

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

CITY COUNCIL WORK SESSION

THURSDAY, JANUARY 2, 2020

6:00 PM

CITY COUNCIL

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

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, January 2, 2020 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. City Planner Dan Boron was also present.

ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for January 2.

- 1) **ORDINANCE O-20-2: THIRD READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, AMENDING THE PLANNING & ZONING CODE BY REPEALING CHAPTER 1267, TCD, TOWN CENTER DISTRICT, AND REPLACING IT WITH UVD, URBAN VILLAGE DISTRICT, AMENDING SECTION 1261.01, ZONING DISTRICTS, AMENDING SECTION 1261.08, PURPOSE/INTENT STATEMENTS, AMENDING SECTION 1262.02, SCHEDULE OF REGULATIONS, AMENDING SECTION 1263.04, NON-RESIDENTIAL DESIGN STANDARDS, AMENDING SECTION 1263.04, TABLE OF PERMITTED USES, AMENDING SECTION 1264.29, DEVELOPMENT STANDARDS FOR SPECIFIC USES, VETERINARY HOSPITAL, CLINIC, OR OFFICE, AMENDING SECTION 1272.02, ACCESSORY BUILDINGS, AMENDING SECTION 1280.04 REQUIRED LANDSCAPING AND SCREENING, REPEALING SECTION 1281.14, TOWN CENTER DISTRICT SIGN REGULATIONS AND REPLACING IT WITH SECTION 1281.14 UVD, URBAN VILLAGE DISTRICT SIGN REGULATIONS, REPEALING AND REPLACING CHAPTER 1286, NONCONFORMITIES, AND AMENDING SECTION 1290.02, DEFINITIONS.

Mayor Agenbroad commented that this legislative item has generated a lot of discussion at the last two Council Meetings and the third reading will be heard at tonight's Regular Meeting.

Mr. Pozzuto commented that resident James Boys (20 Fairway Drive), has commented on this item at the last two Council Meetings and he has made some suggestions with respect to keeping the R-2 designation in a portion of the proposed Urban Village District (UVD). Also, Ms. Ridd brought up an issue at the last Council Meeting regarding lot coverage in the UVD. Mr. Pozzuto offered to have City Planner Dan Boron explain what the UVD includes now concerning lot coverage.

Mr. Boron stated that the ordinance provides lot coverage minimums. Mr. Boron explained that it is stated the opposite way, with open space requirements for both the mixed-use and residential areas including multi-family. The ordinance does have a cap, and expresses it as open space. It is 5% minimum for residential and 15% minimum for non-residential. The ordinance contains numbers that are akin to what there are today in the Town Center District.

Ms. Ridd commented that her concerns are that without a maximum building size, if a third-story is allowed, especially without some ratio dictating the footprint to the height, the lots that could be combined on the south side of SR73, on Parker Drive or even towards the church should the church ever redevelop, could become far too large to keep in character with what we have built around it and the Historic District.

Mr. Boron commented that on the residential side, there is a maximum expressed as units per acre or lots per acre cap for all of the non-residential uses; therefore, there is a cap in that respect.

Ms. Ridd agreed, but stated that once we bring all of this into the town center, there is nothing that says that it has to be residential.

Mr. Boron replied yes, that is correct.

Ms. Iverson confirmed that Ms. Ridd is more concerned about the commercial buildings.

Ms. Ridd replied yes, because she does not see the City being able to protect itself from a 10,000 sq. ft. footprint that ends up being a 30,000 sq. ft. building if three-stories are allowed.

Mr. Boron stated that he understands what Ms. Ridd means, but there are lots very similar to the City's current conventional zoning district that have the same development standards. He explained that they are expressed a little bit differently, but still have the development standards that cover them including setbacks. Granted, they are zero setbacks.

Ms. Ridd replied yes, except that the buildings can only be two stories.

Mr. Boron commented that they always tell the development community what the City's maximums are and they always have theoretical examples, but the reality is that they have parking they have to provide for, dedication of right-of-way and open space as well as lighting, landscaping, etc. All of the things that really tear into the development potential of a property in reality because of what you have to provide for to account for development.

Mr. Brunner asked if at this point, City Council were to say yes to the proposed UVD zoning, we still would need to take it through Planning Commission to make changes to it.

Mr. Pozzuto answered that any ordinance can be changed by City Council by approving amendments to it. Mr. Pozzuto clarified that just because Council passes this ordinance today does not mean that it could not be changed at the next meeting. Mr. Pozzuto stated that, obviously, we would want to vet everything first so we do not have to go back and make changes, but he thinks, to Mr. Boron's point, we are not going to have a building that takes up an entire lot due to the requirements for parking, open space, etc.

Ms. Ridd commented that she is not worried about that, she is worried about the potential to combine the lots and end up with really large buildings. Ms. Ridd further commented that she realizes that Kleather's is already approaching the maximum height and has a third floor dormer or attic, but it is a small footprint. Ms. Ridd stated that it is not a large building, which is altogether different to her from the ability to combine lots to build buildings on the south side of SR73 or the first few lots on Parker Drive redeveloping.

Ms. Iverson stated that the open space requirements would still be a ratio even if someone combined lots; it is not as if they can buy one lot and leave it empty.

Ms. Ridd commented that her fear is adding the third-story to those potential buildings.

Ms. Iverson clarified that the open space requirement would be proportionate to the amount of lots they acquire.

Ms. Ridd commented that she understands that if the building had a third story it would require more parking, but she is still concerned about the potential for very large three-story buildings.

Mayor Agenbroad asked if any other Council Members had comments, pointing out that this ordinance is at the third reading and up for adoption tonight.

Ms. Iverson commented that as a member of Planning Commission, she has had more of a chance to digest the proposed UVD in terms of the standards that we do have and the likelihood of these scenarios, and she would be more in favor of it.

Mr. Harding agreed stating that he would be in favor of it as well. Mr. Harding commented that he understands Ms. Ridd's point, but he thinks the way the ordinance is written, you would not see the lots develop in that way. Mr. Harding further commented that he sees the lots being individually developed, but he does not see somebody trying to develop a massive apartment complex across those properties.

Mr. Brunner commented that he is fine with the proposed ordinance as well because we have the option to make changes.

