

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

CITY COUNCIL WORK SESSION

THURSDAY, MARCH 15, 2018

6:00 PM

CITY COUNCIL

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

CITY STAFF

**Chris Pozzuto, City Manager
Greg Shackelford, 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, March 15, 2018 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. Schaeffer and Ms. Martin were present. Police Chief Jeff Kruithoff was also present.

ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for March 15.

- 1) **EMERGENCY ORDINANCE: THIRD READING.** AN ORDINANCE DETERMINING TO PROCEED WITH IMPROVEMENTS TO CERTAIN PROPERTY IN THE CITY OF SPRINGBORO, COUNTY OF WARREN, OHIO, AS DESCRIBED IN RESOLUTION NO. R-18-3, AND DECLARING AN EMERGENCY. (2018 SIDEWALK PROGRAM)

No discussion.

- 2) **RESOLUTION:** A RESOLUTION APPOINTING THE DESIGNEE FOR THE MEMBERS OF THE CITY COUNCIL OF SPRINGBORO, OHIO UNDER OHIO REVISED CODE SECTIONS 149.43 AND 109.43 TO COMPLY WITH THE STATE CERTIFIED PUBLIC RECORDS TRAINING REQUIREMENT FOR ELECTED OFFICIALS.

No discussion.

ITEM 4. CITY MANAGER. – Issues/Reports.

Junior High Intersection Project: Mr. Pozzuto reported that legislation would be presented to City Council on April 19 to enter into an intergovernmental agreement with the Warren County Transportation Improvement District (TID) to manage the Springboro Junior High Intersection Project (construction of a turn lane into the Junior High on S. Main Street). The project will move more quickly through the process and will better meet the timeline under the TID's management. Construction of the project will occur between the end of this school year and the beginning of the

next school year i.e. summer break. The TID has tentatively agreed to manage the project and has reached out to some contractors to determine the cost. Again, the project will begin this year near the end of May and conclude in August prior to the school start date.

Vehicle Donations: Mr. Pozzuto reported that the city is in the process of replacing three old pick-up trucks – (1) 2004 and (2) 2007. The city has received requests for donations from Franklin Township and the Montgomery County Agricultural Society. Mr. Pozzuto commented that Franklin Township is hoping to replace a 1988 pick-up truck with the donation according to their administrator. In both cases, the organizations lack the funding to replace vehicles; however, they would also have the opportunity to bid for the vehicles if the city advertised them on GovDeals.com. The city has donated a few police cruisers to jurisdictions in southern Ohio in the past.

Ms. Ridd commented that she loves the idea of donating the vehicles to help other jurisdictions; however, she is afraid it would open the door to many more requests and it is difficult to determine if the organizations requesting the donations actually lack the funding for replacements. Ms. Ridd asked if the city could sell the vehicles for some minimum amount.

Mr. Pozzuto answered that the vehicles have to be advertised for public bid or destroyed. In general, the city is not permitted to sell items to specific public or private parties.

Mr. Brunner asked how often requests for donations occur.

Mr. Pozzuto replied, not very often, but the city did donate cruisers several years ago.

Chief Kruithoff commented that he probably receives four requests per year, but if a request comes from outside the region, he does not respond. Chief Kruithoff further commented that if the jurisdiction is in close proximity and is an agency that the city interacts with then they would consider donating a vehicle. In the past, the city has donated a vehicle to Waynesville.

Mr. Harding agreed that if the entity requesting the donation is outside of the region they should not be given the same consideration as neighboring communities or those the city closely associates with.

Mr. Brunner commented that, because the request is from Franklin Township and Mr. Pozzuto has an understanding of their situation, he believes the city should make the donation.

Ms. Moore asked if the city would donate both of the trucks.

Mr. Pozzuto explained that the city has three trucks to replace and recommended advertising the newest truck on GovDeals and donating the two oldest trucks.

