

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

CITY COUNCIL WORK SESSION

THURSDAY, JUNE 7, 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, June 7, 2018 at 6:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

ITEM 2. ATTENDANCE. Council: Deputy Mayor Harding was absent. **Staff:** Mr. Pozzuto, Mr. Shackelford, Mr. Schaeffer and Ms. Martin were present.

Mayor Agenbroad noted that a motion would be in order at tonight's Regular Meeting to excuse Deputy Mayor Harding, who is out of town on business.

ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for June 7.

MOTION: TO ADOPT THE 2019 TAX BUDGET.

Mayor Agenbroad noted that a motion would be in order at tonight's Regular Meeting to adopt the 2019 City Tax Budget.

No discussion.

CONSENT AGENDA

(All items under the Consent Agenda are considered by the City Council to be routine and will be adopted by one motion. Any City Council Member may, however, remove an item from the Consent Agenda by request. Items removed for separate discussion and action will be considered under the Regular Agenda following the motion to approve the Consent Agenda.)

1) ORDINANCE: FIRST READING. AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF INSTALLING CERTAIN IMPROVEMENTS AND PROVIDING CERTAIN MAINTENANCE FOR LOTS 1-31 IN BECK RIDGE IN SECTION ONE SUBDIVISION IN THE CITY.

No discussion regarding the Consent Agenda consisting of Legislative Items 1-13, the annual street lighting assessments.

- 2) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN THE VILLAGES OF CREEKSIDE, SECTIONS ONE, TWO, THREE AND FOUR, SUBDIVISION IN THE CITY.
- 3) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN THE VILLAGES OF CREEKSIDE, SECTION FIVE, SUBDIVISION IN THE CITY.
- 4) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN THE VILLAGES OF CREEKSIDE, SECTION SIX, SUBDIVISION IN THE CITY.
- 5) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN LOTS 1-4 OF THE NORTH HILLS OF STONE RIDGE, SUBDIVISION IN THE CITY.
- 6) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN LOTS 23-44 OF THE NORTH HILLS OF STONE RIDGE, SUBDIVISION IN THE CITY.
- 7) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN LOTS 73-75 OF THE NORTH HILLS OF STONE RIDGE, SUBDIVISION IN THE CITY.
- 8) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN LOTS 77-107 OF THE NORTH HILLS OF STONE RIDGE SECTION FOUR, SUBDIVISION IN THE CITY.
- 9) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN LOTS 108-123 OF THE NORTH HILLS OF STONE RIDGE SECTION FIVE, SUBDIVISION IN THE CITY.
- 10) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF INSTALLING CERTAIN IMPROVEMENTS AND PROVIDING CERTAIN MAINTENANCE IN RICHARDS RUN SECTION ONE SUBDIVISION IN THE CITY.
- 11) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF INSTALLING CERTAIN IMPROVEMENTS AND PROVIDING CERTAIN MAINTENANCE IN RICHARDS RUN SECTION TWO SUBDIVISION IN THE CITY.
- 12) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF INSTALLING CERTAIN IMPROVEMENTS AND PROVIDING CERTAIN MAINTENANCE IN RICHARDS RUN SECTION THREE SUBDIVISION IN THE CITY.
- 13) **ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF INSTALLING CERTAIN IMPROVEMENTS AND PROVIDING CERTAIN MAINTENANCE IN RICHARDS RUN SECTION FOUR SUBDIVISION IN THE CITY.

END CONSENT AGENDA

BEGIN REGULAR AGENDA

- 14) ORDINANCE: SECOND READING.** AN ORDINANCE ENACTING CHAPTER 1032 IN PART TEN, TITLE TWO OF THE SPRINGBORO CODIFIED ORDINANCES TITLED SMALL CELL FACILITIES; AND ESTABLISHING RELATED FEES.

No discussion.

- 15) 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 THE SPRINGS SECTION THIRTEEN SUBDIVISION AND DECLARING AN EMERGENCY.

No discussion.

- 16) 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 WATERSIDE AT SETTLERS WALK SECTION 4 SUBDIVISION AND DECLARING AN EMERGENCY.

No discussion.

- 17) ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF CONSTRUCTING OR REPAIRING CERTAIN SIDEWALKS AND DRIVEWAY APRONS IN THE CITY OF SPRINGBORO, COUNTY OF WARREN, OHIO AS DESCRIBED IN RESOLUTION NO. R-17-6.

No discussion.

