

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

CITY COUNCIL WORK SESSION

THURSDAY, MARCH 16, 2023

6:00 PM

CITY COUNCIL

John Agenbroad, Mayor
Stephen Harding, Deputy Mayor/At Large
Becky Iverson, 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 16, 2023 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.
- ITEM 3. LEGISLATIVE AGENDA.** – Review legislative items slated for March 16.
- 1) **ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 12.08 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF EAST CENTRAL AVENUE (SR 73) AND RED LION-FIVE POINTS ROAD, FROM PUD-B, PLANNED UNIT DEVELOPMENT-BUSINESS, TO PUD-R, PLANNED UNIT DEVELOPMENT-RESIDENTIAL.

Mr. Brunner asked if the City had received any comments concerning this proposed rezoning.

Mr. Pozzuto commented that this rezoning is actually a down zoning from business to residential zoning.

Ms. Iverson commented that during the Planning Commission process, members of The Enclave HOA, the neighborhood located south of the site, have been at every meeting and were very happy with the concessions that were made by the developer; they did not want the land to be developed as a gas station or a business.

Mayor Agenbroad confirmed that this is the second reading of this ordinance and requires no action at this time.

- 2) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER #1 WITH STURM CONSTRUCTION INC. FOR THE “2022 WATER MAIN REPLACEMENT” PROJECT.

No discussion.

- 3) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH COMMERCIAL IRRIGATION, INC. FOR THE “HEATHERWOODE GOLF COURSE IRRIGATION IMPROVEMENTS” PROJECT.

No discussion.

- 4) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A 10-YEAR AGREEMENT WITH UTILITY SERVICE CO., INC. TO MAINTAIN THE CITY’S FOUR WATER TOWERS.

No discussion.

ITEM 4. CITY MANAGER. – Issues/Reports.

Mr. Pozzuto reported on the following items:

North Park Upgrades: Legislation will be presented at the next Council Meeting to purchase the new playground equipment for North Park. The estimate for the equipment was approx. \$800,000; however, the bid from Landscape Structures came in at approx. \$683,000. State bid prices were utilized saving approx. \$40,000 on the price. The lead-time on the equipment is 8-12 weeks. Legislation for the installation work will be forthcoming as soon as pricing is received. Staff is hoping that site prep will begin sometime in June or July in anticipation of the arrival of the equipment. There will be an additional legislative item for the purchase and installation of the safety surface.

Ms. Iverson asked if it would be possible to install a sign at the park announcing the new playground project.

Mr. Pozzuto answered that they plan to install a “Coming Soon” sign for the project.

Clearcreek Bike Trail Bridge: Work continues on the Clearcreek bike trail bridge that will connect Hazelwoods Park to the City of Franklin. The bridge was delivered in three sections; the first section has been installed and the contractor is in the process of installing the second and third sections. The bridge should be finished by the end of the month or early April.

Wright Station Upgrades: Upgrades to the central park area at Wright Station should begin next month. The new building being developed at Wright Station should be turned over to the tenants at the end of this month and the consulting business should be open in the May/June timeframe.

Miami Valley Regional Planning Commission (MVRPC) Bike Trail Funding: The City just received \$994,000 in funding for the next extension of the bike path from E. Milo Beck Park up Factory Road towards Community Park. Mayor Agenbroad serves on the MVRPC Executive Committee and Board of Directors, and he was an instrumental part of receiving that funding.

Mayor Agenbroad commented that the City has received an approximate total of \$2.5M in funding through MVRPC.

Ms. Iverson commented that the bike trail extension is connected to the new subdivision being developed in that area.

Mr. Pozzuto confirmed that the new bike path would connect through the new Wadestone residential development to Community Park. Hopefully, within the next two to four years, people will be able to bike from Hazelwoods Park all the way to Community Park on a bike trail.

Ms. Iverson asked if there is a plan for the Bicycle & Pedestrian Advisory Committee to have an event when the bike trail connects to Franklin, as it is not just a Springboro trail, but also a regional trail.