Deputy Mayor Chmiel commented that the whole purpose of this is to manage the future growth of the area and we are looking at the most rare consequences, which we could address at that time. Mr. Chmiel further commented that the whole concept of this is to have a plan that the City can use to manage this district in a sensible way and be fair to everybody in it.

Ms. Ridd stated that she agrees and fully commends the Planning Commission and staff for creating the proposed zoning district; it is a really great document other than the one concern she has.

Mayor Agenbroad commented that he does not see a floodgate opening for this new zoning district and he still thinks that the safety valve is the Planning Commission because the developer would have to go through the Planning Commission review process for approval and meet all of the requirements. Mayor Agenbroad pointed out that there have been several plans that the Planning Commission did not approve and it requires a supermajority of Council to overrule the Planning Commission.

Ms. Ridd commented that her concern is if a plan were to meet code.

Mayor Agenbroad commented that he does not see that building scenario meeting code because of all of the restrictions it would have to meet. Mayor Agenbroad also commented that he does not see the height provisions being a deal-breaker for this legislation.

Mr. Pozzuto asked Mr. Boron, if under the situation Ms. Ridd described, could a building like that be built.

Mr. Boron commented that one of the ideas behind the proposed UVD, from the consultant who derived this code in its early form, was to try to recreate the Historic District, which was built over a two hundred-year period, in a relatively shorter time span by creating buildings from all different eras in sizes, shapes and heights and to build up against the building line on the street. Mr. Boron further commented that this is what he thinks Planning Commission is going to be charged with enforcing by making sure that we avoid having the type of development that he thinks Ms. Ridd is foreseeing. Today, the biggest building in the town center area is the Digestive Specialists building, which is behind the old Community

Bank, and that building is a real outlier; everything else is, even in that area, pretty small. The guiding force and principle is to not try to replicate, but to protect the Historic District and not impact it negatively; therefore, we would have relatively smaller buildings than you would see in typical suburban development along SR73 west and SR741 north.

Mayor Agenbroad commented that from his standpoint serving on Planning Commission as Chairman multiple times, he agrees, but Ms. Ridd is the icon on the Planning Commission and no one has served longer than she has.

Ms. Ridd commented that she has seen it happen too many times when they said nobody is ever going to do that, but they did.

Mayor Agenbroad stated that he believes it was very seldom.

Ms. Ridd commented that they at least tried to do it.

Mayor Agenbroad commented that the Planning Commission has a tremendous amount of power with respect to review.

Ms. Ridd agreed.

Mayor Agenbroad further commented that he thinks that the Planning Commission is the buffer and safety valve to make sure the developer has to satisfy all of the requirements before they can ever receive approval. Mayor Agenbroad added that we need to start some place; it is a work in progress and we can change it anytime as Council has done with other legislation in the past.

Ms. Ridd commented that she agrees, but if a building is proposed that is within the 45 ft. height provision and has three stories, then it would meet code. Ms. Ridd further commented that she does not think Planning Commission can just say "No," we changed our minds regarding the regulations.

Mayor Agenbroad commented that when you say it meets code, there are many things that go into meeting the code like parking, etc.

Ms. Ridd stated that she knows that meeting code means more than just one thing.

Mayor Agenbroad stated that Ms. Ridd is the icon on the Planning Commission and he understands her reservations concerning the ordinance.

Ms. Iverson commented that if it was one lot and met all of the other requirements like green space and parking, would it not still be proportionate and look more aesthetic. Ms. Iverson further commented that she understands Ms. Ridd's concern in regard to a building taking over the whole lot, but there is still that safeguard there even if they do not combine lots.

Ms. Ridd commented that it is the potential that we have not addressed yet that she is worried about.

Mr. McDonald commented that one of the things to keep in mind is that this is a very different zoning than we are used to in that we have our standard zoning codes. Mr. McDonald explained that in this situation, we are trying to zone something that is not there; therefore, we made it purposely broad, but one of the things that we did was to allow certain heights primarily for specific things that we had in mind. Mr. McDonald further explained that the UVD zoning provides for the Planning Commission's ability to look at development in conjunction with the surrounding areas. Mr. McDonald stated that when you consider property on SR73 south maybe west, a larger building could possibly happen, but as you move closer to SR741 and the Historic District, he thinks there is a pretty strong argument that it would not fit in with the neighborhood. Therefore, the Planning Commission would have reasonable power to decline that type of development on that basis.

Ms. Iverson commented that her understanding from a planning perspective was that it is somewhat of an organic site because Warped Wing is the first building to be developed, but as other buildings come along it will matter what came before them, which is the way Mr. Boron had explained it to them.

Ms. Ridd agreed that the existing buildings would help i.e. the fact that we will have three smaller buildings there already. Ms. Ridd commented that her other concern is that we have to think beyond those of us sitting here and the people that we have on our Planning Commission right now.

Mayor Agenbrood commented that he thinks it is a great concern and he is glad that Council is having the discussion.

Ms. Ridd commented that it is because we know what we have in mind, but she does not know what the people that come after us will have in mind.

Mayor Agenbrood asked if there was any further discussion regarding Legislative Item 1.

Mr. Brunner asked if there would be discussion regarding the R-2 portion of the UVD.

Ms. Iverson commented that she thinks it would be helpful for Council to know the difference between R-2 zoning and the proposed zoning regulations.

Mr. Boron replied that today, the R-2 district that exists on Edgebrook Drive allows up to 35 ft. high buildings, two and a half stories tall. The current Town Center District allows 40 ft. high buildings and there is no designation on the number of stories. What is being proposed is up to 45 ft. at a three-story standard. The difference is five feet for the majority of the proposed Urban Village District and a half-story.

Ms. Ridd commented that for the properties on Edgebrook Drive, the height difference is 10 ft. because they are currently R-2.

Mr. Boron replied yes, that is correct.

Mr. Pozzuto pointed out that on Edgebrook Drive the current R-2 zoning requires a 35 ft. setback. Under the UVD zoning, the setback is much closer to the street; therefore, you are gaining 30 ft. back as an impact to anybody that is behind those structures. Under the UVD, you are giving up 35 ft. toward the street and there may be less of an impact if you build a three-story building there because of the setback and the buffer. Based on the requirements in place right now, if you build a two-story building on Edgebrook it has to be setback 35 ft. i.e. those buildings could be torn down and they could build a two-story building that has to be set back 35 ft.