- 18) ORDINANCE: FIRST READING.** AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY TO BE A PUBLIC PURPOSE IN CONNECTION WITH THE ESTABLISHMENT OF A TAX INCREMENT FINANCING PROGRAM UNDER REVISED CODE SECTION 5709.41; DECLARING SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; DESIGNATING IMPROVEMENTS TO BE MADE THAT WILL BENEFIT SUCH PROPERTY; REQUIRING THE OWNERS THEREOF TO MAKE ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES DURING THE PERIOD OF EXEMPTION; AUTHORIZING THE COUNTY TREASURER TO PAY A PORTION OF THE SERVICE PAYMENTS IN LIEU OF TAXES TO THE SPRINGBORO COMMUNITY CITY SCHOOL DISTRICT AND THE WARREN COUNTY CAREER CENTER; ESTABLISHING AN URBAN REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; AND APPROVING RELATED MATTERS.

Ms. Ridd confirmed that the TIF area does not include the building on the west side of the IGA site where the doctor is located because the City does not own that building.

Mr. Pozzuto confirmed that the TIF area does not include that building.

- 19) RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MILLS-BARNETT DEVELOPMENT, LTD., FOR THE REDEVELOPMENT OF THE FORMER IGA PROPERTY ON THE NORTHWEST CORNER OF SR 73 AND SR 741.

Ms. Ridd asked if the City would be establishing a review committee for the buildings in the development.

Mr. Pozzuto explained that architectural review would be part of the overlay district, which is forthcoming.

- 20) RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INFRASTRUCTURE AGREEMENT WITH MILLS-BARNETT DEVELOPMENT, LTD., FOR THE CONSTRUCTION OF WATER, SEWER, STORM SEWER AND STREET INFRASTRUCTURE WITHIN THE FORMER IGA PROPERTY ON THE NORTHWEST CORNER OF SR 73 AND SR 741.

Mr. Chmiel asked if the infrastructure plan incorporates the portions of the IGA site with existing buildings assuming they will be demolished.

Mr. Pozzuto replied yes, this plan includes the entire site assuming all buildings will eventually be demolished. The infrastructure will be constructed in phases due to the fact that there are still buildings under lease at the site. Construction will begin before those buildings are demolished, and the City will try to accommodate those tenants as much as possible until they are able to vacate those buildings and relocate.

- 21) RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH LEBANON FORD FOR THE PURCHASE OF A 2018 F-150 4X4 WITH SNOWPLOW.

No discussion.

- 22) RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH FISHBECK, THOMPSON, CARR & HUBER, INC. FOR DESIGN SERVICES FOR WASTEWATER TREATMENT PLANT IMPROVEMENTS.

No discussion.

ITEM 4. CITY MANAGER. – Issues/Reports.

SR73/SR741 Intersection Improvements Project: The intersection is open and functioning well. The only item remaining is to finish the four crosswalks, which will be surfaced with a red thermoplastic coating. The work on the crosswalks has been delayed until late June because the contractor is waiting on materials to be shipped. Staff will keep the community informed of any traffic issues associated with the completion of the crosswalks.

Springboro Junior High Intersection Improvements Project: This project will begin next week and run through August 2. The contractor is maintaining traffic throughout the project. The project will include the construction of dedicated turn lanes for both north and southbound traffic to hopefully alleviate even more traffic concerns during school hours at that intersection. The project timeline accounts for possible project delays such as weather, etc.

Community Events: “Touch A Truck” is June 9 from 11AM to 1PM at North Park with dump trucks, backhoes, firetrucks and ambulances, police cruisers and other equipment used by city employees on a daily basis. Mr. Pozzuto commented that “National Trails Day,” which was held on June 2 was a collaboration between the Historical Society and the City’s Bicycle & Pedestrian Advisory Committee to showcase all of the paved trails in town in addition to the natural trails at E. Milo Beck Park and historic tours. Approximately 100 people participated in this event. Mr. Pozzuto thanked Fairhaven Church, Junior ROTC, Springboro Bicycle & Pedestrian Advisory Committee, Springboro Historical Society, City Planner Dan Boron and City Events Coordinator Julie Jandes for working together to coordinate this event.

In regard to the SR73/SR741 intersection, Ms. Ridd asked about signage for vehicles traveling south on SR741 and turning right onto SR73 that would signal to drivers to stop on red. Ms. Ridd commented that right now it appears to be a continuous right turn.

Mr. Pozzuto commented that there is a traffic light on the right that signals to vehicles in the right lane to stop.

