

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

CITY COUNCIL WORK SESSION

THURSDAY, OCTOBER 7, 2010

5:00 PM

COUNCIL

John Agenbroad, Mayor

**Jim Chmiel, Deputy Mayor Marie Belpulsi
Tom LaDu Sheila Lairson
Bruce Moore David Vomacka**

CITY STAFF

**Chris Thompson, City Manager
Chris Pozzuto, Assistant City Manager
Alan Schaeffer, Law Director
Lori Martin, Clerk of Council**

ITEM 1. CALL TO ORDER. Mayor Agenbroad called the Springboro, Ohio City Council Work Session to order on Thursday, October 7, 2010 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:** Ms. Thompson, Mr. Pozzuto, Mr. Schaeffer, and Ms. Martin were present.

ITEM 3. PRESENTATION/DISCUSSION. -5-Year Capital Improvement Program (2011-2015).

(Minutes of the CIP portion of the Work Session are forthcoming.)

ITEM 4. LEGISLATIVE AGENDA. -Two legislative agenda items were reviewed for the October 7 Regular Meeting.

- 1) EMERGENCY ORDINANCE: FIRST READING. AN ORDINANCE REPEALING CHAPTER 1448, FLOOD DAMAGE PREVENTION, AND APPROVING NEW CHAPTER 1448, FLOOD DAMAGE REDUCTION, AND DECLARING AN EMERGENCY.**

Ms. Thompson commented that this legislation represents the adoption of the new Flood Insurance Rate Maps based on the information from FEMA. The City is required to adopt legislation to continue to participate in the National Flood Insurance Program for City residents. Assistant City Engineer Elmer Dudas prepared this legislation containing the new flood regulations.

- 2) RESOLUTION: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MORTON SALT TO PURCHASE UP TO 1800 TONS OF ROCK SALT, MORE OR LESS, FOR THE WINTER STREET CLEARING OPERATIONS.**

Ms. Thompson confirmed that the cost per ton for rock salt this year will be \$63.84; a significant contrast to the approximate \$144.00 per ton the City had to pay several years ago. The City paid \$64.26 per ton for salt last year. This contract is for the purchase of 1,800 tons of salt, which is covered in the Street Fund.

ITEM 4. CITY MANAGER. -Issues/Reports.

The Springs Subdivision Update: *Ms. Thompson reported that The Springs Subdivision has been sold to Fisher Development from Northern Kentucky. Staff met with the buyers before the property was purchased and asked them a number of questions concerning the development. They discussed the clubhouse and detention pond in the development among other issues. The detention pond is located on a lot that is for sale and held by Fifth Third Bank, which the Archdiocese of Cincinnati is considering to purchase. The detention pond is technically an easement that belongs to everyone who uses it.*

Mr. Schaeffer explained that the pond is located on parcel A, but the easement applies to parcels A, B, and C. Mr. Schaeffer added that this issue must be resolved between all of the property owners.

Ms. Thompson explained that it was shared with the church at the Planning Commission level that this detention pond issue has to be resolved with the other owners and will become an issue for the Homeowners Association (HOA) because the City will not be responsible for maintaining the detention pond. Ms. Thompson further explained that typically an HOA will have an assessment clause to assess property owners for maintenance, etc. of common areas. Ms. Thompson continued by commenting that the other issue is the clubhouse, which is a huge issue for the new owners. Ms. Thompson got the impression that they are considering tearing it down because it is in such bad condition. She further commented that the new owners might propose one recreational area or facility for the entire subdivision or they might propose more pocket recreational facilities. Ms. Thompson added that the other issue will be the completion of the road not necessarily in The Springs, but the extension of the road where the property line ends over to Settlers Walk Boulevard, which was a condition of improvement for Coffman Development, but now there is different ownership and different property lines and again the road extension will probably be a legal issue. Ms. Thompson finally commented that there are some challenges with the development, but the new owners are well aware of all of them and she has heard good reports about the company in the Cincinnati region.

Ms. Belpulsi confirmed that they were developers, not simply landowners. Ms. Thompson commented that the new owners are homebuilders and developers and they have home products.

Ms. Belpulsi also confirmed that the new owners would have to go through plan review at the Planning Commission level. Ms. Thompson replied yes, she is sure that their plan will require an amendment to the original General Plan for the property.

Executive Session: *Ms. Thompson requested an Executive Session to discuss the purchase of property following the Work Session discussion.*

At this time, Mayor Agenbroad asked for a motion, under R.C.121.22(G), to enter Executive Session, immediately following the Work Session, to discuss the purchase of property.