Ms. Ridd commented that she would rather have the R-2 portion of the area included in the town center because if it remains R-2 it could be developed as straight R-2 zoning and we would have no control over how it is developed if it meets the zoning requirements.

Mr. Pozzuto added that there would be minimal architectural standards, etc.

Mr. Ridd commented that at least if it is in the UVD, we can determine how it is developed. Ms. Ridd further commented that she would not want to see that R-2 portion of the area removed from the UVD.

Mr. Boron also commented that there is a Planning Commission review automatically anywhere in the UVD. Mr. Boron added that there was one comment at the last meeting about whether or not the R-2 was ever in the overlay district; it never was.

Ms. Ridd stated that she thought that portion of the R-2 was in the Town Center District all along and it was not and she realizes that street is being added to the UVD.

Mayor Agenbroad asked if there was any further discussion regarding this item.

In addition, Mr. Boron commented that he just wanted to clarify what is permitted in the R-2 and Town Center District and what is being proposed in the UVD. Mr. Boron further commented that Mr. Boys, in his proposal, is taking issue strictly with the building heights.

(Mr. Boys was in the audience and asked if he could address Council.)

Mayor Agenbroad explained that the Work Sessions are for Council to discuss the legislative items being considered and they typically do not allow guests to comment; however, if there is time following Council's review of the remaining Work Session items, then Mr. Boys may be permitted to address Council.

There was no further discussion regarding Legislative Item 1.

- 2) **ORDINANCE O-20-3: THIRD READING.** AN ORDINANCE AMENDING SECTION 230.03, CONTRACTING AUTHORITY AND PROCEDURES, OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, OHIO.

No discussion.

- 3) **EMERGENCY ORDINANCE: SECOND READING.** AN ORDINANCE APPROVING THE RECORD PLAN AND PERFORMANCE GUARANTY, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A SUBDIVIDER'S CONTRACT FOR BECK RIDGE SUBDIVISION SECTION THREE AND DECLARING AN EMERGENCY.

No discussion.

- 4) **EMERGENCY ORDINANCE: SECOND READING.** AN ORDINANCE APPROVING THE RECORD PLAN FOR SPRINGBORO COMMERCIAL PARK SECTION FOUR-A, AND DECLARING AN EMERGENCY.

No discussion.

ITEM 5. CITY MANAGER. – Issues/Reports.

Leaf Collection Program Update: Mr. Pozzuto reported that the City has extended leaf collection through January 10, which will be the cutoff date. The crews will be doing a full sweep of the City from January 6-10 to collect all of the remaining leaf piles. This week, the crews are concentrating mainly in Area 1, which is the northeast area of the community. This area was missed due to the snow that occurred two weeks ago. The extension of the leaf collection program has been publicized on the City's website, Facebook, etc.

Performing Arts Center Update: Springboro Community Theatre has sold out two major weekend performances already this season. Their next performance is Charlotte's Web, January 10-12 and January 17-19. The public is encouraged to see performances and other programs at the new Performing Arts Center.

ITEM 6. CLERK OF COUNCIL. – Issues/Reports.

Calendar Events: The Planning Commission Work Session for January has been rescheduled to Wednesday, January 15 at 6:00 PM in Council Chambers.

ITEM 7. CITY COUNCIL. – Issues/Reports.

Mr. Brunner – No reports.

Ms. Ridd – No reports.

Ms. Iverson – Ms. Iverson shared that she attended a two-night gala at the Performing Arts Center showcasing the performers at the PAC including Springboro Community Theatre, dancers, a local youth orchestra and some actors that performed a hilarious Twelve-Days of Christmas skit. Ms. Iverson commented that the gala was sold out both nights and it sounds like they want to host this program every year to feature the different performers at the PAC. She added that tickets sold out quickly and it was a great evening.

Mr. Harding – No reports.

Mr. Hanson – No reports.

Deputy Mayor Chmiel – No reports.

Mayor Agenbroad – Mayor Agenbroad commented that the new Heroes restaurant just north of Wright Station is very good. Mayor Agenbroad also commented that he would be participating in two Ribbon Cuttings this weekend, Saturday and Sunday. In addition, Mayor Agenbroad stated that he would be presenting the State of the City Address at tonight's meeting under Presentations.

At this time, Mayor Agenbroad invited Mr. Boys (20 Fairway Drive) to the podium to make his comments.

Mr. Boys commented that he was not asking to keep the R-2 zoning; he really just wanted to impact the height in that area of the proposed UVD. The current height in the R-2 zoning, as Mr. Boron mentioned earlier, is 35 ft. and he believes the new language in the UVD would make the maximum height 45 ft., which would be a 10 ft. difference. Mr. Boys further commented that a particular concern, although he does not care for the 10 ft. difference, is the fact that we could have architectural structures that could be as high as 75 ft., which would actually be higher than the 100-year old Sycamore Trees in his back yard. That is very high and a concern for him. Mr. Boys further stated that he could not screen against that, there is no way to screen that. Mr. Boys also commented that he has seen the way the commission takes a look at requests and he knows they are doing a very diligent job and it is unlikely that they are going to say yes to putting a 75 ft. structure in his backyard, but the point was made earlier, a new Council comes in and he has no way to protect himself against that.

Mr. Boys stated that he would like to put a small change in the language (of the proposed UVD) that would keep just that small ribbon between Edgebrook Drive and Pleasant Valley Run, which is the stream back there, at the current R-2 height level, and not the R-2 zoning. Mr. Boys further stated that he would certainly like whoever owns that property to avail themselves of the Urban Village District standards. Mr. Boys emphasized that it is just the height; he really just wants to impact the height. Mr. Boys added that if we could make that small tweak through some version of the language that he provided earlier that would really meet his concern. Mr. Boys again stated that he is not opposed to the R-2 zoning moving into the Urban Village District; he would just like to be able to impact the height.

Ms. Iverson directed two questions to Mr. Boron as follows: Ms. Iverson asked if Mr. Boys suggestion sounds like spot zoning to suggest that just this part of the UVD would be 35 ft. versus the rest being 45 ft. Ms. Iverson also asked Mr. Boron to clarify some of the architectural structures that could be 75 ft. such as a church steeple.

Mr. Boys commented that someone could still put a 75 ft. structure whether it is cell tower, which this legislation does not cover, or a part of a building. Mr. Boys further commented that he looks now at the Performing Arts Center cupola and if that was in his back yard that would be a pretty big structure in his back yard.

