

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

**CITY COUNCIL WORK SESSION**

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**THURSDAY, FEBRUARY 17, 2022**

**6:00 PM**

**CITY COUNCIL**

**John Agenbroad, Mayor**  
**Becky Iverson, Deputy Mayor/At Large**  
**Stephen Harding, At Large**  
**Janie Ridd, Ward 1**  
**Dale Brunner, Ward 2**  
**Jack Hanson, Ward 3**  
**Jim Chmiel, Ward 4**

**CITY STAFF**

**Chris Pozzuto, City Manager**  
**Greg Shackelford, Assistant City Manager**  
**Gerald McDonald, 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, February 17, 2022 at 6:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.
- ITEM 2. ATTENDANCE. Council:** Mr. Harding was absent. **Staff:** Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present. City Planner Dan Boron was also present.

Mayor Agenbroad noted that a motion would be in order at tonight's Regular Meeting to excuse Mr. Harding.

**Springboro Master Plan Presentation:** (A copy of the presentation is attached.) City Planner Dan Boron briefly commented on the proposed plan that will be considered for adoption at tonight's Regular Meeting. Mr. Boron's comments are summarized as follows:

The development of the new Master Plan involved a nine-member steering committee that included Ms. Iverson and Mr. Harding, which met over the past 18 months. The process involved more than 1,000 contacts/inputs from Springboro residents resulting from two public open houses and two online surveys that generated many comments. Sean Hare of MKSK helped to facilitate the process. MKSK was the consulting firm selected to assist with the development of the new Master Plan. The consultant and the steering committee were approved by City Council in August/September 2020.

Mr. Boron introduced Sean Hare, who has been the City's point of contact with MKSK for the project and will provide background with respect to the plan, the process and the next steps.

(Mr. Hare joined the meeting via Zoom video.)

Mr. Hare's comments are summarized as follows:

Leading up to MKSK preparing a proposal for the City and interviewing in 2020, they tried to gain an understanding of previous master planning efforts by the City and how that might shape this process. There was the 1998 Comprehensive Land Use Master Plan for Springboro, which provided high level, broad visioning and goals for the future of the City, but it lacked the details and fine grain direction to help see that vision through. Approximately a decade later, the City adopted the 2009 Springboro Land Use Plan, which focused on recommendations to the scale of individual parcels and introduced the idea of policy areas within the City as a guide for future land use recommendations within the context of surrounding areas, but lacked focus on the overall visioning for the future of the City. Merging those two approaches is what led to this new Master Plan, which focuses on establishing themes and defining objectives for the future of the City, but also uses some of the techniques of these past plans such as policy areas to help provide a more detailed direction for the objectives and themes of the plan.

The schedule for the process began in the fall of 2020 and was separated into three phases. Phase 1 (Fall 2020) focused on "Developing An Understanding" by learning everything they (MKSK) could about the community including meeting with staff and stakeholders, reviewing previous plans, looking at the current land uses and touring the City. They also launched the engagement tools for the community at large including hosting the initial public open house in December 2020 at Heatherwoode Golf Course, which paired with an online community survey that collected great feedback and helped to determine the goals and objectives for the plan. In Phase 2 of the process (Spring 2021), they took the feedback provided by stakeholders, staff and the public at large and used it to create recommendations for the plan. Those recommendations focused on Land Use & Zoning, Transportation, Infrastructure, Parks & Recreation, Placemaking and Identity for the City as well as an implementation strategy for the plan by identifying and prioritizing the tasks necessary to help see the plan through. Leading into Phase 3 (Fall 2021), they began drafting the Master Plan document and in December 2021 they held a second in-person open house that focused on reviewing the draft plan and collecting feedback from the community. People attended and were engaged in the process and talked about really specific things in the plan that they wanted to be adjusted or discussed to gain a further understanding, which was really helpful to the process. From that point, they made a series of updates to the draft plan document to address those comments from the public as well as other comments and edits received from Planning Commission, stakeholders, etc.

Highlights from the engagement process include over 1,000 interactions from the community through the open houses and online surveys. Community engagement included two open houses, two online surveys and a project website: [springboromasterplan.com](http://springboromasterplan.com), which is still active and served as a way to keep communication flowing and share things such as draft updates to the Master Plan document, information about upcoming events, etc. They were very pleased with the public engagement especially given the circumstances due to COVID.