Mr. Vomacka motioned to enter Executive Session under RC121.22(G), following the Work Session discussion, to discuss the purchase of property. Mr. Chmiel seconded the motion.

No discussion.

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

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

Springboro Day at Heatherwoode: Ms. Martin reminded Council that Springboro Day at Heatherwoode will be held this Sunday, October 10. Council Members who plan to help host the event should arrive around 10:30 AM.

Springboro Chamber of Commerce Annual Dinner: The Springboro Chamber of Commerce Annual Dinner will be held on Monday, October 18 beginning with appetizers at 5:30 PM at Heatherwoode Golf Club. Ms. Martin will confirm attendance and RSVP on Council's behalf.

Legal and Finance Committee Meetings: Ms. Martin announced that the Legal and Finance Committees will meet on Thursday, October 21 at 5:30 PM in Council Chambers, as scheduled.

3rd U.S. District Office Hours: Congressman Turner's Field Representative Marty Heide will hold office hours on Friday, October 29 from 1:00-2:00 PM, which will be the last district office hours of the year.

Ms. Belpulsi asked if any constituents ever attended district office hours. Ms. Martin commented that recently Ms. Heidi has met with at least one or two constituents during office hours.

There were no other staff reports.

ITEM 6. CITY COUNCIL. –Issues/Reports.

Ms. Lairson – Ms. Lairson will announce the Volunteer Informational Meeting to be held on Monday, October 18 at 7:00 PM in the Community Room to recruit volunteers for the Community Service Board volunteer program.

Mr. Moore – No issues/reports.

Ms. Belpulsi – Ms. Belpulsi will present a Planning Commission report at tonight's Regular Meeting under Reports.

Mr. Vomacka – No issues/reports.

Mr. LaDu – No issues/reports.

Mr. Chmiel – No issues/reports.

Mayor Agenbroad – Mayor Agenbroad reported that the 2015 Committee has held two meetings to date to discuss plans to celebrate Springboro's 200th Anniversary.

With no further Work Session discussion, City Council entered Executive Session to discuss the purchase of property at approximately 6:21 PM.

With no objections, City Council exited Executive Session at approximately 6:58 PM; whereby, no votes were taken.

ITEM 7. ADJOURNMENT. With no further discussion, Mayor Agenbroad adjourned the October 7, 2010 City Council Work Session at approximately 6:58 PM.

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

CITY COUNCIL REGULAR MEETING

THURSDAY, OCTOBER 7, 2010

7:00 PM

COUNCIL

John Agenbroad, Mayor

Jim Chmiel, Deputy Mayor Marie Belpulsi
Tom LaDu Sheila Lairson
Bruce Moore David Vomacka

CITY STAFF

Chris Thompson, City Manager
Chris Pozzuto, Assistant City Manager
Alan Schaeffer, Law Director
Lori Martin, Clerk of Council

ITEM 1. CALL TO ORDER. Mayor Agenbroad called the Springboro, Ohio City Council Regular Meeting to order on Thursday, October 7, 2010 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.

ITEM 3. ROLL CALL. Agenbroad, Present; Belpulsi, Present; Chmiel, Present; LaDu, Present; Lairson, Present; Moore, Present; Vomacka, Present. Staff: Ms. Thompson, Mr. Pozzuto, Mr. Schaeffer, and Ms. Martin were present.

ITEM 4. APPROVAL OF MINUTES: THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF SEPTEMBER 16, 2010.

Mr. LaDu motioned to approve the Minutes of the City Council Work Session and Regular Meeting of September 16, 2010, as submitted. Mr. Vomacka seconded the motion.

No corrections.

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

ITEM 5. PRESENTATIONS: A PROCLAMATION WAS PRESENTED TO SPRINGBORO COMMUNITY SCOUT LEADER RICK REPP.

Mayor Agenbroad stated that it was a pleasure to be able to present Community Scout Leader Rick Repp with a proclamation at tonight's meeting. Mayor Agenbroad welcomed Mr. Repp, his family, and his Scout Troop, who were seated in the audience. Mayor Agenbroad read and presented a Proclamation in honor of Rick Repp. (A copy of the Proclamation is attached for the record.)



LIBRARY DIRECTOR ANITA CARROLL INTRODUCED NEW SPRINGBORO LIBRARY BRANCH MANAGER VICKY SWEENEY.

