

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

CITY COUNCIL WORK SESSION

THURSDAY, DECEMBER 2, 2021

6:00 PM

CITY COUNCIL

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

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, December 2, 2021 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 December 2.**
- 1) **EMERGENCY ORDINANCE: FIRST READING.** AN ORDINANCE APPROVING THE RECORD PLAN FOR THE REILICH DEVELOPMENT PLAT AND DECLARING AN EMERGENCY. (FOREIGN EXCHANGE)
- Staff recommended waiving the second and third readings of Legislative Item 1 and proceeding with adoption at tonight's Regular Meeting.
- There were no objections of Council to considering this motion at tonight's Regular Meeting.
- 2) **RESOLUTION:** A RESOLUTION APPROVING THE CITY OF SPRINGBORO EMPLOYEE PAY RANGES AND ANNUAL WAGE SCALE INDEX ADJUSTMENT FOR THE YEAR 2022.
- No discussion.
- ITEM 4. CITY MANAGER. – Issues/Reports.**
- Mr. Pozzuto commented on the following items:**
- I-75/SR73 Gateway Enhancement Project: (Presentation)**

Mr. Pozzuto commented that \$400,000 was approved in the City's 5-Year Capital Improvement Program (CIP) to begin the Gateway Enhancement Project at I-75/SR73. This project is a result of the Master Plan process, which began last year. Most of the interchanges along I-75 have some enhancements with the exception of Springboro's interchange. Phase 1 of the implementation of the project will begin in 2022. The City is partnering with the City of Franklin on this project and the Warren County Transportation Improvement District (TID) will manage the project. The TID will also be managing the safety project that will occur at the interchange in 2023-2024. The City applied for three state safety traffic grants and received all three totaling approximately \$3M. The interchange safety project comprises approximately \$2.2M of that grant funding. The project will consist of widening the roadway, adding turn lanes off the north bound ramp and other improvements. Again, the roadway safety project is fully funded by the state.

The Gateway Enhancement portion of the project will be completed in phases due to the safety project. In the first phase of implementation in 2022, trees will be planted along the exit ramps and the on-ramps, and Franklin will be doing the same on its side of the interstate. In the following two years (2023/2024), the construction of the roadway improvements will occur; therefore, work on the enhancements to the interchange will be suspended until the road project is complete. Enhancements will not be made to the bowl area of the interchange until the roadway project is complete because it will most likely be used as an equipment staging area for the project. Phase 2 of the implementation of the Gateway Enhancement project will take place in 2024/2025, which will include heavy landscaping in the area of Sharts Road and near the exit ramp and on-ramp for northbound I-75. The bowl area will contain mainly trees and shrubs. To fully landscape the bowl area would be cost prohibitive with the estimate being in the \$5-7 million range. Many of the interchanges along I-75 do not have this vast bowl to landscape.

This is an overview of the project. Staff does not have the specifics of the plan yet; however, plan details will be presented when the project is closer to the 2024 implementation phase. Again, phase 1 of the project will simply involve decorative trees along the ramps.

Ms. Iverson inquired as to whether the trees would be evergreens.

Mr. Pozzuto answered that there would be several varieties of trees planted, but one variety will probably be an evergreen. Planting only one variety of tree is not recommended because one disease could wipe out all of the trees.

Mr. Brunner inquired regarding the status of the old gas station adjacent to the northbound ramp.

Mr. Pozzuto explained that approximately four years ago that property was purchased by auction by a private owner. The City subsequently had to purchase the right-of-way from the owner for the construction of the northbound ramp. The City has not been made aware of any plans for that property or structure (old gas station building). The existing trees that screen the property will stay if they fit into the enhancement plan; otherwise, they will be replaced with other decorative trees.

Mr. Brunner asked if the City has any rights to require the property owner to remove the structure.

Mr. Pozzuto replied no.

Mr. Chmiel asked if there is any access to that property.

Mr. Pozzuto replied no. Mr. Pozzuto explained that the City basically owns the access to that property, which is a strip of land on the east side of the parcel.

Mr. Harding inquired regarding the sidewalk depicted on the drawing.

Mr. Pozzuto explained that the sidewalk is part of the roadway safety improvements project. Both Springboro and Franklin will be constructing a portion of the sidewalk on either side of the interstate as well. Mr. Pozzuto clarified that it would be a bike trail.

Mr. Pozzuto reiterated that the Gateway Enhancement Project is a joint project with the City of Franklin and will be managed by the Warren County TID. An LPA (Local Public Agency) agreement will be presented to Council in the near future for approval. The state safety project will be paid 100% by the state at \$2.4M. Phase 1 (2022) of the Gateway Enhancement Project has already been budgeted by the City at \$394,000, which includes a 20% contingency. Phase 2 (2024/2025) is estimated to cost \$608,000, which also includes a 20% contingency. Springboro's share of the costs is higher because the City's side of the interchange is the larger portion of the project. MKSK, the City's Master Plan Consultant, was asked to design this project to show continuity in elements such as landscaping from I-75 to the downtown area creating a cohesive appearance to the corridor. Mr. Pozzuto noted that the budget for this project would be split over several years. Mr. Pozzuto also commented that he would present more detailed drawings closer to the project timeline. Essentially, landscaping will surround the interstate and include gateway welcome signage.

