

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

CITY COUNCIL WORK SESSION

THURSDAY, MARCH 3, 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, March 3, 2022 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. Shackelford, Mr. McDonald and Ms. Martin were present. Police Chief Kruithoff was also in attendance.

ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for March 3.

1) **ORDINANCE: THIRD 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.

2) **ORDINANCE: THIRD 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.

3) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BARRETT PAVING MATERIALS INC. FOR THE "2022 STREET RESURFACING & CONCRETE WORK" PROGRAM.

No discussion.

- 4) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH DRYDEN BUILDERS FOR THE "HEATHERWOODE GOLF CLUB MAINTENANCE BUILDING" PROJECT.

No discussion.

ITEM 4. CITY MANAGER. – Issues/Reports.

Mr. Pozzuto – No Issues/Reports.

Mr. Shackelford commented that American Battery Solutions has invited City officials to join them for the dedication of their new building at 50 Ovonic Way on Monday, April 4. The event opens at 9:30 AM; the scheduled program begins at 10:00 AM and will be attended by Governor Mike DeWine.

Chief Kruihoff commented that they are working on the final draft of the solicitation ordinance, which will be presented to Council for consideration on March 17 or April 7.

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

No Issues/Reports.

ITEM 6. CITY COUNCIL. – Issues/Reports.

Mr. Harding – No reports.

Mr. Hanson – Mr. Hanson asked Mr. Pozzuto if there has been any follow up regarding neighborhood concerns related to the Queen of Hearts game at Mr. Boro's. Mr. Hanson referred to some concerns expressed by a resident at a previous Council Meeting.

Chief Kruihoff commented that Mr. Boro's has instituted some new rules to keep the game under control by preventing the payout from getting as high as it did last summer. Chief Kruihoff further commented that they are fairly comfortable that there will not be a repeat of the problems that occurred last summer based on the new rules Mr. Boro's has put in place. Chief Kruihoff pointed out, however, that another establishment could sponsor the Queen of Hearts game, as it is sanctioned by the lottery.

Mr. Pozzuto commented that they have discussed possibly posting "No Parking" signs on one side of the street (Tamarack Trail), but choosing which side of the street would be problematic.

Ms. Ridd pointed out that "No Parking" signs would simply push the parking problem down the road because people will just park somewhere else.

Mr. Pozzuto commented that Mr. Boro's is talking with the business next door about possibly leasing parking spaces from them and encouraging their patrons to use those spaces versus parking on the street. Mr. Pozzuto further commented that Mr. Boro's has been very receptive to everything the City has tried to do. Mr. Pozzuto also pointed out that Mr. Boro's is sponsoring the Queen of Hearts game right now with virtually no issues.

Chief Kruihoff added that eight games have been played previous to this one.

Mr. Pozzuto commented that if the game creates issues again, they have some ideas in place such as temporary "No Parking" signs and additional patrol officers; however, the City has not needed to use any of these precautions yet.

Mr. Chmiel – No 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; whereby, no votes will be taken.

Ms. Ridd motioned. Mr. Harding seconded the motion.

No discussion.

VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes. [7-0]

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

Executive Session: *City Council entered Executive Session at approximately 6:15 PM to discuss the purchase of property.*

With no objections, City Council exited Executive Session at approximately 6:35 PM.

ITEM 7. ADJOURNMENT. *With no further discussion, Mayor Agenbroad adjourned the Thursday, March 3, 2022 City Council Work Session at approximately 6:35 PM.*

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

CITY COUNCIL REGULAR MEETING

THURSDAY, MARCH 3, 2022

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, March 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 Deputy Mayor Becky Iverson.
- ITEM 3. ROLL CALL.** Agenbroad, Present; Brunner, Present; Chmiel, Present; Hanson, Present; Harding, Present; Iverson, Present; Ridd, Present. Staff: Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present. Police Chief Kruithoff was also in attendance.
- ITEM 4. APPROVAL OF MINUTES:** THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETINGS OF FEBRUARY 3, 2022 AND FEBRUARY 17, 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. Ms. Iverson seconded the motion.

No discussion.

VOTE: Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [7-0]
- ITEM 5. PRESENTATIONS:** No Presentations.

ITEM 6. LEGISLATION: City Council held a Work Session at 6:00 PM tonight for approximately 15 minutes to discuss 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; whereby, no votes were taken.