Mr. Pozzuto answered that he would discuss the idea of an event with City Planner Dan Boron.

Warren County Strategic Outlook Breakfast: This breakfast will be held on April 21, 8-10 AM, at Miami Valley Gaming in Lebanon. The breakfast is sponsored by the Warren County Chamber Alliance. Mayor Agenbrood, Ms. Iverson and Ms. Ridd plan to attend.

State Safety Funding: The City received close to \$4M in safety funds from the state for several projects. The first project, which was the installation of radar signals at each intersection, was completed last year. The next two projects are the safety upgrades on SR73 at I-75 and on SR741 at Remick Blvd. The City received \$893,000 in funding for the Remick project and the bid was awarded to John R. Jurgensen at \$835,000, which saved money. However, the City received \$2.6M for the SR73 project and the bid was awarded to Sunesis Construction at \$3.2M. The top three bids were within \$100,000 of each other; therefore, they were good bids. The Warren County Transportation Improvement District is seeking funds from the county to make up the difference between the state grant and the bid; otherwise, the City would have to split the difference 50/50 with the City of Franklin. The Remick project is scheduled to begin July 1 and the SR73 project is scheduled to begin October 1.

City Council Meeting of April 6: Mr. Pozzuto, Mr. Hanson, Ms. Iverson and Ms. Ridd will be absent on April 6. It was determined that a quorum would be present for the April 6 Council Meeting, which will be held as scheduled.

There was no further discussion regarding these items.

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

Calendar Updates: Springboro Chamber of Commerce 2023 Hometown Expo, Saturday, March 18, 10:00 AM-3:00 PM, at Springboro High School. This event is free and open to the public. The next City Council Work Session will be held on Thursday, April 6 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

ITEM 6. CITY COUNCIL. – Issues/Reports.

Mr. Brunner – No reports.

Ms. Ridd – Ms. Ridd will present an Architectural Review Board report at tonight's Regular Meeting under Reports.

Ms. Iverson – No reports.

Mr. Chmiel – No reports.

Mr. Hanson – No reports.

Deputy Mayor Harding – No reports.

Mayor Agenbroad – Mayor Agenbroad pointed out the chair in the audience reserved with a sign and flowers in memory of Betty Bray. Betty passed away the day after the last Council Meeting. (Betty Bray has routinely attended and filmed Council Meetings for the past 30 years.)

Mayor Agenbroad asked if Council would be willing to observe a moment of silence for Betty at tonight's Regular Meeting and to have an engraved memorial plate affixed to the seat of the second chair where she always sat. (The plate will be affixed to the front edge of the seat.)

Ms. Iverson commented that she observed a moment of silence for Betty at the last Planning Commission meeting as well.

There were no objections to observing a moment of silence and memorializing Betty's chair as stated.

ITEM 7. ADJOURNMENT. With no further discussion, Mayor Agenbroad adjourned the Thursday, March 16, 2023 City Council Work Session at approximately 6:15 PM.

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

CITY COUNCIL REGULAR MEETING

THURSDAY, MARCH 16, 2023

7:00 PM

CITY COUNCIL

John Agenbroad, Mayor
Stephen Harding, Deputy Mayor/At Large
Becky Iverson, 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 16, 2023 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 Council Member 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.
- ITEM 4. APPROVAL OF MINUTES:** THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF MARCH 2, 2023.

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

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

No discussion.

VOTE: Harding, Yes; Brunner, Yes; Ridd, Abstain; Iverson, Yes; Agenbroad, Yes; Chmiel, Abstain; Hanson, Yes. [5-0-2]
- 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.