Ms. Ridd commented that this scenario occurred at Austin Boulevard when it was first constructed. She explained that drivers were confused by the signage and thought it was a continuous right turn lane until they installed a "Stop Here on Red" sign. Ms. Ridd suggested monitoring the traffic turning right onto westbound SR73 to determine if additional signage is needed there.

Mr. Chmiel commented that new concrete was installed at the former Hookah Bar on S. Main Street and asked if it is going to be a new venue.

Mr. Pozzuto answered that improvements are being made to the property, but the City has not been informed of a new user for that building.

Ms. Ridd commented that the exterior structural improvements were brought to the Architectural Review Board for review, but she did not think the landscaping and patio required ARB approval.

Mr. Pozzuto commented that the patio only would require a building permit from the City.

Mayor Agenbroad asked if the City is still planning to landscape the SR73/SR741 intersection in the fall.

Mr. Pozzuto explained that landscaping for the northeast corner of the intersection is being designed now and they hope to have the plans in time to do some plantings in the fall; however, it will not be the entire project.

Mayor Agenbroad commented that it will at least be some progress as far as sprucing up the area.

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

Calendar Update: All Council and Committee meetings are on schedule for June. Also, "Concerts in the Park" begin Friday, June 29 at 7:30 PM at North Park.

State Certified Public Records Training: Ms. Martin will be attending the state certified public records training tomorrow, June 8, as City Council's designee to receive that required training.

ITEM 6. CITY COUNCIL. – Issues/Reports.

Mr. Brunner – No reports.

Ms. Ridd – No reports.

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

Ms. Moore – No reports.

Mr. Chmiel – Mr. Chmiel will present a Park Board report at tonight's Regular Meeting under Reports.

Mayor Agenbroad – Mayor Agenbroad noted that a motion would be in order to excuse Deputy Mayor Harding at tonight's Regular Meeting.

Ms. Iverson commented that Deputy Mayor Harding did a really nice job at the Memorial Day Service following the parade and presented a very heartfelt speech.

Mayor Agenbroad thanked City Staff for all of the extra work they do to make the Memorial Day Parade/Service possible. Mayor Agenbroad commented that fewer people participated this year due to the heat and humidity, but approximately 500 still attended. They actually had hamburgers and hotdogs left over, which never happens.

In addition, Mayor Agenbroad stated that he would be observing a moment of silence at tonight's Regular Meeting in honor and memory of Clearcreek Township Police Officer Larry Cornett, who passed away Saturday night.

Executive Session: Mr. Pozzuto requested an Executive Session to consider confidential information related to and for the purpose of economic development following the Work Session discussion.

At this time, Mayor Agenbroad called for a motion to enter Executive Session, under ORC121.22(G), to consider confidential information related to the marketing plans, business strategy of an applicant for economic development assistance.

Ms. Ridd motioned. Ms. Iverson seconded the motion.

No discussion.

VOTE: Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Brunner, Yes; Ridd; Yes; Iverson, Yes. [6-0]

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

City Council entered Executive Session at approximately 6:10 PM; whereby, the City Law Director was in attendance.

With no objections, City Council exited Executive Session at approximately 6:35 PM; whereby, no votes were taken.

ITEM 7. ADJOURNMENT. With no further discussion, Mayor Agenbroad adjourned the Thursday, June 7, 2018 City Council Work Session immediately thereafter.

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

CITY COUNCIL REGULAR MEETING

THURSDAY, JUNE 7, 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, June 7, 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, Absent; Iverson, Present; Moore, Present; Ridd, Present. Staff: Mr. Pozzuto, Mr. Shackelford, Mr. Schaeffer and Ms. Martin were present.

Mayor Agenbroad called for a motion to excuse Deputy Mayor Harding.

Ms. Moore motioned. Ms. Ridd seconded the motion.

No discussion.

VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Brunner, Yes; Ridd, Yes. [6-0]

- ITEM 4. APPROVAL OF MINUTES:** THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETINGS OF MAY 17, 2018.

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

Mayor Agenbroad called for a motion to approve the Minutes.

Ms. Iverson motioned. Ms. Ridd seconded the motion.

No discussion.

VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Brunner, Yes; Ridd, Yes. [6-0]

ITEM 5. PRESENTATIONS: No Presentations.

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 25 minutes to consider confidential information related to economic development; whereby, no votes were taken.

MOTION: TO ADOPT THE 2019 TAX BUDGET.

(The City is required by the Ohio Revised Code to adopt the Tax Budget by July 15 of each year and to file the Tax Budget with the County Auditor's Office by July 20 of each year in order to receive the City's share of the Local Government Funds (approx. \$117,000) and to receive the City's 1.11 mills of property tax revenue (approx. \$675,000).