As a result of that engagement, they developed four key themes for the plan. The first theme centers on Growth and how to approach and handle new development and redevelopment and what that development should focus on, look like, and where it might occur. The second theme is Experience, i.e., what is there to do in Springboro, how do people spend time outside of their homes, and that includes restaurants, shopping, etc., but also parks and community events and spaces. The third theme is Connectivity. The City has already spent some time on connectivity planning, and they were joined by Norm Cox of The Greenway Collaborative, who worked on the bicycle connectivity plan for the City and was able to help fold those recommendations into this plan in a way that works together toward this shared vision. The fourth theme is Identity. They were joined by a firm called Epic Small Consulting from Columbus, who focuses on placemaking and public art planning for communities. This helped them focus on what elements of life in Springboro does the community want to celebrate in future public art or identifying character or architecture, development, city events, etc., and it was good to get feedback on that theme as well. The themes were determined from the results of the first community survey and they brought the themes back to the community in the

second survey, and 86% of respondents felt that these themes properly reflected the future vision for Springboro.

The crux of the plan recommendations focuses on Future Land Use and is the main portion of the Master Plan recommendation section contained in Section 5 of the document. There have been a series of updates and revisions based on comments from the public, stakeholders and City staff and they also made sure any parcel changes between 2009 and now were current. The Future Land Use Map provides a broad direction that is addressed at a high level on the map and there is no differentiation between densities of residential developments or commercial developments on the map. Details like zoning classifications and individual development proposals are described more specifically within each Policy Area and helps flesh out the map by more specifically detailing how a parcel of land might be used.

One of the things they admired from the 2009 plan was the Policy Area strategy that divided the City into 16 smaller Policy Areas, as a way to better describe current conditions, but also make recommendations about future development or improvements to the public infrastructure such as roads, sidewalks and parks. It is a very helpful tactic to communicate the different elements of the City such as the historic downtown, Wright Station and commercial areas along SR73 close to the highway, which is much different than the neighborhood areas. Each Policy Area contains the description of the existing character, uses and conditions as well as preferred future character and any actions that might be needed in the area related to infrastructure, land uses, etc.

To highlight the two other main sections of the recommendations, consultants working with their team focused on Placemaking and Connectivity. The Placemaking consultant came up with four strategies centered on Placemaking and Public Art in the Historic District and Wright Station. Strategies include events and programming at Wright Station and promoting walking between the Historic District and Wright Station through various low-cost initiatives that might spark further desire for residents and visitors to walk and spend time exploring the historic area as well as some of the new development that is taking place. These areas are relatively close to one another and these initiatives are trying to take advantage of the synergy between those two places.

The Connectivity recommendation worked hand-in-hand with the Placemaking recommendation and focused on improving pedestrian connections in the Wright Station and historic downtown area with an emphasis on pedestrian safety and other pedestrian and bicycle connections between neighborhoods and other places in the community. These connections came from the Bicycle & Pedestrian Plan prepared by The Greenway Collaborative. The Connectivity recommendation considered things like character of roadways, traffic calming where appropriate to encourage and improve safety, and potentially alternate routes for traffic to help alleviate congestion in certain areas around the schools. For both of these categories, there were more recommendations than what is shown in the presentation as potential strategies.

Mr. Hare concluded by commenting that through the feedback provided by the community, the plan is essentially shaped by the community and their input. Mr. Hare offered to answer any questions.

There were no questions.

Mayor Agenbrood thanked Mr. Hare for all of his work with staff and Planning Commission on the Springboro Master Plan; it has been a great process to draft this plan.

At this time, several questions were directed to staff. The questions and answers are summarized as follows:

Mr. Brunner commented that he wanted to better understand the objective concerning attracting different businesses under the theme, Experience (page 13), which states, "to support and recruit businesses and experiences that will help Springboro stand out and attract

residents, employers, and visitors.” Mr. Brunner asked if this meant, for example, attracting businesses like Warped Wing, which draws people from other communities. Mr. Brunner also asked what the City’s limitations are with respect to recruiting those types of businesses or are there rules and regulations the City has to follow. Mr. Brunner commented that Warped Wing has been able to bring people from all over the region to Springboro and he asked how the City would continue to bring in businesses like that.

Mr. Pozzuto answered that there are no rules or regulations, the City can target any new business to come to Springboro. Mr. Pozzuto commented that he would not recommend finding a competitor of that type of business, but rather find uses that are complementary of each other. Although, in the past, one economic strategy has been to recruit businesses from other communities, it is not recommended now, as people are trying to think regionally versus just as a local community such as Springboro, Centerville or West Carrollton. However, if a business is interested in moving to Springboro, the City would be as accommodating as possible.

Mr. Brunner asked how the City will handle Wright Station when the rest of the site is developed based on how successful Warped Wing has been and how busy the site is already with respect to parking.

Mr. Pozzuto commented that they are looking at complementary uses for the site such as a breakfast user, which would generate morning traffic rather than evening traffic and would not be competing with businesses like Jersey Mike’s and Bubbakoo’s Burritos. However, if a business wanted to locate on N. Main Street and the property has the correct zoning, there is not much the City could do about it. Mr. Pozzuto further commented that, except for the Wright Station development, probably 95% of the businesses that have located here came to the Springboro because they wanted to be here. That strategy may change in the future if business development slows way down and the City needs to start recruiting businesses.