- 1) **ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 12.08 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF EAST CENTRAL AVENUE (SR 73) AND RED LION-FIVE POINTS ROAD, FROM PUD-B, PLANNED UNIT DEVELOPMENT-BUSINESS, TO PUD-R, PLANNED UNIT DEVELOPMENT-RESIDENTIAL, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the second reading of an ordinance that amends the official zoning map of the City of Springboro rezoning approx. 12.08 acres of land located southwest of the intersection of East Central Avenue (SR73) and Red Lion-Rive Points Road from PUD-B to PUD-R. This ordinance was the subject of a public hearing on March 2, 2023. If approved, this rezoning would allow a 41-lot, single-family residential development on the site. This rezoning is actually a down zoning. The site was originally zoned PUD-B, which would allow business uses; however, the proposed zoning would only allow the 41 single-family residential lots. The Rezoning and General Plan were recommended for approval by the Planning Commission on January 18, 2023.

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

No action required at this time.

- 2) **RESOLUTION R-23-5:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER #1 WITH STURM CONSTRUCTION INC. FOR THE "2022 WATER MAIN REPLACEMENT" PROJECT, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes change order #1 with Sturm Construction Inc. for the "2022 Water Main Replacement." This change order will allow for the completion of the replacement of approx. 1,215 ft. of deteriorating 6-inch water mains with new 8-inch water mains on Fairway Drive from SR73 to Sesame Street in the Country Club Estates and Springbrook Subdivisions. The change order will be in the amount of \$438,262.00. The contractor was able to complete a portion of the project near SR73 with the supplies they had on hand last year. Therefore, while this is technically a change order, it is actually the exact same price quoted the year before. Per legislative policy, the change order must be approved by Council.

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

Mayor Agenbroad called for a motion to adopt Resolution R-23-5.

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]

- 3) **RESOLUTION R-23-6:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH COMMERCIAL IRRIGATION, INC. FOR THE "HEATHERWOODE GOLF COURSE IRRIGATION IMPROVEMENTS" PROJECT, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes a contract with Commercial Irrigation, Inc. for the "Heatherwoode Golf Course Irrigation Improvements" project. This project will consist of removing and

replacing the irrigation system at Heatherwoode Golf Course. The existing system is 30 years old and is close to its life expectancy. The City received three bids for this project and the lowest bid was Commercial Irrigation at \$3,536,842.00. The engineer's estimate for this project was \$3,250,000, but that estimate did not include the \$300,000 contingency; therefore, the bid amount is right on par with the engineer's estimate.

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

Mayor Agenbroad called for a motion to adopt Resolution R-23-6.

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

No discussion.

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

- 4) **RESOLUTION R-23-7:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A 10-YEAR AGREEMENT WITH UTILITY SERVICE CO., INC. TO MAINTAIN THE CITY'S FOUR WATER TOWERS, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes a 10-year agreement with Utility Service Co, Inc. to maintain the City's four water towers. This long-term maintenance agreement will be a considerable cost savings for the City. The annual fee is approx. \$154,000, which includes items such as interior and exterior painting, inspections, maintenance and repairs as well as engineering and EPA compliance. It typically costs between \$350,000-\$400,000 to paint a water tower. If at any point the City decides to terminate the agreement, there are options to terminate.

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

Mayor Agenbroad called for a motion to adopt Resolution R-23-7.

Mr. Chmiel 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** – Springboro Chamber of Commerce 2023 Hometown Expo, Saturday, March 18, 10:00 AM-3:00 PM, at Springboro High School. This is the 22nd year for the expo. This event is free and open to the public. The next City Council Work Session will be held on Thursday, April 6, 2023 beginning at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

City Manager's Report – No reports.

Committee Reports –

Mr. Brunner – No reports.

Ms. Ridd – Architectural Review Board – The ARB met on Monday, March 13 and discussed the following items: The board is resuming the Historic Preservation Grant Program, which was paused during the past few years due to COVID. All of the qualifying properties will be receiving information by mail regarding the program. In addition, the board is soliciting nominations for this year's Historic Preservation Awards. More information and nomination forms can be found on the City's website or by contacting City Planner Dan Boron at danb@cityofspringboro.com.

Ms. Iverson – No reports.

Mr. Chmiel – No reports.

Mr. Hanson – No reports.

Deputy Mayor Harding – No reports.

