

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

CITY COUNCIL WORK SESSION

THURSDAY, MAY 18, 2023

6:00 PM

CITY COUNCIL

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

CITY STAFF

Chris Pozzuto, City Manager
Greg Shackelford, Assistant City Manager
Gerald McDonald, Law Director
Lori Martin, Clerk of Council

ITEM 1. CALL TO ORDER. Mayor Agenbroad called the Springboro, Ohio City Council Work Session to order on Thursday, May 18, 2023 at 6:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

ITEM 2. ATTENDANCE. Council: Mr. Brunner and Ms. Iverson were absent. **Staff:** Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present.

Mayor Agenbroad noted that a motion would be in order at tonight's Regular Meeting to excuse Council Members Brunner and Iverson.

ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for May 18.

- 1) ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 0.8653 ACRES OF LAND LOCATED AT THE EAST TERMINI OF EAST MARKET STREET AND EAST STATE STREET FROM R-2, LOW-DENSITY RESIDENTIAL DISTRICT, TO CBD, CENTRAL BUSINESS DISTRICT; FROM R-2, LOW-DENSITY RESIDENTIAL DISTRICT, TO M-2, HEAVY MANUFACTURING DISTRICT; AND FROM M-2, HEAVY INDUSTRIAL DISTRICT, TO CBD, CENTRAL BUSINESS DISTRICT.

No discussion.

- 2) RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH STRAND ASSOCIATES, INC. FOR THE DESIGN OF WATER TREATMENT PLANT IMPROVEMENTS.

No discussion.

ITEM 4. CITY MANAGER. – Issues/Reports.

Mr. Pozzuto reported on the following items:

Smart Cities Conference: Mr. Pozzuto attended the Smart Cities Conference this week. The City received one of the top 50 awards for the fiber to home project worldwide.

Touch A Truck Event: Touch A Truck was held last Saturday and was attended by approx. 1,200 people.

Shred Day: Shred Day will be sponsored by the City jointly with Clearcreek Township. Per Council's suggestion, the City will be sponsoring a second Shred Day in October, which will be for City residents ONLY. The second Shred Day will include an electronic drop off for old TVs, etc. The City is using a company that Warren County typically uses for the same purpose and they provide employees to assist with drop-off of electronics.

Wright Station Upgrades: Work continues on the upgrades at Wright Station. The pergola is taking shape, the field turf will be installed fairly soon and the stage will be constructed last.

Fairway Drive Roadway Improvements: The City approached the businesses on Fairway Drive in regard to posting "No Parking" signs at the corner because staff was receiving numerous complaints concerning cars parked near the corner. The parked cars created issues for traffic traveling south on Fairway while school buses trying to turn onto Fairway were getting stuck on SR73. Both business objected to the "No Parking" signs being posted; therefore, the City decided to widen the road, which should be complete in three weeks.

Along with the road-widening project, the water line needed to be replaced so the projects were combined. What has taken so long is making the interconnects from the new water lines to services to homes. The surface course was applied today at the end of Fairway and the contractor will continue to make the new water line connections. Typically, when water lines are installed, they let the road settle for a year just in case there is sinking. The road will be drivable, but will not be finished until the final course is applied next year. Again, the road will be open and usable in approximately three weeks.

Ms. Ridd asked how far the road was widened.

Mr. Pozzuto answered that the road was widened approximately 900 feet from the intersection of SR73 to Nutmeg Sq. The widening should allow for street parking and traffic traveling in both directions.

There was no further discussion regarding these items.

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

Calendar Updates: Shred Day, 9:00 AM-Noon, North Park. Memorial Day observed, Monday, May 29 (City Office Closed). Memorial Day Parade, Monday, May 29, 2:00 PM, S. Main Street to Wade Field; ceremony and refreshments to follow.

In addition, the next City Council Work Session will be held on Thursday, June 1 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

ITEM 6. CITY COUNCIL. – Issues/Reports.

Ms. Ridd – No reports.

Mr. Chmiel – No reports.

Mr. Hanson – No reports.

Deputy Mayor Harding – No reports.

Mayor Agenbroad – Mayor Agenbroad commented that the turn signal at Park Lane and SR73 was not functioning normally earlier in the week. The left turn traffic signal was only green for approximately 15 seconds and not even two cars could make it through the light. Police Chief Bentley has followed up and the traffic signal is now fixed. Mayor Agenbroad further commented that he was told that in a storm the signal became uncalibrated.

Mr. Pozzuto explained that even with the battery backups, when there is a power outage, for that split second that the backup initiates, the traffic signal automatically resets to the standard setting, which is 15 seconds.

Ms. Ridd inquired regarding the tall grass at the KinderCare across from Mr. Boro's.

Mr. Pozzuto commented that KinderCare was sent a notice concerning the grass.

Ms. Ridd commented that she passed by there around 12:30 PM yesterday and the grass was still not cut.