Mr. Brunner confirmed that staff is working with the Wright Station developer concerning what the City really wants at that site and they are flexible on that.

Mr. Pozzuto replied yes. Mr. Pozzuto explained that the developer understands that the site needs different types of users and they receive feedback from people that there is not enough parking. Mr. Pozzuto stated that there is enough parking; it is only during certain times that there is not enough parking. Mr. Pozzuto also reiterated that 95% of the businesses in Springboro came here because they know Springboro is a great place to be, but if that changes in the future then the City’s business development strategy would have to change.

Mr. Brunner asked Mr. Pozzuto to explain the objective under the theme, Identity (page 15), which states that the City should “Develop a cohesive strategy for reinforcing and enhancing the visual identity of Springboro.”

Mr. Pozzuto explained that a lot of the City’s signage and other visual elements look similar so that people realize when they are in a park or driving down SR741, they are in Springboro. The I-75 interchange area will be the same, as the City will be incorporating many of the same elements in this gateway area. Again, the same landscape elements, same signage and same color scheme will be used so people will know they are now in Springboro.

Ms. Iverson commented that it may not be evident in the plan document, but they went a little further with the placemaking and artwork themes such as the image of the Underground Railroad shown in the document and other aesthetic ideas in that regard around town.

Mr. Pozzuto commented that the new signage for the central bikeway will incorporate Springboro components so people using the bikeway will know they are in Springboro. Mr.

*Pozzuto further commented that the idea is to build the City's identity by using the same characteristics throughout the community.*

*Mr. Brunner referred to page 24 and asked what the next steps would be under the development scenarios presented.*

*Mr. Boron explained that those scenarios were created to try to better understand what each scenario would ultimately yield in the direction of the community. For example, Scenario 1 is status quo, i.e., continuing mostly with single family residential uses and showing what the impacts of that scenario would be if it is carried out. There was no intent to follow one single scenario. Mr. Boron commented that he believes that what the City is following now is closer to Scenario 3, but again the scenarios were created to show what the impacts would be.*

*Mr. Pozzuto pointed out that these scenarios show the impact on the schools, which has been a predominant concern in the community. Some people want all single-family residential development, which would highly impact the schools. The scenarios are meant to show what type of balance Springboro could have for business and commercial attraction, conservation areas, park land and residential. The scenario showing the highest percentage of single-family residential development reflects the highest impact on the schools. However, the impact to the schools is just one example; there are other reasons those scenarios were included in the document. Again, the scenarios are not necessarily to follow, but to show what the impact would be if the City follows a particular scenario and they were used to obtain feedback from the community.*

*Mr. Brunner confirmed that there are no next steps with respect to the scenarios.*

*Mr. Pozzuto replied no, not with those scenarios.*

*Ms. Ridd confirmed that the scenarios were used to survey what residents preferred with respect to future development.*

*Mr. Pozzuto replied yes, that is correct. Mr. Pozzuto explained that the impact would result from following the land use map and the policy areas further into the document.*

*Mr. Brunner referred to page 43, Future Land Use Map, and confirmed that the white areas on the map indicated property in Clearcreek Township*

*Mr. Pozzuto replied yes.*

*Mr. Brunner asked if at one point all of Greenleaf Village was in Clearcreek Township.*

*Mr. Pozzuto replied yes, and the City would have annexed it at some point.*

*Mr. Chmiel referred to page 49, the last bullet point under the existing character summary, which states that, "There are some multifamily residential properties as well as the Enclave senior living facility located along Clearcreek-Franklin Road." Mr. Chmiel commented that he believes that should be Tapestry senior living facility, not the Enclave.*

*Mr. Boron noted the correction.*

*Ms. Ridd confirmed that the online surveys were open to anyone to reply. In other words, the surveys were not sent to certain households; any resident of the City who wanted input could have submitted it through the survey.*

*Mr. Boron replied yes, that is correct.*

*Ms. Ridd commented that one of the important issues to her and that came out in the survey and in the plan was the diversity of housing that Springboro lacks. Ms. Ridd further commented that the City's largest undeveloped tract is the Easton Farm and the other is at Clearcreek-Franklin Road. With respect to the Easton Farm, the plan specifies that it is to be developed in character with surrounding neighborhoods, which does not diversify housing in her opinion, but would be more of what the City already has. Ms. Ridd further commented that she does not know how the City diversifies housing if that is the recommendation the Planning Commission will look at.*