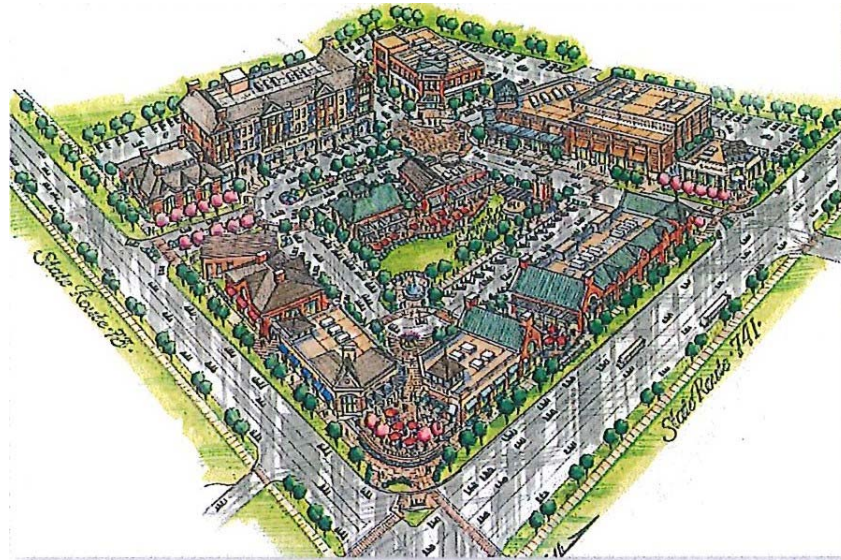
With no further discussion, it was the consensus of Council to donate the oldest vehicles to Franklin Township and the Montgomery County Agricultural Society respectively and to auction the newest vehicle on GovDeals.

Mr. Pozzuto commented that in the future he would only bring requests for donations from area jurisdictions for Council to consider. Mr. Pozzuto added that if the city has the ability to make a donation, it would be good gesture and those jurisdictions will appreciate it.

Action regarding these donations will occur at the April 19 Council Meeting.

ONLINE SURVEY RESULTS AND OPEN HOUSE FEEDBACK REGARDING FORMER IGA PLAZA REDEVELOPMENT:

Mr. Pozzuto referred to a handout summarizing the survey results and general feedback regarding the redevelopment plans for the IGA site as follows: (A drawing of the proposed plan design is shown below.)



On Tuesday, March 6, 2018, the City held an Open House to display the Preliminary Plan for the Redevelopment of the Former IGA Plaza at the corner of SR 73 and SR 741. Approximately 50 residents and interested parties attended. The City Manager, City Planner, Project Designer and Project Developer were on hand as well to answer any questions. Generally, the attitudes toward the plan were very positive. A few questions were posed, primarily around availability of parking, ingress and egress into and out of the development and the potential for a 3-story building at that location.

Two weeks prior to the Open House, the City published the Preliminary Plan and a short eight (8) question survey on the City website to gauge the attitude from the general public and those that did not plan to attend the Open House. In the two weeks that the plan was online, the City received 384 completed surveys. 312 City of Springboro residents and 72 non-residents completed surveys.

The following will detail the specific results from the online survey and the general feedback received from the attendees of the Open House.

ONLINE SURVEY RESULTS:

384 online surveys were submitted. 81% were submitted by City residents and 19% were submitted by non-residents, mainly from Clearcreek Township, Lebanon, Franklin and Carlisle. Those respondents that chose not to include their name and address, were not counted towards the total because we wanted to ensure a majority of the respondents were actual residents of the City.

Overall, the responses were very positive towards the plan. Specific results for each question asked are below:

1) Do you like the overall design of the property?

a. 76% said Yes, 19% said No, 5% had No Opinion

b. Many of the "No" answers felt that the design seemed too dense and too much for the space. Also, many felt that the development would cause too much traffic. Finally, availability of parking seemed to be a concern.

2) Do you like the design / look of the buildings?

- a. 85% said Yes, 10% said No, 5% had No Opinion
- b. While some did not like the overall design or layout of the development, many more liked the design of the buildings. Many of the "No" answers did not really focus on the design of the actual buildings, but again, the layout of the buildings and the availability of parking.