Mr. Boron clarified that cell towers would not be permitted in the UVD because they would be in plain view of the Historic District, which is prohibited. Mr. Boron further commented that to be fair we are talking about the bell tower on top of the United Methodist Church, which he believes is 90 ft., and is a cell friendly tower and allows them to earn income from the service provider's use of that building. They

have some ground equipment and a cell tower in the bell tower, which replicates what was there originally in 1870. Mr. Boron stated that that is what we are talking about, bell towers, cupulas, the Old Stone Church, etc. Otherwise, we would have a uniformly two-story Historic District, which we do not have and do not want to have and that is exactly what we are talking about here.

Mr. Chmiel confirmed that anything like that type of structure would still have to go through Planning Commission for approval.

Mr. Boron replied yes.

Mr. Harding commented that those lots are not big enough to build a structure that large. Mr. Harding reiterated that he could not see something that large on the lot sizes in that area.

Mr. Boys asked if the current lots on Edgebrook Drive are 35 ft. He commented that they are a stretch if they are 35 ft. in width; they are very short lots.

Mr. Boron commented that the lot at the corner is 0.44 acres and roughly 20,000 sq. ft. with a four-unit building on it.

Mr. Boys clarified that he is talking about the distance from Edgebrook Drive to Pleasant Valley Run because the buildings themselves are probably 25 ft. and they have a small backyard and a very small front yard. Mr. Boys further clarified that he is talking about the rentals on Edgebrook Drive.

Mr. Boron stated that the distance from the rear of Mr. Boys home to Edgebrook Drive is approx. 260 ft. The distance between the rear of Mr. Boys home and the property line shared with the properties on Edgebrook Drive is 137 ft. and to the corner of the building is roughly 177 ft. Those are the distances between the back of Mr. Boys home, not even the property line, but the back of the home to what you see on the east side of the creek altogether.

Mr. Boys commented that what he is trying to determine is, with as small as those lots are, would you ever be able to get to a 75 ft. structure.

Ms. Iverson responded by stating, that is the point.

Mr. Hanson commented that he thinks it goes back to the point Mr. Boron made when he talked about what could be permitted and the reality of what could be built. He further commented that the reality of putting a structure that would have a bell tower or some sort of steeple is not feasible because it would not fit.

Ms. Iverson agreed, because none of the other buildings would look like that.

Mr. Hanson replied yes, and again the lots are just too small for a structure like that.

Mr. Pozzuto added that a developer is not going to build an un-occupiable structure that they cannot profit from. He further added that those lots are so small that a building that big would probably not be built there.

Mr. Hanson commented that probably any new buildings developed there would not be unlike what is already there, but with a new façade, because it is very limited when you look at those lot sizes.

Mr. Boys commented that the other concern he has is what might happen in the future. Mr. Boys stated that, as Mayor Agenbroad pointed out earlier, City ordinances could be changed, which is a really good point, but if Edgebrook Drive goes away and those lots become larger, then he does have something in his backyard that is potentially 75 ft. high. Mr. Boys asked how we deal with that, what is a good way to deal with that.

Mr. Pozzuto clarified that Mr. Boys was referring to the potential of consolidating those lots.

In reference to Mr. Boys comment about Edgebrook Drive going away, Mr. Harding commented that it would not go away.

Ms. Ridd also commented that Edgebrook Drive would not go away.

Mr. Boys asked if Edgebrook Drive could go away.

Mr. Pozzuto commented that anything could happen; they cannot predict the future. Mr. Pozzuto also commented that the City does not usually eliminate streets.

Ms. Ridd commented that Edgebrook Drive is needed for access; if we cut off that street, we cut off the access.

Mr. Pozzuto also commented that a future traffic signal is being proposed at Edgebrook Drive.

Mr. Boys commented that it was a concern of his and he thanked Council for addressing it.

Mr. Hanson commented that the reality of those lots, which could be consolidated in theory, is again the likelihood that they would be consolidated and the zoning process they would have to go through for approval.

Ms. Ridd stated that they are still not deep enough for a larger building.

Mr. Pozzuto commented that they could be consolidated width wise, but not depth wise unless Edgebrook Drive goes away and he can almost guarantee that Edgebrook is not going anywhere. Mr. Pozzuto again stated that they are proposing a traffic signal at Edgebrook eventually and the City would not make that kind of investment if we were going to eliminate the street.

Mayor Agenbroad also commented that if the City invests \$125,000 in a traffic light, we are not eliminating Edgebrook.

Mr. Hanson reiterated that with those lot sizes along Edgebrook Drive, the reality is, you would have a hard time even building a 2,500 sq. ft. home with an attached garage on those lots.

Mr. Boys thanked Council for their responses and asked if spot zoning is harder to defend legally and is that the concern.

Ms. Iverson answered that it would be unfair to those property owners. Basically, it has to be all or nothing. Ms. Iverson commented that the 75 ft. is included in the zoning for the places that it would make sense to have 75 ft. architecture, but it does not mean because it is included in the language that it would be likely in the whole UVD.

Mr. Boys confirmed that the best place for concerned citizens to have input regarding proposed development for the UVD would be the Planning Commission.

Ms. Iverson replied yes.

Mr. Hanson commented that two of the Council Members serve on the Planning Commission and he has served on the Planning Commission for two and a half years. Mr. Hanson explained that Council is familiar with that aspect of the planning process and he has faith in the Planning Commission as a safety valve for this City and the community. Mr. Hanson further commented that he does not see the type of structure Mr. Boys has expressed concerns with even getting to this level through Planning Commission.

Mayor Agenbroad commented that that is exactly the reason why in the City Charter we require two members of Council to serve on Planning Commission in order to have that oversight and input. Mayor Agenbroad further commented that the Planning Commission is the most essential citizen committee in the community because it shapes the community. Mayor Agenbroad also commented that he appreciates Mr. Boys attending all three of the Council meetings to voice his concerns. Mayor Agenbroad reiterated that we do not think that the floodgate is going to open; this will be a long process to attract some quality development and we are going to control it through our Planning Commission and Council.

Mr. Boys asked if there was any way from a legal perspective that we could document the intent of City Council in this arena so that in the future, if this becomes an issue, he can refer back to when City Council considered this and specifically stated that this would not be an issue for these properties. Mr. Boys commented that he thinks we need to consider the legislative intent of Council, and asked how we document that.