Mayor Agenbroad welcomed Ms. Carroll and asked her to approach the podium. First, Ms. Carroll thanked Ms. Thompson and Mr. Pozzuto for the new ramp in front of the Library. Ms. Carroll commented that the users of the ramp are also very happy with the repositioning of the ramp. Ms. Carroll also mentioned that among other improvements this year, the Library has upgraded its technology and the new computers are heavily used; it was a good investment. Ms. Carroll further commented that most importantly she wanted to introduce the new Springboro Library Branch Manager, Vicky Sweeney. Ms. Carroll explained that former Branch Manager, Phyllis Hubbard left in March and it took a little while to find the right person, but on September 13 Vicky Sweeney took her position as Springboro Branch Manager. Ms. Carroll introduced Ms. Sweeney and gave her the opportunity to comment on her background.

Ms. Sweeney commented that she had over 10 years of library experience. She explained that started out working at a library in college and moved on to become a Library Assistant and then a Young Adult Librarian working extensively with teens. Ms. Sweeney also commented that she has served as a continuing education coordinator for the regional library system in the southwest Ohio area. Ms. Sweeney added that she was pleased to accept the position in Springboro; she is really excited to be here and has enjoyed meeting everyone in the community and can tell it is a really great place to live. Ms. Sweeney also added that the new technology is wonderful; they have 22 inch monitors and she hopes people will use the new computers at the library. Finally, Ms. Sweeney offered to answer any questions.

Mayor Agenbroad stated that Council appreciates Ms. Sweeney attending the meeting and wishes her luck in her new position at the Library.

Ms. Sweeney added that they were going to hire a Programming Librarian and hope to improve the young adult programming at the Library.

Mayor Agenbroad thanked Ms. Carroll and Ms. Sweeney for their time.

In addition, Mayor Agenbroad commented that Mr. Pozzuto will introduce the new Leaf Collection Program.

Mr. Pozzuto commented that this year the City Council made it a priority to institute a new Leaf Collection Program, which the community has never had before. Staff diligently went to work to put a program together and happy to say that on Monday, October 11 the new program will begin throughout the entire City.

At this time, a video of the new Leaf Collection Program featuring Mr. Pozzuto was shown to the audience at this time. (The video can be viewed by visiting the City of Springboro website homepage at www.ci.springboro.oh.us)

Mayor Agenbroad thanked Mr. Pozzuto for his presentation.

Mr. Pozzuto added to his previous comments by stating that the best way to keep up-to-date regarding the leaf program is to visit the City's website. The City will make every effort to keep the site updated daily. For questions, please call 937-748-9791. Again, the website and the contact number are the two best ways to find out where the City is in the progress of the leaf program.

ITEM 6. LEGISLATION: City Council held a Work Session at 5:00 PM tonight for approximately 1 hour and 21 minutes to discuss the following legislation as well as other City business. During the Work Session, City Council entered Executive Session for approximately 37 minutes to discuss the purchase of property; whereby, no votes were taken.

MOTION: TO APPROVE THE 5-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) 2011-2015.

Mr. Chmiel motioned to approve the 5-Year Capital Improvement Program 2011-2015. Mr. LaDu seconded the motion.

No discussion.

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

- 1) **EMERGENCY ORDINANCE: FIRST READING.** "AN ORDINANCE REPEALING CHAPTER 1448, FLOOD DAMAGE PREVENTION, AND APPROVING NEW CHAPTER 1448, FLOOD DAMAGE REDUCTION, AND DECLARING AN EMERGENCY," was read by the Clerk of Council. Ms. Thompson's comments are summarized as follows:

This is the first reading of ordinance repealing Chapter 1448, Flood Damage Prevention, and approving new Chapter 1448, Flood Damage Reduction. The new FEMA revised flood insurance rate maps and flood insurance study have been completed. In order for the City to maintain its participation in the National Flood Insurance Program, the City must adopt the compliant flood plain management measures required. The new Chapter 1448, Flood Damage Reduction, will meet that requirement; therefore, the flood rate insurance maps and study effective December 17 of 2010 will replace all of the old information and create the new flood plain and floodway maps and allow the City to participate in the insurance program.

No action required at this time.