*Mr. Brunner asked Ms. Ridd to further explain her comments.*

*Ms. Ridd explained that diversity would include price point as well as type of housing whether it would be four units like The Villas at Settlers Walk or apartments, duplexes or just some diversification beyond what the City already has.*

*Ms. Iverson commented that she agrees with Ms. Ridd and explained that part of that recommendation was to make sure that the boundaries did not have a completely different style of housing. The intention with the Easton Farm was to match those houses surrounding the parcel, but it does not mean that the whole development would be the same type of homes. Ms. Iverson further commented that she totally agrees that Springboro needs more diversity in housing.*

*Ms. Ridd commented that it was not specified on the Clearcreek-Franklin Road parcel and some more diverse housing could be developed there. Ms. Ridd pointed out that the City has so little space left to diversify, which is why she asked the question.*

*There were no further questions or comments.*

**ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for February 17.**

- 1) ORDINANCE: THIRD READING.** AN ORDINANCE LEVYING A \$5.00 MOTOR VEHICLE LICENSE TAX AS AUTHORIZED BY SECTION 4504.173 OF THE OHIO REVISED CODE.

*No discussion.*

- 2) ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 0.575 ACRES OF LAND LOCATED AT 110 EAST MILL STREET FROM M-2, HEAVY MANUFACTURING DISTRICT, TO CBD, CENTRAL BUSINESS DISTRICT.

*No discussion.*

- 3) ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 2.353 ACRES OF LAND LOCATED AT 1360 SOUTH MAIN STREET (SR 741), FROM PUD-R, PLANNED UNIT DEVELOPMENT-RESIDENTIAL, TO R-1, ESTATE-TYPE RESIDENTIAL DISTRICT.

*No discussion.*

- 4) ORDINANCE: FIRST READING.** AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, BY ADOPTING CHAPTER 1052 REGARDING ILLICIT STORM SEWER DISCHARGE DETECTION AND ELIMINATION AND 1054 REGARDING STORM WATER DEVELOPMENT AND COMPLIANCE.

*Item 4 is time sensitive; therefore, staff has requested that Council waive the second and third readings of this ordinance.*

*There were no objections to considering a motion to waive the second and third readings of Legislative Item 4 at tonight's Regular Meeting.*

- 5) **RESOLUTION:** A RESOLUTION AUTHORIZING AND EXECUTING A PROFESSIONAL SERVICES AGREEMENT WITH PICKREL, SCHAEFFER & EBELING CO., L.P.A. TO PROVIDE LEGAL COUNSEL AND LEGAL SERVICES FOR THE CITY OF SPRINGBORO AND DESIGNATING GERALD L. MCDONALD AS LAW DIRECTOR FOR THE CITY FROM JANUARY 1, 2022 THROUGH DECEMBER 31, 2023.

*Legislative Item 5 was reviewed by the Legal Committee and the committee recommends the renewal of the agreement with PSE for legal services and the designation of Jerry McDonald as Law Director. Mayor Agenbroad noted that the proposed agreement complies with the City's code concerning the Law Director.*

- 6) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY OF SPRINGBORO TO PARTICIPATE IN AN AGREEMENT WITH THE WARREN COUNTY ENGINEER'S OFFICE TO PURCHASE ROAD SALT FOR THE 2022-2023 WINTER SEASON.

*No discussion.*

- 7) **RESOLUTION:** A RESOLUTION ADOPTING THE SPRINGBORO MASTER PLAN.

*No discussion.*

- 8) **RESOLUTION:** A RESOLUTION APPOINTING THE DESIGNEE FOR THE MEMBERS OF THE CITY COUNCIL OF SPRINGBORO, OHIO UNDER OHIO REVISED CODE SECTIONS 149.43 AND 109.43 TO COMPLY WITH THE STATE CERTIFIED PUBLIC RECORDS TRAINING REQUIREMENT FOR ELECTED OFFICIALS.

*No discussion.*

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

**Mr. Pozzuto commented on the following items:**

**Icy Weather Conditions:** *City road crews will be reporting to work this evening in preparation for icy road conditions due to the anticipated drop in temperature.*

**Spring Projects:** *With paving and construction projects beginning in April and May, staff is paying close attention to the rise in costs of materials and if bids come in really high, then staff will be reevaluating projects.*

*In reference to Mr. Brunner's earlier question concerning business opportunities in Springboro, Mr. Shackelford commented that there is an "available properties" link on the City's website, which has been somewhat helpful, and staff also tries to establish relationships with commercial real estate brokers around the area for potential business development. Mr. Shackelford further commented that Springboro does not currently have a lot of vacant land and/or vacancies in retail areas.*

*There was no further discussion regarding these items.*

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

No reports.