Mr. McDonald commented that, in this case, he believes that the first section in the ordinance is a very lengthy description of the intent of the UVD.

Mr. Boys asked if this conversation would be documented in the minutes.

Ms. Ridd replied yes.

Mayor Agenbroad thanked Mr. Boys for his comments.

At this time, Mr. Boys returned to the audience.

ITEM 8. ADJOURNMENT. *With no further discussion, Mayor Agenbroad adjourned the Thursday, January 2, 2020 City Council Work Session at approximately 6:30 PM.*

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

CITY COUNCIL REGULAR MEETING

THURSDAY, JANUARY 2, 2020

7:00 PM

CITY COUNCIL

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

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, January 2, 2020 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.
- Mayor Agenbroad called upon Mr. Hanson to give the Invocation.
- Invocation presented by City Council Member Jack Hanson.
- (Council observed the prayer before proceeding with the Regular Order of Business.)
- 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:** No Minutes were submitted for approval.
- ITEM 5. PRESENTATIONS:** STATE OF THE CITY ADDRESS – MAYOR JOHN AGENBROAD.

Mayor Agenbroad presented the 2020 State of the City Address as follows:

STATE OF THE CITY ADDRESS
MAYOR JOHN AGENBROAD
JANUARY 2, 2020

AS MAYOR OF SPRINGBORO, it is a privilege to address our citizens and share the progress we have made over the past year plus a few highlights of what to expect in 2020, but first I would like to thank the entire community for your trust and confidence in this City Council. I am deeply honored to begin my seventh term as Mayor of Springboro and congratulate my colleagues Becky Iverson and Stephen Harding on their re-election, and again welcome Councilman Jack Hanson, as our entire City Council looks forward to serving together in 2020! I

would also like to thank Alan Schaeffer for providing outstanding service and legal counsel to the City as Law Director for the past 16 years and welcome our newly appointed Law Director Gerald McDonald also representing Pickrel, Schaeffer and Ebeling. Many thanks also to our City Manager Chris Pozzuto for his dynamic, team-oriented leadership together with Assistant City Manager Greg Shackelford, our department directors and AMAZING staff, who dedicate every day to making Springboro a great place to live, work and play by providing great services and amenities to our citizens.

FINANCE Springboro maintains its excellent financial position in 2020 thanks to our staff's efforts to carefully plan and budget for our community's present and future needs. In November, City Council approved \$71.4M in total budgeted expenditures for operations, services and equipment. The General Fund, our primary operating budget, pays for the majority of the City's Administrative, Police and Public Services, and income tax is the principal source of revenue for the General Fund. Income tax accounts for over 80% of all revenue while property tax accounts for only 7% and the State's Local Government Fund only 1%. These funds combined with other miscellaneous sources of revenue provide less than 20% of the total General Fund income. Springboro's property tax rate is the lowest in Warren and most of Montgomery County, generally 1.6 cents of every tax dollar, and the City is projected to receive approximately \$730,000 in real estate tax this year. The City's reliance on income tax revenue has increased by close to 20% since 2008 due mainly to state funding cuts, which is why it is more important than ever for the City to focus on efforts to support our community's economic development.

Income tax receipts have steadily increased over the past 10 years due to our growing economy, and we are now receiving over 30% more in revenue. Income tax revenue is estimated to increase 1.5% in 2020 over 2019 projections. Although our last income tax increase was levied in 1988 and our last property tax levy is even older, we have continued to fund projects and services at the highest levels possible to provide the best tax value for our residents.

Other funds include the Street Fund, which will increase in expenditures this year by approximately \$380,000. These new funds are available due to additional revenue from the increased gas tax approved by the State last year. We are committed to applying these additional monies directly to repairing and resurfacing our streets and expanding our roadway improvement program. In addition, the City will be saving about \$650,000 in interest by paying off our water and sewer debt early decreasing water and sewer expenditures by about \$9M in 2020. Our rates for water and sewer service remain frozen this year, and again, we feel fortunate to be able to pass this savings on to our residents.

We are also happy to report that additional cost savings will be realized when we pay off the remainder of our golf course debt in 2020 saving close to \$50,000 in interest payments. The City has saved significantly more in interest over the life of the debt by refinancing to take advantage of reduced market rates, and our current Aa1 bond rating enables the City to finance projects at lower interest rates. Overall, the City's finances present a very conservative picture with a total projected fund balance at year-end of \$21M with an estimated General Fund balance of \$5M or 28% of total revenues in the general operating budget.

Finally, the City of Springboro received special recognition by State Representative Scott Lipps and the Ohio General Assembly last year on receiving the "Auditor of State Award with Distinction" for a clean financial audit report in 2019 and for maintaining this standard of excellence in government accounting and record keeping practices year after year. This award is indicative of Springboro's strong tradition of fiscal responsibility and the beneficial impact it has had on our community.

CAPITAL IMPROVEMENTS Springboro's Capital Improvement Program helps us invest in our community by planning short and long range projects to improve our infrastructure and roadway system, create new public spaces and much more to sustain a vibrant community. Last year, we celebrated the addition of two NEW amenities in Springboro, the Performing Arts Center (PAC) dedicated to the public in September and a splash pad at Kacie Jane Park, which opened in July. The new Performing Arts Center is home to the Springboro Chamber of Commerce, Springboro Community Theatre and Center Stage Dance Studio and is busy seven days a week. Plans to expand programming and curate local art exhibits at the PAC are already underway this year. Thanks to the efforts of Senator Steve Wilson and Representative Scott Lipps, the Performing Arts Center project will receive a \$250,000 grant from the State of Ohio in 2020.

The public's response to our new splash pad at Kacie Jane Park far exceeded our expectations with hundreds of children and families enjoying the colorful water features every day during our first splash season. The 3,000 sq. ft. splash pad and shelter house was the park's first phase of development largely funded by a donation from the Hausfeld Family of Springboro. In 2020, Kacie Jane Park will be complete with the installation of two age-specific interactive play areas for 2 to 5 year olds and 5 to 12 year olds. Kacie Jane Park is also the first joint park

project by Springboro and Clearcreek Township; the Township will be contributing \$50,000 per year of the City's inside-millage property tax revenue towards the park over the next 10 years. We truly appreciate this partnership on behalf of the residents of both of our communities. Again, many thanks to everyone involved in these two fantastic projects!