ITEM 8. OTHER BUSINESS. Mayor Agenbrood called for the following motion:

A MOTION TO SET A PUBLIC HEARING ON THURSDAY, MAY 4, 2023 AT 7:00 P.M. IN COUNCIL CHAMBERS AT THE SPRINGBORO MUNICIPAL BUILDING, 320 W. CENTRAL AVENUE, SPRINGBORO 45066 REGARDING A RECOMMENDATION FROM THE SPRINGBORO PLANNING COMMISSION TO REZONE APPROXIMATELY 0.8653 ACRES OF LAND LOCATED AT THE END OF EAST MARKET STREET AND EAST STATE STREET. THE PROPOSED ZONING IS M-2, HEAVY MANUFACTURING DISTRICT, AND CBD, CENTRAL BUSINESS DISTRICT. THE EXISTING ZONING IS A COMBINATION OF CBD, M-2, AND R-2, LOW DENSITY RESIDENTIAL DISTRICT.

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

No discussion.

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

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. Mayor Agenbrood requested a moment of silence in honor and memory of Betty Bray, who passed away on March 3, 2023. *(Betty Bray resided and owned properties in the Springboro Historic District and routinely attended and filmed Council Meetings for the past 30 years.)*

(A moment of silence was observed for Betty Bray.)

Mayor Agenbrood noted that Betty's seat in Council Chambers has been reserved and an engraved plate will be affixed to the seat to honor her memory.

ITEM 10. GUEST COMMENTS. Mayor Agenbrood invited any guests that wished to be heard to approach the podium, state their name and address for the record, and make their comments accordingly.

1) Adam Klusky, 202 Central Park Court, Springboro – Mr. Klusky generally commented as follows: Mr. Klusky commented that he appreciates the opportunity to speak to Council on behalf of the Parkside Row HOA Board Members in regard to a concern involving the intersection of Village Park, Paddock Trail and Central Park Court, which is a three-way stop. Gardner Park, located across the street, is used very heavily, not only by parents with dogs and children playing, but it is also the local school bus stop. The bus stop area is located in a pitch-dark area at a stop sign that many people do not stop at. There is a lot of concern for the

safety of the children and for people at night walking across the street to the park. The board is requesting that the City investigate the possibility of lighting in the area of the stop sign. Especially in the winter months, when it is freezing cold and their young children have to be out there waiting in the dark for the bus, it would be a little safer for them and for cars that are passing by to see the people and the animals that are in the area. Lighting would just make it a safer spot during the evening hours.

Mayor Agenbroad commented that City staff could take a look at this issue. Mayor Agenbroad referred to the intersection of Lower Springboro Road and Red Lion Five Points Road where there is a red flashing stop sign and suggested it as a possible solution. Mayor Agenbroad further commented that safety is always a priority for the City.

Mr. Klusky commented that the hard part is when your kids are out there at around 6:00 in the morning waiting for the bus to come, and it is pitch dark and raining or snowing. Just having some lighting out there for them to stand so they are not waiting in the dark would be beneficial for all involved.

Mayor Agenbroad thanked Mr. Klusky for his comments and for bringing this issue to Council's attention. Mayor Agenbroad noted that Mr. Pozzuto would reach out to Mr. Klusky concerning this request.

Mayor Agenbroad invited any other guests that wished to be heard to approach the podium, state their name and address for the record, and make their comments accordingly.

No other guests came forward.

ITEM 11. EXECUTIVE SESSION. No Executive Session.


ITEM 12. ADJOURNMENT. With no further business, Mayor Agenbroad called for a motion to adjourn the Thursday, March 16, 2023 Springboro City Council Regular Meeting at approximately 7:15 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]

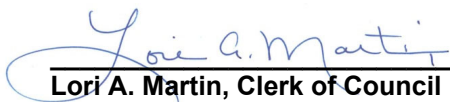
—MEETING ADJOURNED—



John H. Agenbroad, Mayor

John H. Agenbroad

Presiding Officer



Lori A. Martin, Clerk of Council