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

**Mr. Hanson** – No reports.

**Mr. Chmiel** – Mr. Chmiel will present a Finance Committee report at tonight's Regular Meeting under Reports.

**Mr. Brunner** – No reports.

**Ms. Ridd** – No reports.

**Deputy Mayor Iverson** – No reports.

**Mayor Agenbroad** – No reports.

***At this time, Mayor Agenbroad called for a motion under ORC121.22(G) to enter Executive Session to discuss the purchase of property and to consider confidential marketing plans of an applicant for economic development assistance with a project that involves public infrastructure improvements or the extension of utility services that are directly related to the project and Executive Session is necessary to discuss possible expenditure of public funds relating to the project; whereby, no votes will be taken.***

***Ms. Iverson motioned. Ms. Ridd seconded the motion.***

*No discussion.*

***VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Brunner, Yes; Ridd, Yes. [6-0]***

*As a reminder to the public, no votes are taken during Executive Session.*

***Executive Session:*** City Council entered Executive Session at approximately 6:35 PM to discuss the purchase of property and to consider confidential marketing plans of an applicant for economic development assistance with a project that involves public infrastructure improvements or the extension of utility services that are directly related to project and Executive Session is necessary to discuss possible expenditure of public funds relating to the project.

*With no objections, City Council exited Executive Session at approximately 6:55 PM; whereby, no votes were taken.*

**ITEM 7. ADJOURNMENT.** *With no further discussion, Mayor Agenbroad adjourned the Thursday, February 17, 2022 City Council Work Session at approximately 6:55 PM.*



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

**CITY COUNCIL REGULAR MEETING**

THURSDAY, FEBRUARY 3, 2022  
(Rescheduled to February 17)

7:00 PM

**CITY COUNCIL**

John Agenbroad, Mayor  
Becky Iverson, Deputy Mayor/At Large  
Stephen Harding, At Large  
Janie Ridd, Ward 1  
Dale Brunner, Ward 2  
Jack Hanson, Ward 3  
Jim Chmiel, Ward 4

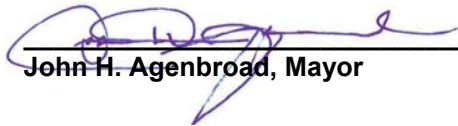
**CITY STAFF**

Chris Pozzuto, City Manager  
Greg Shackelford, Assistant City Manager  
Gerald McDonald, Law Director  
Lori Martin, Clerk of Council

- ITEM 1. CALL TO ORDER.** Mayor Agenbroad called the Springboro, Ohio City Council (*rescheduled*) Regular Meeting of Thursday, February 3, 2022 to order 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.  
  
Invocation by Pastor Devin Weatherly, Newspring Church.
- ITEM 3. ROLL CALL.** Agenbroad, Present; Brunner, Present; Chmiel, Present; Hanson, Present; Harding, Absent; Iverson, Present; Ridd, Present. **Staff:** Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present. City Planner Dan Boron was also present.  
  
**Mayor Agenbroad called for a motion to excuse Council Member Harding.**  
  
**Ms. Iverson motioned. Mr. Hanson seconded the motion.**  
  
No discussion.  
  
**VOTE:** Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes. [6-0]
- ITEM 4. APPROVAL OF MINUTES:** No Minutes were submitted for approval.
- ITEM 5. PRESENTATIONS:** No Presentations.
- ITEM 6. LEGISLATION:** No Legislation was submitted for February 3.

- ITEM 7. **REPORTS:** **Mayor's Report.** No Reports.  
**City Manager's Report.**  
**Committee 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.** No Guest Comments.
- ITEM 11. **EXECUTIVE SESSION.** No Executive Session.
- ITEM 12. **ADJOURNMENT.** With no further business, Mayor Agenbroad adjourned the *(rescheduled)* Thursday, February 3, 2022 Springboro City Council Regular Meeting at approximately 7:02 PM.

—MEETING ADJOURNED—



\_\_\_\_\_  
John H. Agenbroad, Mayor

John H. Agenbroad

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Presiding Officer



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Lori A. Martin, Clerk of Council

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

CITY COUNCIL REGULAR MEETING

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THURSDAY, FEBRUARY 17, 2022  
(Immediately following the rescheduled February 3 Regular Meeting)

7:00 PM

CITY COUNCIL

John Agenbroad, Mayor  
Becky Iverson, Deputy Mayor/At Large  
Stephen Harding, At Large  
Janie Ridd, Ward 1  
Dale Brunner, Ward 2  
Jack Hanson, Ward 3  
Jim Chmiel, Ward 4

CITY STAFF

Chris Pozzuto, City Manager  
Greg Shackelford, Assistant City Manager  
Gerald McDonald, Law Director  
Lori Martin, Clerk of Council

**ITEM 1. CALL TO ORDER.** Mayor Agenbroad called the Springboro, Ohio City Council Regular Meeting of Thursday, February 17, 2022 to order at 7:02 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

**ITEM 2. PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was observed at the February 3, 2022 (rescheduled) Regular Meeting conducted immediately prior to this meeting.

