WITH THE DIRECTOR, OHIO DEPARTMENT OF TRANSPORTATION, FOR THE BRIDGE WIDENING OVER CLEAR CREEK. (PID NO. 82325, WAR SR 741-14.62)," was read by the Clerk of Council. Ms. Thompson's comments are summarized as follows:

This resolution authorizes the City Manager to enter into contracts with ODOT for the bridge widening over Clear Creek. The bridge spans the Heatherwoode golf cart path on S. Main Street (SR741). Previously, the City had applied for Safe Routes to School Program funding for sidewalk that would go from the Junior High and the current sidewalk on S. Main Street to the High School, but the City's application was denied. When the City petitioned ODOT to expand or allow for a sidewalk to be placed over the bridge at Clear Creek, the application was also denied because the City did not meet the shoulder width requirements that ODOT demands to be able to include a sidewalk on the bridge. Subsequently, the City petitioned ODOT to re-file and ODOT accepted the City's application the second time around, which includes the additional amount of money that the City must put into this project in order to construct the additional shoulder width required. After this project is completed, the City can then pursue the installation of the sidewalk to the south. The City cannot install the sidewalk prior to completing this project because it would violate ODOT's standard. There have been some inquires about this project, but again, the City cannot build the sidewalk unless ODOT has allowed the City to have that extra shoulder width. According to the Finance Director, the City can budget that money needed to install the sidewalk in the City's Capital Improvement Program, and the City could start that work to coordinate and coincide with the 2011 date of the bridge project. The City would not be able to complete the sidewalk until the bridge project is complete; however, the City could start from the south and begin to move north and hopefully coordinate for the sidewalks to meet at the appropriate time. As indicated in the legislation, the City's share of the project is \$153,125. The estimate for the sidewalk only is approximately \$200,000.

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

Mr. Parise motioned to adopt Resolution R-09-54. Mr. LaDu seconded the motion.

No discussion.

VOTE: Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Yes; Parise, Yes; LaDu, Yes. (7-0)

- 8) **RESOLUTION R-09-55:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CAM'S COMMERCIAL CLEANING FOR JANITORIAL AND CLEANING SERVICES FOR THE NEW CITY BUILDING," was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes the City Manager to enter into a contract with Cam's Commercial Cleaning for janitorial and cleaning services for the new City Building in the amount of \$1,650/month or \$19,800/year to clean and maintain the new building. The City underwent an RFP process whereby the City received 13 responses from local and regional cleaning companies. Those responses ranged from the lowest, which was Cam's, at \$1,650/month to the highest at \$6,761/month. After doing a background check of Cam's Commercial Cleaning Services' references, it was determined that past references were happy with the company's work. Staff recommends Cam's Commercial Cleaning Services based on their price and references and requests that Council authorize the contract.

Mayor Agenbroad presented the item for questions/comments of Council.

Mr. Parise asked if Cam's Commercial Cleaning Services is the same cleaning company used to clean the old building? Mr. Pozzuto replied no, that company chose not to respond to the RFP, but were offered the opportunity.

Mr. LaDu asked if the contract is for one year? Mr. Pozzuto replied yes. He added that the contract would be reevaluated every year. Mr. LaDu asked if the cost would be renegotiated each year? Mr. Pozzuto replied yes. He added that there is an option in the contract to allow for a continuation of the contract.

Ms. Thompson added to Mr. Pozzuto's responses by stating that the contract is very flexible, and Mr. Pozzuto worked very hard to make sure all of the building's maintenance needs were met without additional cost.

Mr. Pozzuto explained that when staff put the RFP together they asked for input from some of the vendors that were interested before the RFP process began. Staff made adjustments to the RFP based on some suggestions and modeled the RFP after some other cities that recently built new buildings. Staff is confident that this contract will work.

Ms. Belpulsi motioned to adopt Resolution R-09-55. Ms. Lairson seconded the motion.

No discussion.

VOTE: Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Chmiel, Abstain; Parise, Yes; LaDu, Yes; Lairson, Yes. (6-0-1)

- ITEM 7. REPORTS:** **Mayor's Report** – The new City Building Open House will be held on Sunday, September 27, 1-4 PM. City Offices closed to accommodate move to the new City Building on Monday, September 28. Springboro Day at Heatherwoode will be hosted by the City on Sunday, October 11 at Heatherwoode Golf Course. The 3rd U.S. District Office Hours will be held on Friday, October 23 from 1-2 PM in Council Chambers, which is the last District Office Hours of the year. Beggar's Night will be observed on Saturday, October 31, 6-8PM. The next City Council Work Session will be held on Thursday, October 1 beginning at 5:00 PM to accommodate the 5-Year CIP presentation/discussion followed by the City Council Regular Meeting at 7:00 PM in Council Chambers at the new City Building, 320 W. Central Avenue in Springboro.