3) Do you like the potential for a 3-story building at this location?

- a. 45% said Yes, 33% said No, 22% had No Opinion
- b. This question received the least amount of positive response. "No" respondents felt that a 3-story building is not appropriate at this location because of its proximity to the Historic District and the fact that there are not any other 3-story buildings within the City and it does not fit the overall character of the City.

4) Do you like the potential of residential on this site (that would be on the upper floors of one of the taller buildings)?

- a. 46% said Yes, 35% said No, 19% had No Opinion
- b. This question had the same basic responses as question #3. Most "No" respondents were against residential because of traffic, congestion and parking concerns.

5) Do you like the green space / open space in the middle of the development?

- a. 95% said Yes, 3% said No, 2% had No Opinion
- b. Most respondents ("Yes" respondents as well) said they would make the green space larger.

6) What specific businesses would you like to see at this location (List your Top 3)

- a. Over 900 separate answers were given to this question. The top answers include: Chick Fil-A, Core Life Eatery, Clothing Boutique, Steakhouse, Craft Brewery, Family Gathering-place/ Restaurant

7) What specific businesses would you NOT want to see at this location? (List only one)

- a. Fast Food, Big Box Stores and Dollar-type Stores were listed most often.

8) Please provide any general comments you may have about the Preliminary Plan.

- a. Generally answers ranged from protecting the Historic District to making sure the plan does not cause more congestion at the intersection.

OPEN HOUSE COMMENTS:

Many of the 50 attendees to the Open House had the exact same comments and concerns from the online surveys. Most often, attendees commented that they liked the plan and the design of the buildings, but were concerned it was too dense and there was not enough parking. The Open House attendees seemed to be more concerned with the potential for a 3-story building on the site than the survey respondents. Questions most often surrounded the availability of parking and the ingress and egress into and out of the property.

ADDRESSING THE CONCERNS / FEEDBACK:

1) Development Is Too Dense For Location - The Preliminary Plan shows approximately 76,500 square feet of building footprint on the 6.5 acres (about 10 buildings). The former IGA Plaza had six (6) buildings and approximately 85,000 square feet of building footprint.

2) Parking - The Preliminary Plan shows 106 on-street parking spaces and 142 parking spaces behind the buildings on the north and west side of the property for a total of 248 parking spaces, or 1 parking space for every 308 s.f. of building. The former IGA Plaza had 289 parking spaces, or 1 parking space for every 294 s.f. of building. In addition, we will be working with other properties in close proximity to create shared parking arrangements to provide even more parking.

3) 3-Story Building - This was included on the plan as a suggestion to gauge what type of response we would receive. The market and demand for 2nd and 3rd story residential will dictate if this building is feasible to build.

4) Specific Uses - Again, the market will dictate what specific uses will locate on this property. As we have informed the public previously, the City has been told by many developers and retail specialists in the region that this site will more than likely attract local and regional businesses versus national companies such as Chick Fil-A, Panera, Outback Steakhouse, Barnes & Noble, etc. (These are examples only.)

PROCESS MOVING FORWARD:

The City, Project Designer and Project Developer will continue to tweak the plan and begin to market the property to potential end users. The plan will need to be somewhat flexible to respond to the market and the desires of the end users while at the same time keeping to the design integrity of the plan as much as possible. The City and Developer are currently negotiating a Development Agreement and Infrastructure Agreement. The City is also working on creating a Tax Increment Financing District (TIF) to help fund the public improvements that need to be made to redevelop the property. The desire is to begin the infrastructure (water, sewer, storm sewer, public streets) for the project sometime late summer/early fall.

Mr. Pozzuto will present a brief PowerPoint presentation during tonight's Regular Meeting outlining the on-line survey results and feedback from the community open house.

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

Calendar Update: The 18th Annual Springboro Chamber Expo, "That Spring Thing," will be held on Saturday, March 17, 10:00 AM-3:00 PM at Springboro High School. The event is free and open to the public. The Planning Commission meeting scheduled for Wednesday, March 28 at 6:00 PM in Council Chambers has been rescheduled to Tuesday, March 20. Good Friday will be observed Friday, March 30; whereby, the City Offices will be closed.