Ms. Iverson commented that she has received some feedback from people who do not like the signage on the northeast corner of SR73/SR741 across from Wright Station; they feel it is too industrial looking. Ms. Iverson further commented that she does not think Council ever had a chance to weigh in on the aesthetics of that signage, but she knows Council approved the overall project. Ms. Iverson suggested moving that signage to the I-75 interchange location because it is more fitting to that area and using something different at the northeast corner of 73/741. Ms. Iverson commented that it is just an opinion, but she has heard this opinion from a lot of people. Ms. Iverson added that the feedback she is getting is that people do not like the font size, it looks industrial, etc., and she is surprised how many people have brought this to her attention.

Mayor Agenbroad commented that he has heard many compliments about that signage.

Ms. Iverson clarified that it is more the signage and not the actual landscape elements.

Mr. Pozzuto confirmed that Ms. Iverson was referring to the "Welcome to Springboro" part of the sign.

Ms. Iverson replied yes, the sign itself. Ms. Iverson stated that, regardless, she thinks there should be some signage at the I-75 gateway and there should be some consistency.

Mr. Pozzuto replied by commenting that the idea is to create consistency along SR73 to SR741 and an identity unique to Springboro.

Ms. Iverson asked if Franklin would have signage for people exiting from southbound I-75.

Mr. Pozzuto answered that he believes Franklin is planning to have signage in the area of the exit ramp, but he has not looked too much into the details of Franklin's plan.

Ms. Iverson commented that she thinks it is important for Springboro to have welcome signage to let people know they are entering Springboro.

Mr. Pozzuto acknowledged Ms. Iverson's comment.

There was no further discussion regarding this item.

Library Land Deed: (Presentation)

Mr. Pozzuto commented that the Library is planning to expand its building at the current location; however, the City owns half of that property. Under the original agreement, when the building was first built over 25 years ago, the City owned 50% of the parcel. Unfortunately, the Library cannot get financing if the City owns half of the property. The Library has asked the City to deed the land to them in order to get the financing.

Mr. Pozzuto continued by stating that there are a few issues. If the City deeds the land to the Library, it would include a larger portion of the parking lot in front of the City Building. The Library site includes two parcels, the parcel the building sits on, which is jointly owned with the City and the parcel directly to the west, which the Library owns outright. Mr. Pozzuto also commented that he has wanted to renegotiate the City's agreement with the Library, which currently requires the City to pay for all of the maintenance on that building including HVAC, any minor repairs, etc. The costs to the City average \$25,000-\$35,000 annually. Mr. Pozzuto met with the Library to explain that if the City deeds them the property, the City would require three things, one, a perpetual easement on the parking lot for employees and visitors to the City Building, two, to split the costs of repaving and striping the parking lot, and three, the City will not perform or pay for any maintenance of the Library building. The Library Board has not officially acted on it, but they would agree to those points if the City would deed them the land to expand the building.

Mr. Chmiel asked specifically what the City would be deeding to the Library.

Mr. Pozzuto answered that the City would be deeding its 50% stake in that property.

Mr. Pozzuto continued by commenting that he conferred with the Law Director in regard to surveying the property, splitting the lot and granting the Library the portion that the building sits on.

Mr. Harding asked if the perpetual easement would stay with the property if the Library decides to move and sells the property.

Mr. Pozzuto explained that, as included in the agreement, if the Library decides to ever vacate that building, the City has right of first refusal to buy it.

Mayor Agenbroad commented that the City used to owe money on the Library. Under the coterminous agreement with the Township, part of that money was used to fund the Library.

Mr. Pozzuto commented that certainly, it made sense to have a Library branch here and to use that funding mechanism, but the Library now has a levy that supports its operations, which did not exist when the Library was built. Again, when the Library was first built, it made sense to help maintain it, but now it does not make sense for the City to keep funding the maintenance of the building because they have a levy that fully funds their operations.

Mr. Harding again asked if the perpetual easement would stay with the property if the Library sells it.

Mr. Pozzuto replied yes, because it is recorded with the deed.

Mr. Brunner asked if there is any way there could be a negotiated price with respect to purchasing the Library property in the future and how that would work or if that is possible.

Mr. McDonald answered yes, it is possible.

Ms. Ridd commented that if the City gives the land to the Library, the City would not want to buy it back.

Mr. Pozzuto commented that if the City bought the property it would be buying the building too.