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

Mayor Agenbroad called for a motion to adopt the 2019 Tax Budget prepared by the City Finance Director.

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

No discussion.

VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Brunner, Yes; Ridd, Yes. [6-0]

At this time, Mayor Agenbroad called for a motion to temporarily suspend the Rules of Council to amend the Order of Business to include a Consent Agenda consisting of Legislative Items 1 through 13, Ordinances, to be considered in aggregate without discussion or amendment.

Ms. Ridd motioned. Ms. Iverson seconded the motion.

No discussion.

VOTE: Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [6-0]

CONSENT AGENDA

(All items under the Consent Agenda are considered by the City Council to be routine and will be adopted by one motion. Any City Council Member may, however, remove an item from the Consent Agenda by request. Items removed for separate discussion and action will be considered under the Regular Agenda following the motion to approve the Consent Agenda.)

Mayor Agenbroad stated that Ms. Martin will read Legislative Items 1 through 13 of the Consent Agenda and Mr. Pozzuto will comment on those items.

Ms. Martin read Legislative Items 1 through 13 as follows:

- 1) **ORDINANCE O-18-9: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF INSTALLING CERTAIN IMPROVEMENTS AND PROVIDING CERTAIN MAINTENANCE FOR LOTS 1-31 IN BECK RIDGE IN SECTION ONE SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 2) **ORDINANCE O-18-10: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN THE VILLAGES OF CREEKSIDE, SECTIONS ONE, TWO, THREE AND FOUR, SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 3) **ORDINANCE O-18-11: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN THE VILLAGES OF CREEKSIDE, SECTION FIVE, SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 4) **ORDINANCE O-18-12: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN THE VILLAGES OF CREEKSIDE, SECTION SIX, SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 5) **ORDINANCE O-18-13: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN LOTS 1-4 OF THE NORTH HILLS OF STONE RIDGE, SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 6) **ORDINANCE O-18-14: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN LOTS 23-44 OF THE NORTH HILLS OF STONE RIDGE, SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 7) **ORDINANCE O-18-15: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN LOTS 73-75 OF THE NORTH HILLS OF STONE RIDGE, SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 9) **ORDINANCE O-18-16: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN LOTS 77-107 OF THE NORTH HILLS OF STONE RIDGE SECTION FOUR, SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 9) **ORDINANCE O-18-17: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTING IN LOTS 108-123 OF THE NORTH HILLS OF STONE RIDGE SECTION FIVE, SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 10) **ORDINANCE O-18-18: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF INSTALLING CERTAIN IMPROVEMENTS AND PROVIDING CERTAIN MAINTENANCE IN RICHARDS RUN SECTION ONE SUBDIVISION IN THE CITY," was read by the Clerk of Council.

- 11) **ORDINANCE O-18-19: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF INSTALLING CERTAIN IMPROVEMENTS AND PROVIDING CERTAIN MAINTENANCE IN RICHARDS RUN SECTION TWO SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 12) **ORDINANCE O-18-20: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF INSTALLING CERTAIN IMPROVEMENTS AND PROVIDING CERTAIN MAINTENANCE IN RICHARDS RUN SECTION THREE SUBDIVISION IN THE CITY," was read by the Clerk of Council.
- 13) **ORDINANCE O-18-21: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF INSTALLING CERTAIN IMPROVEMENTS AND PROVIDING CERTAIN MAINTENANCE IN RICHARDS RUN SECTION FOUR SUBDIVISION IN THE CITY," was read by the Clerk of Council.

Mr. Pozzuto commented on Legislative Items 1 through 13 as follows:

This is the first reading of ordinances levying annual special assessments for street lighting in certain subdivisions in the City. The purpose of this legislation is to levy final assessments for the operation and maintenance of street lighting in the designated subdivisions. The street lighting maintenance assessments are levied on an annual basis and the amount of the assessments is based on the actual cost of street lighting paid by the City in the prior year. The total amount of the street lighting assessments for 2018 is \$37,161.93 to operate the street lights in these neighborhoods. The assessments will be certified to the Warren County Auditor to be placed on the property owner's tax duplicate and collected in one annual installment. The deadline to file the assessments with the Warren County Auditor's Office is September 10, 2018.

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

Mayor Agenbroad called for a motion to suspend the rules and waive the second and third readings of Legislative Items 1-13, Ordinances O-18-9 through O-18-21.

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

No discussion.