ITEM 6. CITY COUNCIL. – Issues/Reports.

Mr. Brunner – No reports.

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

Ms. Iverson – No reports.

Ms. Moore – No reports.

Mr. Chmiel – No reports.

Deputy Mayor Harding – No reports.

Mayor Agenbroad – Mayor Agenbroad suggested canceling and rescheduling the April 5 Council Meeting to April 19 due to the fact that there is no business slated for April 5 and several Council Members will be absent due to travel plans.

There were no objections to the meeting schedule change; therefore, the April 5 Council Meeting date will be canceled and rescheduled to April 19. Council will meet on April 19 at 6:00 PM in Work Session followed by two consecutive Regular Meetings (April 5 & 19) at 7:00 PM in Council Chambers. Ms. Martin will post the April meeting schedule change accordingly.

ITEM 7. ADJOURNMENT. *With no further discussion, Mayor Agenbroad adjourned the Thursday, March 15, 2018 City Council Work Session at approximately 6:25 PM.*

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

CITY COUNCIL REGULAR MEETING

THURSDAY, MARCH 15, 2018

7:00 PM

CITY COUNCIL

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

CITY STAFF

Chris Pozzuto, City Manager
Greg Shackelford, 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 of Thursday, March 15, 2018 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.
- ITEM 3. ROLL CALL.** Agenbroad, Present; Brunner, Present; Chmiel, Present; Harding, Present; Iverson, Present; Moore, Present; Ridd, Present. Staff: Mr. Pozzuto, Mr. Shackelford, Mr. Schaeffer and Ms. Martin were present. Police Chief Jeff Kruithoff was also present.
- ITEM 4. APPROVAL OF MINUTES:** THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF MARCH 1, 2018.

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.

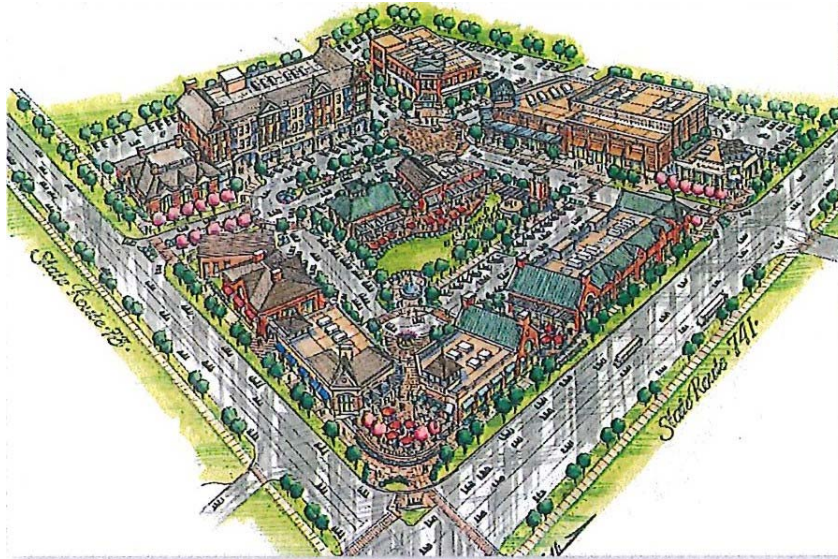
No discussion.

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

ITEM 5. PRESENTATIONS: Mr. Pozzuto presented the following information:

IGA REDEVELOPMENT

Online Survey Results and Feedback from Open House of March 6.



Drawing of Proposed Design

ONLINE SURVEY RESULTS

- Eight (8) Question Survey
- On City website for 2 weeks
- Promoted through Website, Facebook, Twitter & E-Newsletter
- 384 Total Surveys were completed and submitted
 - 81% were submitted by City of Springboro Residents
 - 19% were submitted by non-residents

1) Do you like the overall design of the property?