Mr. Brunner asked how much money the City of Springboro has put into this building and land.

Mayor Agenbroad commented that the City paid for it all and split it with the Township under a services agreement. Part of the thinking at that time was that the City would be able to use the Library meeting room to have meetings because the City did not have enough space. There were many things that applied back then that do not apply today.

Council briefly discussed scenarios in which the building might be sold especially with the land associated with it, e.g., if it were repurposed for another use.

Ms. Iverson commented on Ms. Ridd's point concerning the contingency of someone else buying the Library.

Ms. Ridd commented that she would want the City to be covered with respect to the land if the Library were to sell at any time in the future.

At this point, Mayor Agenbroad commented that he would like Council to think about this proposal a little more.

Mr. Pozzuto commented that the Library Board was officially planning to review the proposal on December 9. Mr. Pozzuto further commented that he would wait to hear from the Library Board and revisit this issue at the next Council Work Session.

Mr. Pozzuto asked Council to clarify their reservations regarding the proposed agreement.

Ms. Ridd commented there her reservation primarily is that if the City buys the Library sometime in the future, we would only pay for the building and not the value of the land. In other words, if the City is giving the Library that land, we do not want to buy it back.

Mr. Brunner agreed that if the City paid for the land originally, we should not buy it back in a purchase. Mr. Brunner also pointed out that the Library has had the tax levy in place for a while yet the City has continued to pay \$25,000 to \$35,000 to support that building.

Mr. Pozzuto commented that he thinks the levy has been in effect seven to eight years.

Mayor Agenbroad commented that the City has been a community good steward for the Library over the years.

Mr. Pozzuto commented that the issue is that the Library cannot expand until the City and Library reach an agreement.

Mayor Agenbroad stated that Council would revisit this issue at the next Work Session.

There was no further discussion regarding this item.

Motor Vehicle License Tax: *In 2018, the state passed legislation that allows municipalities to charge an extra \$5 per license renewal to their residents. Many other municipalities are instituting this additional fee including West Carrollton, Kettering and Centerville. The \$5 fee would be collected for every car that is registered in Springboro and could generate approximately \$100,000 for the City. The money can only be used to pave streets and would*

be applied to the City's Street Fund. Staff is recommending that Council consider passing legislation to enact the motor vehicle license fee in Springboro. If the City does not take advantage of collecting this fee, the county can collect this fee on its own behalf.

Mayor Agenbroad commented that the monies would be earmarked for the good of the community.

Mr. Hanson confirmed that the county could only collect this additional fee if the City elects not to.

Mr. Pozzuto replied yes, either the City or the county can collect this fee; it cannot be collected by both entities.

Mr. Brunner asked if there is a time limit in which the City has to act on this tax.

Mr. Pozzuto replied that the City would have to adopt the Motor Vehicle License Tax by July. Mr. Pozzuto reiterated that the Motor Vehicle License Tax could generate approximately \$100,000 earmarked specifically for streets.

Ms. Iverson confirmed that this fee would be specific to Springboro residents, but the county could collect this fee on behalf of township residents.

Mr. Pozzuto replied yes, that is correct.

Mr. Pozzuto concluded his comments by stating that legislation would be prepared for Council's consideration at the next City Council Meeting.

There was no further discussion regarding this item.

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

Calendar/Events: Christmas Holiday will be observed Thursday, December 23 and Friday, December 24 (City Offices Closed).

The next City Council Work Session will be held on Thursday, December 16 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

Council Members-Elect: The four Ward Council Members-Elect will take the Oath of Office and be Sworn In at the December 16 Council Meeting.

2022 Citizen Committee Appointments: Annual citizen committee appointments for new terms beginning in January 2022 are scheduled for approval on December 16. The Park Board seat will remain open until Park Board has interviewed applicants and makes a recommendation in January. In addition, City Planner Dan Boron is requesting that the ARB seat remain open until he is able to vet some candidates.

ITEM 6. CITY COUNCIL. – Issues/Reports.

Mr. Harding – No reports.

Mr. Hanson – No reports.

Mr. Chmiel – No reports.

Ms. Iverson – No reports.

Mr. Brunner – No reports.

Deputy Mayor Ridd – No reports.

Mayor Agenbroad – Mayor Agenbroad expressed kudos to Community Relations Director Maureen Russell-Hodgson for coordinating a program for high school students to learn about Mayor's Court and local government. The City Manager, Assistant City Manager and Department Directors as well as Mayor Agenbroad shared information about City operations and local government with a group of Springboro High School Juniors in the Community Room on Wednesday. Another group of students is scheduled to visit the City Building next Wednesday, December 8.

At this time, 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 and to consider the compensation of a public employee; whereby, no votes will be taken.

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]

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

Executive Session: City Council entered Executive Session at approximately 6:25 PM to discuss pending litigation in conference with the City Law Director and to consider the compensation of a public employee.