**ITEM 3. ROLL CALL.** Agenbroad, Present; Brunner, Present; Chmiel, Present; Hanson, Present; Harding, Absent; Iverson, Present; Ridd, Present. Staff: Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present. City Planner Dan Boron was also present.

**Mayor Agenbroad called for a motion to excuse Council Member Harding.**

**Mr. Hanson motioned. Ms. Ridd seconded the motion.**

No discussion.

**VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes. [6-0]**

**ITEM 4. APPROVAL OF MINUTES:** THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETINGS OF JANUARY 6 & JANUARY 20, 2022.

Mayor Agenbroad presented the minutes for additions/corrections. No additions/corrections.

**Mayor Agenbroad called for a motion to approve the Minutes.**

**Ms. Ridd motioned. Mr. Hanson seconded the motion.**

No discussion.

**VOTE: Brunner, Yes; Ridd, Yes; Iverson, Abstain; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes. [5-0-1]**

**ITEM 5. PRESENTATIONS:** No Presentations.

**ITEM 6. LEGISLATION:** City Council held a Work Session at 6:00 PM tonight for approximately 35 minutes to discuss the proposed Springboro Master Plan and the following legislative items as well as other City business. During the Work Session, City Council entered Executive Session for approximately 20 minutes to discuss the purchase of property and to consider confidential marketing plans of an applicant for economic development assistance with a project that involves public infrastructure improvements or the extension of utility services that are directly related to the project and Executive Session is necessary to discuss possible expenditure of public funds relating to the project; whereby, no votes were taken.

- 1) **ORDINANCE O-22-2: THIRD READING.** AN ORDINANCE LEVYING A \$5.00 MOTOR VEHICLE LICENSE TAX AS AUTHORIZED BY SECTION 4504.173 OF THE OHIO REVISED CODE, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the third reading of an ordinance levying a \$5.00 Motor Vehicle License Tax as authorized by Section 4504.173 of the Ohio Revised Code. This tax will be charged when residents register their motor vehicles in the State of Ohio. The ORC allows for 11 separate \$5.00 Motor Vehicle License Taxes to be enacted; however, the City is only allowed to enact six of these taxes. The City has enacted five of the six Motor Vehicle License Taxes permitted and will be enacting the sixth \$5.00 fee to capture that additional tax revenue. If the City does not capture this \$5.00 tax, then other overlapping jurisdictions can levy this tax and collect the revenue. The City wishes to enact this motor vehicle tax in order to make sure that this money stays in the City of Springboro to be used to pave local streets. The tax is anticipated to generate approximately \$100,000 per year, which will be deposited directly into the City's Street Fund to pave additional streets in the City thereby reinvesting the money into Springboro's local infrastructure.

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

**Mayor Agenbroad called for a motion to adopt Ordinance O-22-2.**

**Ms. Ridd motioned. Ms. Iverson seconded the motion.**

No discussion.

**VOTE: Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [6-0]**

- 2) **ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 0.575 ACRES OF LAND LOCATED AT 110 EAST MILL STREET FROM M-2, HEAVY MANUFACTURING DISTRICT, TO CBD, CENTRAL BUSINESS DISTRICT, was read by the Clerk of Council. Mr. Boron's comments are summarized as follows:

This is the second reading of an ordinance to rezone 110 East Mill Street from M-2 (Heavy Manufacturing District) to CBD (Central Business District). This ordinance was the subject of a Public Hearing on January 20, 2022. This rezoning request addresses an error on the City's zoning map that was identified when the property was for sale last summer. This property is

currently occupied by Charlton Taxidermy. This rezoning would consolidate zoning on the site to one category, Central Business District. Due to a mapping error when the property was annexed in 1980, a very small portion of the property is zoned M-2 (Heavy Manufacturing District). This rezoning was recommended by the Planning Commission to City Council on November 10, 2021, and is supported by staff and the City's 2009 Land Use Plan.

No discussion.

**No action required at this time.**

- 3) **ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 2.353 ACRES OF LAND LOCATED AT 1360 SOUTH MAIN STREET (SR 741), FROM PUD-R, PLANNED UNIT DEVELOPMENT-RESIDENTIAL, TO R-1, ESTATE-TYPE RESIDENTIAL DISTRICT, was read by the Clerk of Council. Mr. Boron's comments are summarized as follows:

This is the second reading of an ordinance to rezone 1360 South Main Street from PUD-R (Planning Unit Development-Residential) to R-1 (Estate-Type Residential District). This ordinance was the subject of a Public Hearing on January 20, 2022. This rezoning would revert the zoning designation of the property to its designation in 2017 as R-1, which allows development at 2-units per acre on 20,000 s.f. lots. The property owner purchased the property in October 2021 and has no intention of developing the property under the PUD-R zoning district as a subdivision. This rezoning was recommended by the Planning Commission to City Council on November 10, 2021, and is supported by staff and the City's 2009 Land Use Plan.