- 76% answered Yes
- 19% answered No
- 5% had No Opinion

2) Do you like the design / look of the buildings?

- 85% answered Yes
- 10% answered No
- 5% had No Opinion

3) Do you like the potential for a 3-story building at this location?

- 45% answered Yes
- 33% answered No
- 22% had No Opinion

4) Do you like the potential of residential on this site (that would be on the upper floors of one of the taller buildings)?

- 46% answered Yes

- 35% answered No
 - 19% had No Opinion
- 5) Do you like the green space / open space in the middle of the development?
- 95% answered Yes
 - 3% answered No
 - 2% had No Opinion
- 6) What specific businesses would you like to see at this location?
- Chick Fil-A, Core Life Eatery, Clothing Boutique, Steakhouse, Craft Brewery, Family Gathering-place / Restaurant
- 7) What specific businesses would you NOT want to see at this location?
- Fast Food, Big Box Retail and Dollar-type Stores
- 8) Please provide any general comments you may have about the Preliminary Plan.
- Protect the Historic District & Do not cause more congestion at the intersection.

OPEN HOUSE COMMENTS

- Approximately 50 people attended the Open House.
- Same basic comments and concerns from survey.
- Open House attendees seemed to be more concerned with the possibility of a three (3) story building.
- Questions mainly surrounded the availability of parking and the ingress & egress from the development.

ADDRESSING THE CONCERNS/FEEDBACK

- Development Is Too Dense
 - The Plan shows 76,500 square feet of building footprint (with 10 buildings). By comparison, the former IGA plaza had approximately 85,000 square feet of building footprint (with 6 buildings).
- Parking
 - The Plan shows 106 on-street parking spaces & 142 parking spaces behind the buildings to the north & west, for a total of 248 parking spaces. The former IGA Plaza had 289 parking spaces.
- 3-Story Building
 - The 3-story building was shown on the plan for suggestion purposes only to gauge what type of response we would receive.
- Specific Uses
 - The market will dictate what businesses / uses will locate here.

Mr. Pozzuto will be publishing a three-page report to the public summarizing the on-line survey results and general feedback from the community open house via the City's website, newsletter, etc.

Mayor Agenbroad thanked Mr. Pozzuto for his presentation and all of his efforts to collect feedback from the public regarding the redevelopment of the IGA site. Mayor Agenbroad also thanked all of the people who took the time to send the City their comments for consideration.

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.

- 1) **ORDINANCE O-18-5: THIRD READING.** AN ORDINANCE DETERMINING TO PROCEED WITH IMPROVEMENTS TO CERTAIN PROPERTY IN THE CITY OF SPRINGBORO, COUNTY OF WARREN, OHIO, AS DESCRIBED IN RESOLUTION NO. R-18-3, AND DECLARING AN EMERGENCY. (2018 SIDEWALK PROGRAM)," was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the third reading of an ordinance determining to proceed with the 2018 Sidewalk Program. The sidewalk program coincides with the annual street resurfacing program; therefore, concrete repairs will take place on the streets that the city will be repaving this year. Staff recommends approval of this ordinance.

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

Mayor Agenbroad called for a motion to adopt Ordinance O-18-5.

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

No discussion.

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

- 2) **RESOLUTION R-18-9:** A RESOLUTION APPOINTING THE DESIGNEE FOR THE MEMBERS OF THE CITY COUNCIL OF SPRINGBORO, OHIO UNDER OHIO REVISED CODE SECTIONS 149.43 AND 109.43 TO COMPLY WITH THE STATE CERTIFIED PUBLIC RECORDS TRAINING REQUIREMENT FOR ELECTED OFFICIALS ," was read by the Clerk of Council. Ms. Martin's comments are summarized as follows:

This resolution appoints a designee for City Council Members to comply with the state certified public records training for elected officials. The State of Ohio requires that all elected officials attend a 3-hour certified public records training session for each term they serve and are made aware of the public office's obligations under the public records law. However, state provisions also allow elected officials to appoint a designee to receive this training on their behalf. This resolution formally appoints the Clerk of Council to serve as the designee for all city council members elected this past November and documents this appointment for auditing purposes. The Clerk of Council will fulfill this training requirement sometime later this year.