- 1) **ORDINANCE O-22-4: THIRD 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. Pozzuto's comments are summarized as follows:

This is the third 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 property was split between two zoning districts and this rezoning would reclassify the property under one zoning district to allow the owners to sell or lease the property for the existing use or redevelopment. In essence, this rezoning will correct an error on the zoning map dating back to the time the property was annexed to the City. This rezoning was recommended by the Planning Commission on November 10, 2021.

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

Mayor Agenbroad called for a motion to adopt Ordinance O-22-4.

Mr. Chmiel motioned. Mr. Harding seconded the motion.

No discussion.

VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes. [7-0]

- 2) **ORDINANCE O-22-5: THIRD 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. Pozzuto's comments are summarized as follows:

This is the third 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. In 2017, this property was rezoned to PUD-R to potentially develop up-to six residential units on the lot. Since that time, the property was sold and the new property owner has requested that the property revert back to the former R-1 zoning classification. This rezoning was recommended by the Planning Commission on November 10, 2021.

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

Mayor Agenbroad called for a motion to adopt Ordinance O-22-5.

Ms. Iverson motioned. Mr. Harding seconded the motion.

No discussion.

VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes. [7-0]

- 3) **RESOLUTION R-22-7:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BARRETT PAVING MATERIALS INC. FOR THE “2022 STREET RESURFACING & CONCRETE WORK” PROGRAM, was read by the Clerk of Council. Mr. Pozzuto’s comments are summarized as follows:

This resolution authorizes a contract with Barrett Paving Materials for the “2022 Street Resurfacing & Concrete Work” Program. The annual budget for street resurfacing has been increased this year and for future years by \$400,000 to \$500,000 to continue reinvesting in the community’s infrastructure and making sure city streets are kept in the best condition possible. The engineer’s estimate for this year’s program was \$1.34M; the lowest bid was \$1.46M, which is within 10% of the engineer’s estimate and meets the City’s bid regulations. Unfortunately, the cost of construction and materials continues to increase. Due to the current economy and inflation, the City is paying approximately \$100 per ton for asphalt this year compared to \$70 per ton last year; however, all of the streets on the this year’s resurfacing schedule will be repaved.

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

Mayor Agenbroad called for a motion to adopt Resolution R-22-7.

Mr. Hanson motioned. Mr. Harding seconded the motion.

No discussion.

VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes. [7-0]

- 4) **RESOLUTION R-22-8:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH DRYDEN BUILDERS FOR THE “HEATHERWOODE GOLF CLUB MAINTENANCE BUILDING” PROJECT, was read by the Clerk of Council. Mr. Pozzuto’s comments are summarized as follows:

This resolution authorizes a contract with Dryden Builders for the “Heatherwoode Golf Club Maintenance Building” Project. This project consists of replacing a 40+ year old maintenance building at Heatherwoode Golf Course, which is located behind the fire station on S. Main Street. New storm water regulations have been instituted since the building was originally constructed, and as part of this construction project the building has to be raised above the 100-year floodplain to keep the equipment and chemicals stored in the building safe from flooding and environmental concerns. The engineer’s estimate for this project was \$1.1M; however, the successful bid from Dryden Builders came in under budget at \$890,000.

Ms. Iverson confirmed that Dryden Builders has a good reputation in the area and has built projects in the City.

Mr. Pozzuto replied yes, this contractor has built a number of different projects in the City and staff is confident in this builder to do the work.

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

Mayor Agenbroad called for a motion to adopt Resolution R-22-8.

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

No discussion.

VOTE: Harding, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes. [7-0]

- 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 17, 2022 beginning at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.**

City Manager's Report – No report.

Committee Reports –

Mr. Harding – No reports.

Mr. Hanson – No reports.

Mr. Chmiel – No reports.

Mr. Brunner – No reports.

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. No Executive Session.**

- ITEM 8. ADJOURNMENT. Mayor Agenbroad thanked the MVCC for tonight's telecast and scheduled rebroadcasts of this Springboro City Council Meeting.**

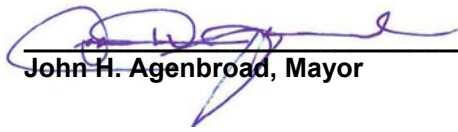
Mayor Agenbroad called for a motion to adjourn the Thursday, March 3, 2022 Springboro City Council Regular Meeting at approximately 7:10 PM.

Mr. Harding motioned. Ms. Iverson seconded the motion.

No discussion.

VOTE: Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [7-0]

—MEETING ADJOURNED—



John H. Agenbroad, Mayor

John H. Agenbroad

Presiding Officer



Lori A. Martin, Clerk of Council