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, December 2, 2021 City Council Work Session at approximately 6:55 PM.

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

CITY COUNCIL REGULAR MEETING

THURSDAY, DECEMBER 2, 2021

7:00 PM

CITY COUNCIL

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

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, December 2, 2021 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 Josh Straw, Grace Point Fellowship.
- 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 NOVEMBER 18, 2021.

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

Mayor Agenbroad called for a motion to approve the Minutes.

Mr. Harding 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]
- ITEM 5. PRESENTATIONS:** SPECIAL RECOGNITION OF JAMES CRABTREE FOR VOLUNTEER SERVICE AS A CITY BOARD MEMBER.

(This Presentation was tentatively postponed to January 20.)

ITEM 6. LEGISLATION: City Council held a Work Session at 6:00 PM tonight for approximately 25 minutes to discuss the following legislative items as well as other City business. During the Work Session, City Council entered Executive Session for approximately 30 minutes to discuss pending litigation in conference with the City Law Director and to consider the compensation of a public employee; whereby, no votes were taken.

- 1) **ORDINANCE O-21-25: FIRST READING.** AN ORDINANCE APPROVING THE RECORD PLAN FOR THE REILICH DEVELOPMENT PLAT AND DECLARING AN EMERGENCY. (FOREIGN EXCHANGE), was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This ordinance approves a record plan for the Reilich Development Plat. The referenced record plan is located at 95 West Central Avenue and is the future site for Foreign Exchange. Approximately 0.1 acres of West Central Avenue right-of-way is being dedicated along with the 1.8-acre lot, totaling 1.9 acres. The record plan was approved by Planning Commission on November 10, 2021. A performance bond and subdivider's agreement are not required; therefore, staff recommends waiving the second and third readings and adopting this ordinance tonight.

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 1, an Emergency Ordinance.

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]

Mayor Agenbroad called for a motion to adopt Ordinance O-21-25.

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]

- 2) **RESOLUTION R-21-22:** A RESOLUTION APPROVING THE CITY OF SPRINGBORO EMPLOYEE PAY RANGES AND ANNUAL WAGE SCALE INDEX ADJUSTMENT FOR THE YEAR 2022, was read by the Clerk of Council. Mr. Shackelford's comments are summarized as follows:

This resolution approves the City's employee pay ranges and annual wage scale index adjustment for 2022. Due to COVID, the COLA was frozen in 2021 at 0% for City employees. Staff looked at other jurisdictions in the region as well as other indicators and proposes a 2.5% merit increase for 2022 and "up to" a 1.5% merit increase based on performance. The proposed wage adjustments represent where the City has been historically with respect to the overall percentage increase.

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

Mayor Agenbroad called for a motion to adopt Resolution R-21-22.

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]

ITEM 7. REPORTS: Mayor's Report – Christmas Holiday observed Thursday, December 23 and Friday, December 24 (City Offices Closed).

In addition, the next City Council Work Session will be held on Thursday, December 16 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:

Leaf Collection Program: The City's leaf collection program is ongoing and will continue through the end of the year. Both of the City's leaf vac trucks are operating in neighborhoods to collect leaves.

Bike Trails Update: The bike trail connection between E. Milo Beck Park and Clearcreek Park is nearly finished and has been paved. In 2022, the Clearcreek Park to Hazelwoods Park connection will be constructed and eventually connect to the City of Franklin's bike trail system. The City received state grants for both bike trail projects and will continue to seek grant funding for future bike trails.

Committee Reports –

Mr. Harding – No reports.

Mr. Hanson – No reports.

Mr. Chmiel – No reports.

Ms. Iverson – No reports.

Mr. Brunner – No reports.

Deputy Mayor Ridd – No reports.

ITEM 8. OTHER BUSINESS. No Other Business.

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. Mayor Agenbroad expressed kudos to the Christmas Festival Committee. The festival sold out Friday and Saturday and had a good crowd on Sunday despite the rainy weather.

ITEM 10. GUEST COMMENTS. No Guest Comments.

ITEM 11. EXECUTIVE SESSION. No Executive Session.

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

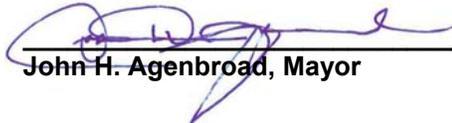
Mayor Agenbroad called for a motion to adjourn the Thursday, December 2, 2021 Springboro City Council Regular Meeting at approximately 7:10 PM.

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]

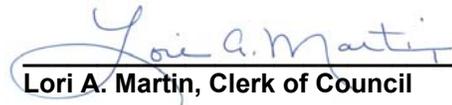
—MEETING ADJOURNED—



John H. Agenbroad, Mayor

John H. Agenbroad

Presiding Officer



Lori A. Martin, Clerk of Council