No discussion.

**No action required at this time.**

- 4) **ORDINANCE O-22-3: FIRST READING.** AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, BY ADOPTING CHAPTER 1052 REGARDING ILLICIT STORM SEWER DISCHARGE DETECTION AND ELIMINATION AND CHAPTER 1054 REGARDING STORM WATER DEVELOPMENT AND COMPLIANCE, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the first reading of an ordinance adopting Chapter 1052 regarding illicit storm sewer discharge detection and elimination and Chapter 1054 regarding storm water development and compliance. This ordinance updates the City's ordinances to mirror recently adopted EPA regulations concerning storm sewer and storm water regulations within the City.

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

**As discussed at the Work Session, Mayor Agenbroad called for a motion to suspend the rules and waive the second and third readings of Legislative Item 4, an Ordinance.**

**Mr. Chmiel motioned. Ms. Iverson seconded the motion.**

No discussion.

**VOTE: Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [6-0]**

**Mayor Agenbroad called for a motion to adopt Ordinance O-22-3.**

**Ms. Iverson motioned. Ms. Ridd seconded the motion.**

No discussion.

**VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Brunner, Yes; Ridd, Yes. [6-0]**

- 5) **RESOLUTION R-22-3:** A RESOLUTION AUTHORIZING AND EXECUTING A PROFESSIONAL SERVICES AGREEMENT WITH PICKREL, SCHAEFFER & EBELING CO., L.P.A. TO PROVIDE LEGAL COUNSEL AND LEGAL SERVICES FOR THE CITY OF SPRINGBORO AND DESIGNATING GERALD L. MCDONALD AS LAW DIRECTOR FOR THE CITY FROM JANUARY 1, 2022 THROUGH DECEMBER 31, 2023, was read by the Clerk of Council. Mayor Agenbroad's comments are summarized as follows:

This resolution authorizes a professional services agreement with Pickrel, Schaeffer & Ebeling to provide legal services and designates Gerald L. McDonald as Law Director from January 1, 2022 through December 31, 2023. The Legal Committee met on January 20, 2022 and has recommended approval of this contract renewal for a two-year term.

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

**Mayor Agenbroad called for a motion to adopt Resolution R-22-3.**

**Ms. Iverson motioned. Mr. Hanson seconded the motion.**

No discussion.

**VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes. [6-0]**

- 6) **RESOLUTION R-22-4:** A RESOLUTION AUTHORIZING THE CITY OF SPRINGBORO TO PARTICIPATE IN AN AGREEMENT WITH THE WARREN COUNTY ENGINEER'S OFFICE TO PURCHASE ROAD SALT FOR THE 2022-2023 WINTER SEASON, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes the City to participate in an agreement with the Warren County Engineer's Office to purchase road salt for the 2022-2023 winter season. This agreement allows the City to participate in the Warren County salt bids along with other county communities to obtain an aggregate bid to purchase salt.

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

**Mayor Agenbroad called for a motion to adopt Resolution R-22-4.**

**Ms. Ridd motioned. Mr. Hanson seconded the motion.**

No discussion.

**VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes. [6-0]**

- 7) **RESOLUTION R-22-5:** A RESOLUTION ADOPTING THE SPRINGBORO MASTER PLAN, was read by the Clerk of Council. Mr. Boron's comments are summarized as follows:

This resolution adopts the Springboro Master Plan dated February 3, 2022. This item was the subject of a presentation during tonight's Council Work Session. This land use plan will be used by City Staff, Planning Commission and City Council to guide development and redevelopment within the community and replaces a similar document adopted by City Council in 2009. The new plan was completed through the work of many people including a nine-member steering committee, which included members of City Council, and staff members and the Mayor serving in an ex-officio capacity. The committee and staff worked on this project for over 18 months beginning in September 2020 when MKSK was approved by City Council to serve as the consulting firm to facilitate the review process along with the steering committee. Extensive public involvement, including two open houses at Heatherwoode Golf Course as well as two online surveys, led to 1,000 individual contacts from Springboro citizens to inform this process. The two surveys were very extensively commented on. Sean Hare of MKSK presented a summary of the new plan including the process, recommendations and next steps at tonight's Council Work Session and was every instrumental in the development of the plan. The City looks forward to the implementation of the plan over the next 10 years as an important tool to lead the next decade of the community's development and redevelopment.

Mayor Agenbroad presented the item for questions/comments.