Mr. Pozzuto commented that once they receive the notice they usually have the grass cut on a regular schedule. Mr. Pozzuto reiterated that the City sent them a notice, but he would follow up on the issue.

Mayor Agenbroad asked Mr. Pozzuto to comment on the issue raised by the residents of the Waterside Condos concerning the construction of the new apartments.

Mr. Pozzuto explained that the Waterside Condominiums, which were built last year, are next to a vacant area that PLK Communities purchased to build apartments. PLK went through the plan review process with the Planning Commission for a 16-building apartment complex, which is permitted under the current zoning. PLK has been trying to accelerate their construction schedule, and asked if they could begin work around 7:30 AM. Mr. Pozzuto permitted them to start work a half-hour earlier, as they are trying to shorten their construction schedule for the residents.

The residents of the condominiums did not like the construction activity beginning at 7:30 AM and expressed in e-mails that they wanted the start time to be 8:00 AM. Mr. Pozzuto contacted PLK to let them know that by ordinance the start time is 8:00 AM; however, PLK replied that if they could not begin work earlier than 8:00 AM, they would be working on the weekends. Mr. Pozzuto explained that they are well within their right to do that. Mr. Pozzuto further explained that if the residents complain about the contractor working on the weekends, he would have to explain to them that they are within their right to work on weekends.

At this time, Mayor Agenbroad called for a motion under ORC121.22(G) to enter Executive Session to consider confidential marketing plans of an applicant for economic development assistance with a project that involves public infrastructure improvements or the extension of utility services that are directly related to the project, and Executive Session is necessary to discuss possible expenditure of public funds relating to the project; whereby, no votes will be taken.

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

No discussion.

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

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

Executive Session: *City Council entered Executive Session at approximately 6:10 PM to consider confidential marketing plans of an applicant for economic development assistance with a project that involves public infrastructure improvements or the extension of utility services that are directly related to the project, and Executive Session is necessary to discuss possible expenditure of public funds relating to the project.*

With no objections, City Council exited Executive Session at approximately 6:40 PM; whereby, no votes were taken.

ITEM 7. ADJOURNMENT. *With no further discussion in Work Session, Mayor Agenbroad adjourned the Thursday, May 18, 2023 City Council Work Session immediately thereafter.*

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

CITY COUNCIL REGULAR MEETING

THURSDAY, MAY 18, 2023

7:00 PM

CITY COUNCIL

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

CITY STAFF

Chris Pozzuto, City Manager
Greg Shackelford, Assistant City Manager
Gerald McDonald, Law Director
Lori Martin, Clerk of Council

ITEM 1. CALL TO ORDER. Mayor Agenbroad called the Springboro, Ohio City Council Regular Meeting of Thursday, May 18, 2023 to order at 7:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

ITEM 2. PLEDGE OF ALLEGIANCE. Mayor Agenbroad led the Pledge of Allegiance.

Invocation by Council Member Jack Hanson.

ITEM 3. ROLL CALL. Agenbroad, Present; Brunner, Absent; Chmiel, Present; Hanson, Present; Harding, Present; Iverson, Absent; Ridd, Present. Staff: Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present. Police Chief Dan Bentley was also present.

Mayor Agenbroad called for a motion to excuse Council Members Dale Brunner and Becky Iverson.

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

No discussion.

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

ITEM 4. APPROVAL OF MINUTES: THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF MAY 4, 2023.

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

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

No discussion.

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

ITEM 5. PRESENTATIONS: NEWLY APPOINTED POLICE OFFICERS WILLIAM “BILLY” JOHNSON AND DALTON OVERHOLTZ TOOK THE OATH OF OFFICE AND WERE SWORN IN TO SERVE THE CITY OF SPRINGBORO POLICE DEPARTMENT.

Police Chief Dan Bentley introduced newly appointed Police Officers William “Billy” Johnson and Dalton Overholtz. Chief Bentley commented on their background and experience, including their education, training, professional experience and achievements in law enforcement, and the selection process for their appointments.

Police Chief Bentley commented that it is fitting that Officer Johnson is being sworn in tonight during National Police Week, which is the week of May15, National Peace Officers Memorial Day, because his grandfather, Officer William Johnson, was killed in the line of duty while working as a Springboro Police Officer on June 27, 1983. Chief Bentley further commented that Officer Johnson is honored for the opportunity to carry on the legacy of his grandfather.

Officer Johnson and Officer Overholtz were joined by family and friends as well as members of the Springboro Police Department.

Officers Johnson and Overholtz stepped forward to take the Oath of Office and be sworn in as Police Officers under the provisions of the Ohio Revised Code to serve the City of Springboro Police Department.

Mayor Agenbroad administered the Oath of Office and William “Billy” Johnson and Dalton Overholtz were sworn in as City of Springboro Police Officers. Mayor Agenbroad congratulated and welcomed Officers Johnson and Overholtz to the City's Police Department.