In November, City Council approved approximately \$24.7M in capital improvement projects over the next five years including the maintenance of vital infrastructure that you use every day like our streets and water system. This past year we resurfaced 15 neighborhood streets and have budgeted an average of \$900,000 per year for the next five years to support our street resurfacing program, which includes extensive concrete repair on 80 City streets. Springboro has a total of 84 miles of streets that are routinely cleaned and maintained including street sweeping, leaf collection, and SUPERIOR snow removal service thanks to the dedicated employees of our Public Service Department!

We are also investing \$5.5M over the next five years to ensure that our water system is properly maintained by continuing to replace old and deteriorating water mains in the City and providing generator upgrades vital to the function of our water system. These types of improvements ensure our residents will have dependable water service even during emergencies.

Next spring, S. Main Street will be repaved from State Route 73 to the southern City limit under the management of the Ohio Department of Transportation and a community video board will be installed completing the improvements taking place on the northeast corner of SR73/SR741. The new sign will advertise community events and welcome visitors to the heart of Springboro. In addition, the City has invested in technology infrastructure over the past several years by participating in a seven-community fiber ring extending approximately 35 miles around the south Dayton area; Springboro's local connection runs mainly along SR741. The City has budgeted \$100,000 in 2020 to expand our internet service capabilities through a wireless connection to the new fiber network. Springboro currently has one internet service provider; however, this fiber expansion project will enable us to provide WiFi technology to our City's parks and possibly neighborhoods in an effort to bring new internet service providers into the community. This project would potentially give our residents access to multiple service providers and a higher speed of internet service. We look forward to these and many more exciting and important projects next year and beyond.

PARKS AND RECREATION Our nine City parks provide more than 400 acres of outdoor space for everything from youth sports, walking trails and scenic views to a place for dogs to play, a concert venue, a place to splash and to pay homage to our veterans. In 2019, our free "Concerts in the Park" program attracted a record attendance of almost 18,000 music fans. Due to the growing popularity of the concerts, the City decided to expand the seating area at North Park Amphitheater. Our Public Service Department completed this project in-house and managed to double the existing seating area by grading and seeding the hillside to accommodate larger audiences. Our summer concert program has grown tremendously thanks to efforts of our hardworking Park Board and many staff members. Thank you for continuing to bring an AWESOME concert line-up to Springboro and sponsoring events such as Touch A Truck, BBQ Fest and Doggie Days and for ALL you do to make summer in Springboro fun for everyone!

Our recreational space also includes Heatherwoode, an 18-hole championship golf course owned and operated by the City. Thanks to outstanding course conditions, excellent customer service and golf amenities, Heatherwoode has become one of Ohio's premier public golf courses over the past 28 years. Our golf course is another great Springboro amenity providing an excellent facility for collegiate tournaments, corporate outings, recreational golf and banquet services. Approximately 34,000 rounds were played in 2019 and revenues were up with more than 150 events hosted at Heatherwoode. We commend our entire golf course staff for making Heatherwoode such a valuable community asset!

COMMUNITY AND ECONOMIC DEVELOPMENT Springboro endeavors to be business-friendly and committed to attracting new commerce while supporting the growth of our existing business community. The City helped celebrate the opening or expansion of approximately 20 businesses in 2019 as economic growth continues in Springboro. Nearly 50,000 sq. ft. of commercial expansion was approved by the City over the last year including our first retail tenant at Wright Station, Warped Wing Brewing Company, which broke ground in October. The new 21,000 sq. ft. microbrewery and eatery plans to open this summer, and we are excited to report that development at Wright Station is gaining momentum. As recently as December, the City approved two new buildings at the site containing 13,000 sq. ft. of retail space with construction to begin this spring. The first building will be partially occupied by Cassano's on SR741 and the second building will house Luminous Nail Spa on SR73. The remaining space in both buildings will be reserved for prospective tenants, and Cassano's transition to Wright Station will

provide additional parking for the development on their former site next door. Almost 50,000 sq. ft. of commercial space will be developed at Wright Station when the project is complete. In addition, plans were approved for Tomco Machining to build a 24,000 sq. ft. office/light industrial facility to expand their current manufacturing operations in Springboro and McDonald's received approval to completely redevelop their 4,000 sq. ft. restaurant on SR73.

Also in 2019, we sponsored two appreciation functions for our business community. More than 100 guests attended the City's 15th Annual Business Appreciation Breakfast in February and 70 representatives from our business community attended our first annual Business Appreciation Day Golf Outing in September. These events give us the opportunity to say thank you to our businesses and share with them what's new in Springboro! We will continue our business retention and growth efforts through alliances with local and regional economic development organizations, business incentive programs and by dedicating staff resources to building a strong relationship with the 500 plus businesses supporting our local economy.

Neighborhood sustainability is a growing initiative for the City and last year a new Residential Grant Program was launched to assist homeowners with exterior home improvements in various neighborhood subdivisions. The pilot program was introduced in the Royal Oaks Subdivision to an overwhelming response. Nearly 100 residents expressed interest in the program and more than 60 residents have had the opportunity to apply for funding. Property owners submitted 18 projects for approval representing a combined commitment of about \$84,000; the City will reimburse approximately \$41,000 toward these improvements through the new program. Seven projects were completed during 2019 with other projects still underway. Due to the high level of interest, the City has budgeted to double its commitment to the program in 2020 and continue the program in another neighborhood later this year. Special thanks to Assistant City Manager Greg Shackelford and City Planner Dan Boron for spearheading this new program to help residents in Springboro improve their homes. This program along with several of the economic development highlights mentioned previously were featured in the Dayton Business Journal in August. The article spotlighted the City's growth and investments in the community's residential and commercial sectors and has provided Springboro with regional coverage for the past two years.

COMMUNITY LEADERSHIP AND SERVICE Springboro's volunteer board and commission members generally meet on a monthly basis to carry out a variety of City programs and initiatives. We have 30 active volunteers appointed to serve in areas ranging from community planning to historic preservation who provide an estimated total of 100 service hours per year. These community leaders supported a number of efforts in our community in 2019 and participated in various City events as part of their service.