Ms. Ridd thanked everyone involved in the Master Plan process. Ms. Ridd commented that she is very pleased with the plan and the vision it provides the community going forward as well as the flexibility it allows; it is a great balance for the plan.

Ms. Iverson commented that she appreciates all of the citizen comments. Even though not everyone commented in person due to COVID, the City received many online comments. This may be the way of the future to collect feedback, as many more comments were submitted through the online surveys than in person, which were very helpful.

No further comments.

**Mayor Agenbroad called for a motion to adopt Resolution R-22-5.**

**Ms. Iverson motioned. Mr. Hanson seconded the motion.**

No discussion.

**VOTE: Brunner, Yes; Ridd, Yes; Iverson, yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes. [6-0]**

- 8) RESOLUTION R-22-6:** A RESOLUTION APPOINTING THE DESIGNEE FOR THE MEMBERS OF THE CITY COUNCIL OF SPRINGBORO, OHIO UNDER OHIO REVISED CODE SECTIONS 149.43 AND 109.43 TO COMPLY WITH THE STATE CERTIFIED PUBLIC RECORDS TRAINING REQUIREMENT FOR ELECTED OFFICIALS, was read by the Clerk of Council. Ms. Martin's comments are summarized as follows:

Ohio's Sunshine Laws require that all elected officials attend a 3-hour certified public records training provided by the State for each term they serve. However, the law also provides for elected officials to appoint a designee to fulfill that training requirement on their behalf. In essence, this legislation appoints the designee as the Clerk of Council to represent Council Members serving a new term of office and officially documents the action for auditing purposes. As the Clerk of Council, Ms. Martin will fulfill this training requirement as soon as possible.

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

**Mayor Agenbroad called for a motion to adopt Resolution R-22-6.**

**Ms. Ridd motioned. Mr. Hanson seconded the motion.**

No discussion.

**VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes. [6-0]**

- ITEM 7. REPORTS: Mayor's Report** – 2022 Hometown Expo, Saturday, March 19, 10:00-3:00 PM, Springboro High School; the event is free and open to the public. The next City Council Work Session will be held on Thursday, March 3, 2022 beginning at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

**City Manager's Report** – Mr. Pozzuto reported on the following items:

**Inclement Weather Update:** Temperatures are predicted to drop 30 degrees overnight. With the amount of rain the area is receiving, there is a potential for freezing conditions on the roadways. The City's Public Works Department road crews are on standby to salt the roadways if necessary. The public is encouraged to use caution when traveling in the potentially icy conditions tonight. The road crews continue to be ready to treat and clear roadways, and their work is appreciated.

**Committee Reports** –

**Mr. Hanson** – No reports.

**Mr. Chmiel – Finance Committee** – The Finance Committee met at 5:30 PM to review the City's 2021 financial performance. The 2021 budget was very conservative due to the uncertainties in the economy; however, the City ended the year with a 37% increase in revenue compared to 2021 projections. In addition, with CIP (Capital Improvement Program) expenditures for 2022, the City will proceed with caution due to the increasing costs of materials and associated concerns, i.e., not all projects in the 2022 CIP may be performed this year.

**Ms. Brunner** – Mr. Brunner commented that he happened to be driving a lot during the last snowstorm and he cannot say enough about the City's street department; they did an amazing job.

**Ms. Ridd** – No reports.

**Deputy Mayor Iverson** – 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.** No Guest Comments.

- ITEM 11. EXECUTIVE SESSION.** Mayor Agenbroad called for a motion, under ORC121.22(G), to enter Executive Session to discuss pending litigation in conference with the City Law Director; whereby, no votes will be taken.

**Ms. Ridd motioned. Ms. Iverson seconded the motion.**



No discussion.

**VOTE: Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [6-0]**

As a reminder to the public, no votes are taken during Executive Session.

**Executive Session:** City Council entered Executive Session at approximately 7:15 PM to discuss pending litigation in conference with the City Law Director.

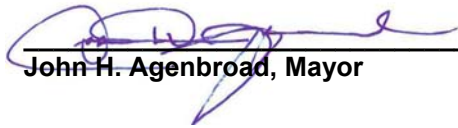
With no objections, City Council exited Executive Session at approximately 7:45 PM; whereby, no votes were taken.

**ITEM 8. ADJOURNMENT.** With no further business, Mayor Agenbroad called for adjournment of the Thursday, February 17, 2022 City Council Regular Meeting at approximately 7:45 PM.

**Ms. Ridd motioned. Ms. Iverson seconded the motion.**

**VOTE: Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [6-0]**

—MEETING ADJOURNED—



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John H. Agenbroad, Mayor

John H. Agenbroad

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Presiding Officer



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Lori A. Martin, Clerk of Council