*Officer Johnson’s and Officer Overholtz’s badges were pinned to their uniforms.

**Brenda Johnson-Flugum pinned Officer Johnson’s badge to his uniform. Brenda Johnson-Flugum is Officer Johnson’s grandmother and line of duty death survivor of Officer William Johnson.*

Mayor Agenbroad and City Council stood to congratulate Officers Johnson and Overholtz with a handshake to conclude the ceremony.

ITEM 6. LEGISLATION: City Council held a Work Session at 6:00 PM tonight for approximately 10 minutes to discuss the following legislative items as well as other City business. During the Work Session, City Council entered Executive Session for approximately 30 minutes to consider confidential marketing plans of an applicant for economic development assistance with a project that involves public infrastructure improvements or the extension of utility services that are directly related to the project, and Executive Session is necessary to discuss possible expenditure of public funds relating to the project; whereby, no votes were taken.

1) ORDINANCE: SECOND READING. AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 0.8653 ACRES OF LAND LOCATED AT THE EAST TERMINI OF EAST MARKET STREET AND EAST STATE STREET FROM R-2, LOW-DENSITY RESIDENTIAL DISTRICT, TO CBD, CENTRAL BUSINESS DISTRICT; FROM R-2, LOW-DENSITY RESIDENTIAL DISTRICT, TO M-2, HEAVY MANUFACTURING DISTRICT; AND FROM M-2, HEAVY INDUSTRIAL DISTRICT, TO CBD, CENTRAL BUSINESS DISTRICT, was read by the Clerk of Council. Mr. Pozzuto’s comments are summarized as follows:

This is the second reading of an ordinance to amend the City's official zoning map to rezone approximately 0.8653 acres located at the east termini of East Market Street and East State Street. Generally, this rezoning will allow the property owner, High Concrete, to consolidate the zoning of their property at this location to all Central Business District for possible sale in the future.

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

No action required at this time.

- 2) **RESOLUTION R-23-12:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH STRAND ASSOCIATES, INC. FOR THE DESIGN OF WATER TREATMENT PLANT IMPROVEMENTS, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes an agreement with Strand Associates for the design of Water Treatment Plant Improvements. Strand Associates will design a new clearwell and generator for the City's water treatment plant. Obviously, the generator is critical and needs to be upgraded at the facility in the case of power outages in order to maintain potable water to the community. Total cost for design services is \$447,000.

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

Mayor Agenbroad called for a motion to adopt Resolution R-23-12.

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

No discussion.

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

- ITEM 7. REPORTS: Mayor's Report** – Shred Day, 9:00 AM-Noon, North Park. Memorial Day observed, Monday, May 29 (City Office Closed). Memorial Day Parade, Monday, May 29, 2:00 PM, S. Main Street to Wade Field; ceremony and refreshments to follow.

In addition, the next City Council Work Session will be held on Thursday, June 1 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers. A public hearing will be held on Thursday, June 1 at 7:00 p.m. in Council Chambers to rezone approximately 42.08 acres of land located at 7878 and 7914 Sharts Road to R-2, Low Density Residential District. The subject property is currently situated in Franklin Township and is the subject of an annexation petition to the City of Springboro.

City Manager's Report –

Mr. Pozzuto reported on the following items:

Touch A Truck Event: The City's annual Touch A Truck event was held last Saturday, May 13, at North Park. Over 1,200 people attended the event to see the City's various vehicles and equipment. Mr. Pozzuto thanked Community Relations Director Maureen Russell-Hodgson for coordinating the event as well as members of the Public Works and Police Departments.

Mayor Agenbroad thanked staff for all of the work they put into the Touch A Truck event.

Committee Reports –

Ms. Ridd – No reports.

Mr. Chmiel – Finance Committee – The Finance Committee met tonight at 5:30 PM in Council Chambers to review the April 2023 finance report and discuss any other finance related business. The committee found the City's finances to be in order.

Mr. Hanson – No reports.

Deputy Mayor Harding – Planning Commission – The Planning Commission met on May 10 at 6:00 PM in Council Chambers to review the following items: Final Approval, Rezoning – 7878 and 7914 Sharts Road, Franklin Township R1B PUD, Single Family Residential Planned Unit Development, to R-2, Low-Density Residential District. This rezoning will be the subject of a Public Hearing before Council on June 1 at 7:00 PM in Council Chambers. In addition, a Preliminary Review – Wadestone Development Plan, Hills-Swope Property, 465 Factory Road, residential subdivision.

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.

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


ITEM 12. ADJOURNMENT. With no further business, Mayor Agenbroad called for a motion to adjourn the Thursday, May 18, 2023 Springboro City Council Regular Meeting at approximately 7:20 PM.

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

No discussion.

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

—MEETING ADJOURNED—



John H. Agenbroad, Mayor

John H. Agenbroad

Presiding Officer



Lori A. Martin, Clerk of Council