City Manager's Report – Ms. Thompson thanked Mr. Pozzuto and Public Works Director Barry Conway, who have been invaluable with respect to the City Building project as liaisons to the architectural firm and the general contractor. Mr. Pozzuto and Mr. Conway met every Tuesday for sixteen months with the architect and contractor, have done a great job, and this certainly will not be the last time she thanks them for their efforts. The Police Chief has absolutely adopted the Police portion of the building, and really stepped up to help the City determine what was needed to go forward with accreditation for the Police Department. In addition, Ms. Thompson thanked Heatherwoode Golf Course Superintendant Mike Eaton and General Manager Tom West and Billy Casper Golf. She explained that last year was a very rough year for the City with respect to the golf course, which was not related to the course, but to management issues. However, Mr. Eaton and Mr. West have made such a turnaround at the golf course that financially as well as otherwise the City is back "in the black" and she credits them with 99% of that turnaround. The support they get from

her office, Finance Director Robyn Brown, Assistant Finance Director Beth Eaton, and City Council is fantastic, but those two staff members have really stepped up to the plate. Ms. Thompson remarked that Mr. West has only been here since March, but they hired the right guy to manage the golf course and that has been key to the turnaround. Finally, Ms. Thompson wanted to reiterate Mayor Agenbroad's invitation to the public Open House at the new City Building on Sunday, September 27 from 1-4 PM. She encouraged everyone to come to the open house and see what she thinks this community has deserved for a really long time. Ms. Thompson commented that citizens will actually be able to take care of all sorts of City business in one place, which has never before been possible. Ms. Thompson thanked the community, City Council, and staff who have worked so hard on this project.

Committee Reports –

Mr. LaDu – No reports.

Mr. Parise – No reports.

Ms. Lairson – No reports.

Mr. Anderson – No reports.

Ms. Belpulsi – No reports.

Mr. Chmiel – 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 new Liquor License for Suka 17 LLC. DBA Heathers, 505 South Main St., Springboro, Ohio 45066 bearing the number 8681426. The Liquor License is for Permit D-5 – Night Club Permit. Spirituous liquor for on-premises consumption; beer, wine, and mixed beverages for on-premises consumption or carry-out until 2:30 a.m. As always, the Police Department performs background checks as is required, and the Springboro Police Division can find no cause for objection to this request.

Therefore, Ms. Belpulsi motioned that the City Council not object to this request as it goes before the Ohio Division of Liquor Control. Mr. LaDu seconded the motion.

No discussion.

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

Based on the consensus reached at the Work Session, Mayor Agenbroad asked for a motion to appoint John Cole, Hans Landefeld, and Jason Lewis to the Bicycle and Pedestrian Advisory Committee for a three-year term ending December 31, 2012.

Ms. Belpulsi motioned to appoint John Cole, Hans Landefeld, and Jason Lewis to the Bicycle and Pedestrian Advisory Committee for a three-year term ending December 31, 2012. Mr. LaDu seconded the motion.

No discussion.

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

Based on the consensus reached at the Work Session, Mayor Agenbroad asked for a motion to appoint Bryan Mahoney, Aaron Rourke, Robert Stomel, and Sonny Thomas to the Bicycle and Pedestrian Advisory Committee for a two-year term ending December 31, 2011.

Mr. Parise motioned to appoint Bryan Mahoney, Aaron Rourke, Robert Stomel, and Sonny Thomas to the Bicycle and Pedestrian Advisory Committee for a two-year term ending December 31, 2011. Ms. Lairson seconded the motion.

No discussion.

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

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. At this time, Mr. Chmiel thanked Dalco for providing the City with a temporary facility for the last year and a half, and appreciates the opportunity to use Dalco's space during this interim.

Mayor Agenbroad added that, on behalf of City Council and staff, he appreciates all Dalco has done for the City; Dalco is part of our community, and we thank them.

ITEM 10. GUEST COMMENTS. No Guest comments.

At this time, Ms. Thompson displayed a wooden sign of the 41st Logo, the pro-shop at Heatherwoode Golf Course. Mayor Agenbroad the sign turned out beautifully. Shown here.



which will be hung in commented that the

Ms. Lairson commented that the sign was free. Mayor Agenbroad explained that the sign was made and donated by KAP Signs, and the City appreciates their contribution.

ITEM 11. EXECUTIVE SESSION. No discussion.

ITEM 12. ADJOURNMENT. Mayor Agenbroad thanked the MVCC for tonight's telecast and scheduled rebroadcasts of this Springboro City Council Meeting.

Mr. LaDu motioned to adjourn the meeting; whereby, the Thursday, September 17, 2009 Springboro City Council Regular Meeting was adjourned at approximately 7:34 PM. Mr. Parise seconded the motion.

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

—MEETING ADJOURNED—

John H. Agenbroad, Mayor

Presiding Officer

Lori A. Martin, Clerk of Council