Mayor Agenbroad presented the item for questions/comments of Council.

Mr. Schaeffer commented that even though Council will be appointing the Clerk of Council as the designee to receive this training on their behalf does not preclude individual Council

Members from attending the training. Mr. Schaeffer confirmed that Ms. Martin typically alerts Council to these training opportunities.

Ms. Martin explained that the state required training is scheduled periodically throughout the year at different locations around Ohio and those training sessions are posted on the Ohio Attorney General's website. Any Council Members interested in personally attending the training should contact Ms. Martin for registration information.

Mayor Agenbroad called for a motion to adopt Resolution R-18-9.

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

No discussion.

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

ITEM 7. REPORTS: Mayor's Report – The 18th Annual Springboro Chamber Expo, "That Spring Thing," will be held on Saturday, March 17, 10:00 AM-3:00 PM, at Springboro High School. The event is free and open to the public. Good Friday will be observed on Friday, March 30; whereby, the City Offices will be closed.

As discussed at the Work Session, the April 5 meeting date has been canceled and rescheduled to April 19. Therefore, the next City Council Work Session will be held on Thursday, April 19, 2018 beginning with the Work Session at 6:00 PM followed by two consecutive Regular Meetings (April 5 & 19) at 7:00 PM in Council Chambers. Schedule changes will be posted accordingly.

City Manager's Report – Mr. Pozzuto reported that today the city hosted the Ohio Water Environmental Association of Southwest Ohio annual meeting. There were approximately 130 waste water professionals from southwest Ohio in attendance. Attendees were given a tour of the city's wastewater treatment plant by Springboro's Water Operations Manager Terry Morris. Mr. Pozzuto further reported that he, Assistant City Manager Greg Shackelford and Development Director Elmer Dudas attended the luncheon portion of the program at Heatherwoode. Mr. Pozzuto commented that the group was very impressed with the city's waste water treatment plant and Heatherwoode Golf Club. Staff received many positive comments and Springboro was very well received.

Committee Reports –

Mr. Brunner – No reports.

Ms. Ridd – Architectural Review Board - Ms. Ridd reported that the Architectural Review Board is accepting nominations for the 2018 Historic Preservation Awards. There is an award for those who have restored, rehabilitated or otherwise preserved a site, building or artifact. There is also an award for individuals, businesses and organizations who have supported or played a leadership role in historic preservation in the area community. Nomination forms and information including criteria can be found on the city's website under Springboro News on the homepage. Nominations must be submitted by Monday, April 9 at 4:30 PM.

Ms. Iverson – No reports.

Ms. Moore – No reports.

Mr. Chmiel – No reports.

Deputy Mayor Harding – No reports.

- ITEM 8. **OTHER BUSINESS.** No Other Business.
- ITEM 9. **FINAL COUNCIL AND MANAGER COMMENTS.** No Final Council or Manager Comments.
- ITEM 10. **GUEST COMMENTS.** No Guest Comments.
- ITEM 11. **EXECUTIVE SESSION.** No Executive Session.
- ITEM 12. **ADJOURNMENT.** Mayor Agenbroad thanked the MVCC for tonight's telecast and scheduled rebroadcasts of this Springboro City Council Meeting. In addition, Mayor Agenbroad wished everyone a Happy Easter!

Mayor Agenbroad called for a motion to adjourn the Thursday, March 15, 2018 Springboro City Council Regular Meeting at approximately 7:15 PM.

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

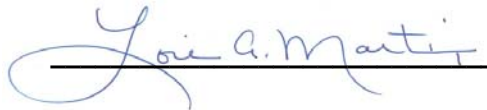
VOTE: Harding, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes. [7-0]



John H. Agenbroad, Mayor

John H. Agenbroad

Presiding Officer



Lois A. Martin