VOTE: Moore, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes. [6-0]

Mayor Agenbroad called for a motion to approve the Consent Agenda thereby adopting Legislative Items 1 through 13, Ordinances O-18-9 through O-18-21.

Ms. Ridd motioned. Ms. Moore seconded the motion.

No discussion.

VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes. [6-0]

END CONSENT AGENDA

BEGIN REGULAR AGENDA

- 14) ORDINANCE: SECOND READING.** "AN ORDINANCE ENACTING CHAPTER 1032 IN PART TEN, TITLE TWO OF THE SPRINGBORO CODIFIED ORDINANCES TITLED SMALL CELL FACILITIES; AND ESTABLISHING RELATED FEES," was read by the Clerk of Council.

This is the second reading of an ordinance enacting Chapter 1032 in Part Ten, Title Two of the Springboro Codified Ordinances titled small cell facilities.

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

No action required at this time.

- 15) 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 THE SPRINGS SECTION THIRTEEN SUBDIVISION AND DECLARING AN EMERGENCY," was read by the Clerk of Council. Mr. Shackelford's comments are summarized as follows:

This is the second reading of an ordinance approving the record plan for The Springs Section Thirteen Subdivision located at the east end of Sweet Willow Lane. The record plan has 12 buildable lots and contains approximately 3.5 acres. The staff recommendation is to proceed with the first and second readings and suspend the third reading until the Water System Capacity Fee, Subdivider's Agreement and Performance Bond are submitted.

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

No action required.

- 16) 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 WATERSIDE AT SETTLERS WALK SECTION 4 SUBDIVISION AND DECLARING AN EMERGENCY," was read by the Clerk of Council. Mr. Shackelford's comments are summarized as follows:

This is the second reading of an ordinance approving the record plan for Waterside at Settlers Walk Section 4 Subdivision located in the Springs Development at the north end of Old Pond Road. Section 4 contains four multi-unit buildings for a total of 32 units on approximately 2.7 acres. The staff recommendation is to proceed with the first and second readings and suspend the third reading until the Water System Capacity Fee, Subdivider's Agreement and Performance Bond are submitted.

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

No action required.

- 17) ORDINANCE: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF CONSTRUCTING OR REPAIRING CERTAIN SIDEWALKS AND DRIVEWAY APRONS IN THE CITY OF SPRINGBORO, COUNTY OF WARREN, OHIO AS DESCRIBED IN RESOLUTION NO. R-17-6," was read by the Clerk of Council. Mr. Shackelford's comments are summarized as follows:

The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JUNE 7, 2018

This is the first reading of the annual ordinance levying special assessments for the 2017 Sidewalk Repair Program. The purpose of this legislation is to levy final assessments for sidewalk repair and replacement on the designated properties. Assessments for the 2017 program total \$86,599.70. Property owners will have 30 days after the first publication of the ordinance to pay assessments before the assessments are certified to the Warren County Auditor to be placed on the tax duplicate and collected in five annual installments. Staff recommends approval of this ordinance upon the third reading.

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

No action required at this time.

- 18) ORDINANCE: FIRST READING.** "AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY TO BE A PUBLIC PURPOSE IN CONNECTION WITH THE ESTABLISHMENT OF A TAX INCREMENT FINANCING PROGRAM UNDER REVISED CODE SECTION 5709.41; DECLARING SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; DESIGNATING IMPROVEMENTS TO BE MADE THAT WILL BENEFIT SUCH PROPERTY; REQUIRING THE OWNERS THEREOF TO MAKE ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES DURING THE PERIOD OF EXEMPTION; AUTHORIZING THE COUNTY TREASURER TO PAY A PORTION OF THE SERVICE PAYMENTS IN LIEU OF TAXES TO THE SPRINGBORO COMMUNITY CITY SCHOOL DISTRICT AND THE WARREN COUNTY CAREER CENTER; ESTABLISHING AN URBAN REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; AND APPROVING RELATED MATTERS," was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the first reading of an ordinance declaring the improvement of certain real property located within the City to be a public purpose in connection with the establishment of a Tax Increment Financing (TIF) program under Revised Code Section 5709.41. This ordinance represents the start of the IGA redevelopment. The City purchased the IGA site several years ago and has been working toward redeveloping the property. This ordinance creates a TIF (Tax Increment Financing) District in the area of the IGA site to help fund infrastructure for the development. This will exempt property taxes for city-owned property only at the site. The City created the TIF to repay itself for a lot of the infrastructure and other aspects of the development. This TIF agreement will make the schools whole; whereas, typically, TIFs will share the tax revenue 75% / 25%, where the schools would receive 75% and the city would receive 25%; i.e. the city would receive a cut of the schools' property tax revenue. This TIF does not do that; it makes the school district whole, which means the schools will receive every property tax dollar that they would have received if the IGA site redeveloped without the TIF. Again, this ordinance will help repay the City for a lot of the infrastructure to kick start this project.