Our Bicycle & Pedestrian Advisory Committee (BPAC) is now 10 years old and the committee's work has led to the development of around 12 miles of designated bike lanes and accompanying wayfinding signage connecting our parks, neighborhoods and business districts and the completion of two bike hubs along Main Street. In 2019, the committee hosted a community outreach meeting and collected feedback from an on-line survey to encourage public involvement in updating Springboro's 2009 Bicycle & Pedestrian Plan. The input provided, helped to identify priorities for current and future phases of the plan. In the coming year, the BPAC will focus on moving the plan forward by working on the development of a multi-use trail connecting E. Milo Beck Park to Clearcreek Park with future multi-use trails leading to Hazelwoods Park and ultimately the Great Miami River Trail over the next two years. The City will seek grants from ODOT and the Ohio Department of Natural Resources to offset the costs of these off road trails, which will connect to the rest of the community's bikeway system and eventually all of our City's parks. In addition, the BPAC helps sponsor activities such as "Bike the Boro" and other local bike/hike events each year to encourage bicycle and pedestrian usage in our community.

In 2019, Springboro received national recognition as a Tree City USA for the 23rd consecutive year thanks to our Tree Authority's commitment to urban forestry in our community. The Tree Authority participated in the celebration of Arbor Day by planting five new trees at Dennis Elementary School, and more than 90 new trees were planted in public spaces throughout the City last year with many more to come at Wright Station. The Tree Authority also sponsors opportunities to plant trees in our community through our Memorial Tree Program and Neighborhood Tree Grant and by giving free tree saplings to our residents at the Christmas in Springboro Festival each year.

Our Architectural Review Board (ARB) continues efforts to support the preservation of our historic buildings and landmarks through programs such as our annual Historic Preservation Awards and Historic Preservation Grants. Last year marked the 20th anniversary of the Historic Preservation Awards Program, which recognizes citizens for contributions to historic preservation in our community. The board presented three awards in 2019 to individuals for efforts in both historic building restoration and preservation leadership to increase public awareness of the importance of preserving our community's history. The ARB also oversees the Historic Preservation Grant Program that provides matching grants each year to support the ongoing restoration of Springboro's historic downtown. This program, implemented by the board in 2017, has provided for 22 preservation projects over the

past three years, which is about one-third of the Historic District. Funds totaling \$75,000 have been granted to help property owners maintain and repair their historic buildings and has made a big impact on the district. This very successful program partially funded six building projects in 2019 and continued to support the physical preservation of Springboro's historical architecture and private investment in our downtown neighborhood.

Thank you to all of the residents and staff members who serve on our boards and commissions for the significant time and energy they put into these and many other programs and for the outstanding service they provide to the community each year.

COMMUNITY SAFETY The Springboro Police Department, led by Police Chief Jeff Kruthoff, works in partnership with our neighborhoods and business community to provide a safe and secure environment in Springboro. The City currently employs 29 police officers and a four-member communications staff, who received an estimated 18,400 calls for service last year.

In 2019, the Police Department hired two additional patrol officers and will be hiring two more in 2020. This is the first staffing increase in the Police Department in nearly a decade. The expansion of the patrol unit was based on a staffing study conducted in 2018 that took into consideration multiple aspects of safety service. A total of 20 officers will be assigned to patrol duties by the end of the year improving our ability to provide service-oriented policing for our community and increasing the safety of our almost 19,000 residents.

The Police Department welcomed a new kind of officer to its ranks last year when "Officer Blue," an English Golden Retriever, received his charge to serve the department as a Police Comfort Dog. The puppy was generously donated by a local breeder, Spirit Goldens, to help the department start this new program. Blue's primary duty is to provide comfort to people in crisis or experiencing distress and be a calm and reassuring presence for community members and especially our children and youth. Officer Blue has made a tremendous impact on the community since his arrival by visiting nursing homes, greeting students on their first day of school and participating in community events. People of all ages have come to the Police Department to visit with Blue, and we thank Officer Blue for being such a positive influence in our community.

The Springboro Police Department also provides crime prevention programs and works with residents to help reduce crime in our neighborhoods. Early last year, the Police Department introduced 'Boro Street Watch, a new crime prevention program giving citizens the opportunity to help protect our community. The program allows residents to register their home security camera with the Police Department to use as a crime prevention and investigative tool. This program is intended to deter crime and assist police in investigating criminal incidents captured by the cameras.

Our Police Department's high success rate in closing cases and crime prevention work are contributing factors to Springboro's reputation as a safe community. In fact, Springboro was ranked the 10th safest City in Ohio in 2019 by Alarms.org and The National Council for Home Safety and Security based on FBI Uniform Crime Report statistics, population, size of police force and other factors. A total of 7,639 cities were factored into this ranking along with data from 8,793 law enforcement agencies. We would like to thank our Police Department for the many ways they work to keep our community safe and for providing our citizens with exceptional police service.

I will conclude by stating that our community's development, operation and services are supported by a well-managed and staffed city government and a dedicated corps of volunteers. As your community leaders, we value your input to help us make decisions that enhance our community's quality of life. Citizen satisfaction is our goal and we look forward to representing and assisting you in 2020! Once again, thank you for the opportunity to serve this great community and please accept our very best wishes for health, happiness and success in the New Year!

– Mayor John Agenbroad

ITEM 6. LEGISLATION: City Council held a Work Session at 6:00 PM tonight for approximately 30 minutes to discuss the following legislative items as well as other City business.

- 1) **ORDINANCE O-20-2: THIRD READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, AMENDING THE PLANNING & ZONING CODE BY REPEALING CHAPTER 1267, TCD, TOWN CENTER DISTRICT, AND REPLACING IT WITH UVD, URBAN VILLAGE DISTRICT, AMENDING SECTION 1261.01, ZONING DISTRICTS, AMENDING SECTION 1261.08, PURPOSE/INTENT STATEMENTS, AMENDING SECTION 1262.02, SCHEDULE