- 2) **RESOLUTION R-10-28:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MORTON SALT TO PURCHASE UP TO 1800 TONS OF ROCK SALT, MORE OR LESS, FOR THE WINTER STREET CLEARING OPERATIONS," was read by the Clerk of Council. Ms. Thompson's comments are summarized as follows:

This resolution authorizes the City Manager to enter into a contract with Morton Salt to purchase up to 1800 tons of rock salt for winter street clearing operations. This contract represents the purchase of road salt for the winter season. The purchase of 1800 tons of salt combined with 1000 tons currently in the City's salt bins should carry the City through the spring of 2011 barring an inordinate amount of snow. The price is \$63.84 per ton, which is significantly different than the approximate \$144/ton the City was forced to pay for salt two years ago. The City is pleased the bids came in as low as they did this year.

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

Ms. Belpulsi motioned to adopt Resolution R-10-28. Mr. Vomacka seconded the motion.

No discussion.

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

- ITEM 7. REPORTS: Mayor's Report** – Springboro Day at Heatherwoode will be held Sunday, October 10. The 3rd U.S. District Representative Office Hours will be held on Friday, October 29, 1:00-2:00 PM in the Community Room. Beggars' Night will be observed on Saturday, October 30, 6:00-8:00 in the City. Mayor Agenbroad encouraged everyone to be cautious and safe on Beggars' Night. The next City Council Work Session and Regular Meeting will be held on Thursday, October 21, 2010 beginning with the Work Session at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers. The Finance and Legal Committees will meet on October 21 at 5:30 PM.

City Manager's Report – Ms. Thompson thanked Mr. Pozzuto and Public Works Director Barry Conway who worked diligently to organize the new Leaf Collection Program and prepared for the

2010 season. Ms. Thompson commented that this year is the trial run for the program and asked that residents please be patient and to contact the City if something is missed.

Ms. Thompson also thanked the residents who attended the Town Hall Meeting on Tuesday evening (October 5). A lot of the City's projects and programs were presented such as leaf collection and recycling with the new toters that will be delivered in November. Council and staff were also able to review some street projects and a number of other items with the public that were in attendance.

Committee Reports –

Mr. Vomacka – No reports.

Ms. Lairson – Community Service Board – On October 18, the Community Service Board will be hosting their annual volunteer drive. The Board is asking members of the community, who would like to volunteer, to attend the meeting. Volunteers can help as few or as many hours as they would like to by helping other residents with small tasks. The Board has had some requests from residents who need help raking their leaves to the curb for pick up as well as snow removal, which are the two most common requests for help. Again, the Volunteer Informational Meeting will be held on October 18 at 7:00 PM in the Community Room at the City Building. If you are unable to attend, you can still volunteer by calling the City or contacting a Community Service Board Member. Board Members' phone numbers can be found on the City's website.

Ms. Belpulsi – Planning Commission – The Planning Commission met Wednesday, September 29 at 6:00 PM in Council Chambers to discuss the following items: Identification Signs – Brookside Subdivision, Brookside Drive at Lytle-Five Points Road (A newly redesigned entrance sign off Yankee Road was approved). Preliminary Discussion, General Plan Revision – The Springs PUD, Planned Unit Development, Major Change to the Approved General Plan (Continued discussions with St. Mary's Catholic Church in regard to locating their new church off Yankee Road, which requires a change in use to the existing PUD. Planning Commission will vote on this plan revision on October 27 and forward a recommendation to City Council for approval). In addition, the next Planning Commission meeting will be held on Wednesday, October 13 at 6:00 PM in Council Chambers, as scheduled.

Mr. Moore – No reports.

Mr. LaDu – No reports.

Mr. Chmiel – No reports.

ITEM 8. OTHER BUSINESS. No Other Business.

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. Mr. LaDu commented that if residents would like to watch the Leaf Collection Program video again they simply need to visit the City's website at www.ci.springboro.oh.us.

Ms. Belpulsi commented that staff presented the 5-Year Capital Improvement Program to Council during tonight's Work Session. Ms. Belpulsi commented that staff did an excellent job; she is really proud of their work. Ms. Belpulsi further commented that in the current economy, staff has really worked hard to tighten their belts and have taken a good look at the City's needs and kept the services provided to residents "top notch" while still being very sensitive to the City's budget. Thank you.

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.

Mr. Vomacka motioned to adjourn the meeting; whereby, the Thursday, October 7, 2010 Springboro City Council Regular Meeting was adjourned at approximately 7:22 PM. Mr. Chmiel seconded the motion.

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

—MEETING ADJOURNED—

John H. Agenbroad

John H. Agenbroad, Mayor

Presiding Officer

Lori A. Martin, Clerk of Council