OF REGULATIONS, AMENDING SECTION 1263.04, NON-RESIDENTIAL DESIGN STANDARDS, AMENDING SECTION 1263.04, TABLE OF PERMITTED USES, AMENDING SECTION 1264.29, DEVELOPMENT STANDARDS FOR SPECIFIC USES, VETERINARY HOSPITAL, CLINIC, OR OFFICE, AMENDING SECTION 1272.02, ACCESSORY BUILDINGS, AMENDING SECTION 1280.04 REQUIRED LANDSCAPING AND SCREENING, REPEALING SECTION 1281.14, TOWN CENTER DISTRICT SIGN REGULATIONS AND REPLACING IT WITH SECTION 1281.14 UVD, URBAN VILLAGE DISTRICT SIGN REGULATIONS, REPEALING AND REPLACING CHAPTER 1286, NONCONFORMITIES, AND AMENDING SECTION 1290.02, DEFINITIONS, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the third reading of an ordinance amending the City Zoning Map and Planning and Zoning Code by repealing Chapter 1267, Town Center District, and replacing it with Urban Village District. This item has been discussed during the past two City Council meetings. This legislation would rezone the current Town Center District area primarily around Wright Station consisting of approx. 62 acres that would be rezoned to Urban Village District. As has been discussed over a number of months with the property owners within the proposed UVD and City Council, the intent of the proposed zoning district is to create more of an urban area and streetscape bringing buildings closer to the street to create that more urban feel primarily at SR73/SR741. This new zoning will complement the Historic District with many of the architectural features that have been included in the legislation and will not only protect, but also enhance the Historic District. This is not a redevelopment project by the City as reported in the Dayton Daily News previously. This new zoning district will set the stage for redevelopment of the designated area over a very lengthy period of time, five, ten or fifteen years. Again, the City is trying to put regulations in place to begin creating this urban feel that has already begun at the Wright Station redevelopment. Following discussion with area property owners and at recent City Council meetings, staff recommends passage of this proposed zoning tonight.

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

Mayor Agenbroad called for a motion to adopt Ordinance O-20-2.

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

Under discussion, Ms. Ridd commented that while City Council discussed this legislation at length at the Work Session, she still has reservations concerning the maximum building height allowed in the UVD. Ms. Ridd further commented that while she understands the realities, it is still open for the potential with respect to the maximum building height. Ms. Ridd added that she also objects to the inclusion of auto service centers and gas stations as a use in the UVD. Ms. Ridd stated that she realizes why it is included in the new zoning district, because Grismer Tire is already that use and the City does not want a non-conforming use, but that opens up that use to anywhere else in the district as well.

There was no further discussion regarding Legislative Item 1.

VOTE: Hanson, Yes; Harding, Yes; Brunner, Yes; Ridd, No; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes. [6-1]

- 2) **ORDINANCE O-20-3: THIRD READING.** AN ORDINANCE AMENDING SECTION 230.03, CONTRACTING AUTHORITY AND PROCEDURES, OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, OHIO, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the third reading of an ordinance amending Section 230.03, Contracting Authority and Procedures, of the Codified Ordinances of the City of Springboro. This ordinance would authorize the City Manager to approve expenditures up to \$50,000 instead of the current \$25,000 threshold. The City surveyed many surrounding communities in Southwest Ohio and found that most of the cities have the \$50,000 expenditure level. This ordinance would replicate the policy of surrounding communities

and allow the City to react to expenditure needs a little quicker rather than having to delay an expenditure as it moves through the legislative process. This ordinance does not authorize the City Manager to spend any more money than the City Council has already authorized by the approval of the budget.

Mayor Agenbroad reemphasized that Council is aware of and approves all expenditures through the budget process and this is more of a housekeeping item to update the City's current policy to better meet the City's needs.

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

Mayor Agenbroad called for a motion to adopt Ordinance O-20-3.

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

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

- 3) **EMERGENCY ORDINANCE: SECOND READING.** AN ORDINANCE APPROVING THE RECORD PLAN AND PERFORMANCE GUARANTY, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A SUBDIVIDER'S CONTRACT FOR BECK RIDGE SUBDIVISION SECTION THREE AND DECLARING AN EMERGENCY, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the second reading of an ordinance approving the record plan for Beck Ridge Subdivision Section Three. This record plan is located at the south end of Montgomery Lane and has 30 buildable lots containing approximately 27.7 acres. Presently, the developer has submitted the water system capacity fee and subdivider's agreement, but has not submitted the performance bond as of yet. This ordinance will proceed to a third reading.

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

No action required at this time.

- 4) **EMERGENCY ORDINANCE: SECOND READING.** AN ORDINANCE APPROVING THE RECORD PLAN FOR SPRINGBORO COMMERCIAL PARK SECTION FOUR-A, AND DECLARING AN EMERGENCY, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the second reading of an ordinance approving the record plan for Springboro Commercial Park Section Four-A. This record plan is located at the west end of Commercial Way and would combine two existing lots into one lot in order to accommodate future expansion for Woodhull Copiers. This record plan was approved by the Planning Commission on November 13, 2019. A subdivider's agreement and performance bond are not required for this record plan.

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

No action required at this time.

- ITEM 7. REPORTS: Mayor's Report** – Martin Luther King, Jr. Birthday observed Monday, January 20; whereby, the City Offices will be closed. The next City Council Work Session will be held on Thursday, January 16, 2020 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers. The Finance Committee will meet on January 16 at 5:30 PM in Council Chambers.

City Manager's Report – Mr. Pozzuto wished everyone a Happy New Year and welcome to 2020! Mr. Pozzuto reported that the City is extending the leaf collection program through January 10, which has been posted on the City's web and social media sites. Today and tomorrow, the crews will be finishing

leaf collection in Area 1, which is the northeast area of the community. January 6 through January 10, crews will be doing a citywide sweep to pick up the remaining leaf piles

Committee Reports –

Mr. Brunner – No reports.

Ms. Ridd – No reports.

Ms. Iverson – Ms. Iverson reported that she attended a gala last month at the Performing Arts Center (PAC). The gala was held two nights in a row to feature the different performers that are now at the PAC including Springboro Community Theatre and the new Springboro Community Choir, which just started in September and has 31 local residents. They also had Southwest Ohio Youth Jazz Orchestra and Center Stage Dance Studio performances. Both nights were sold out, and hopefully they will offer this event again next year. Ms. Iverson commented that it was a great chance to see what they are doing at the Performing Arts Center.

Mr. Harding – No reports.

Mr. Hanson – No reports.

Deputy Mayor Chmiel – No reports.

- ITEM 8. OTHER BUSINESS.** Mayor Agenbroad recognized and welcomed new City Law Director Gerald (Jerry) McDonald.
- 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.** 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, January 2, 2020 Springboro City Council Regular Meeting at approximately 7:30 PM.

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

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