Mayor Agenbroad thanked Mr. Pozzuto and staff for working on this TIF arrangement with the schools and making sure to keep the schools tax revenue intact.

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

No action required.

- 19) RESOLUTION R-18-18:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MILLS-BARNETT DEVELOPMENT, LTD.,

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FOR THE REDEVELOPMENT OF THE FORMER IGA PROPERTY ON THE NORTHWEST CORNER OF SR 73 AND SR 741," was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes a development agreement with Mills-Barnett Development, Ltd. For the redevelopment of the former IGA property on the northwest corner of SR73/SR741. This agreement will set forth the development parameters under which Mills-Barnett Development will develop the site in partnership with the City, such as the timetable, what will be constructed on the site, etc. The preliminary plan for the redevelopment of the IGA site was unveiled in March along with citizen input through an on-line survey as well as an open house. This development agreement will codify all of the parameters under which Mills-Barnett Development will develop the property according to the preliminary plan sketch presented to the public. Once this ordinance is approved, Mills-Barnett can begin laying out and marketing the property to users for redevelopment.

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

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

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

No discussion.

VOTE: Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [6-0]

20) RESOLUTION R-18-19: "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INFRASTRUCTURE AGREEMENT WITH MILLS-BARNETT DEVELOPMENT, LTD., FOR THE CONSTRUCTION OF WATER, SEWER, STORM SEWER AND STREET INFRASTRUCTURE WITHIN THE FORMER IGA PROPERTY ON THE NORTHWEST CORNER OF SR 73 AND SR 741," was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes an infrastructure agreement with Mills-Barnett Development, Ltd. for the redevelopment of the former IGA property on the northwest corner of SR73/SR741. This resolution is the third of approximately six legislative components of this project. This resolution will allow Mills-Barnett to construct the infrastructure that is needed to redevelop the site including the street layout per the preliminary sketch, new water and sewer lines, new storm sewer, etc. Basically, the agreement includes all of the underground utilities that need to be in place to start constructing the buildings for the various users that will locate at the IGA site.

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

Mayor Agenbroad called for a motion to adopt Resolution R-18-19.

Ms. Ridd motioned. Ms. Moore seconded the motion.

No discussion.

VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes. [6-0]

- 21) RESOLUTION R-18-20:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH LEBANON FORD FOR THE PURCHASE OF A 2018 F-150 4X4 WITH SNOWPLOW," was read by the Clerk of Council. Mr. Shackelford's comments are summarized as follows:

This resolution authorizes a purchase agreement with Lebanon Ford for the purchase of a 2018 F-150 4X4 with snowplow. This resolution allows the City to replace a 2008 pickup truck that is being used currently to clear parking lots at the water/sewer treatment plants and drives to lift stations throughout the City. The bid for this vehicle from Lebanon Ford at \$32,955 is at or below the State bid pricing.

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

Mayor Agenbroad called for a motion to adopt Resolution R-18-20.

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

No discussion.

VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes. [6-0]

- 22) RESOLUTION R-18-21:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH FISHBECK, THOMPSON, CARR & HUBER, INC. FOR DESIGN SERVICES FOR WASTEWATER TREATMENT PLANT IMPROVEMENTS," was read by the Clerk of Council. Mr. Shackelford's comments are summarized as follows:

This resolution authorizes a professional services agreement with Fishbeck, Thompson, Carr & Huber, Inc. for design services for Waste Water Treatment Plant improvements. This resolution provides for design improvements for the digesters and centrifuge feed pump at the Waste Water Treatment Plant. Funds for the improvements will come from the Sewer Fund at the proposed amount of \$69,700. Fishbeck, Carr & Huber were used previously to identify the needed improvements and staff recommends continuing with the same vendor to design the improvements.

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

Mayor Agenbroad called for a motion to adopt Resolution R-18-21.

Ms. Moore motioned. Ms. Ridd seconded the motion.

No discussion.

VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Brunner, Yes; Ridd, Yes. [6-0]

- ITEM 7. REPORTS: Mayor's Report – "Touch A Truck," Saturday, June 9, 11AM-1PM, North Park; Movie Night in the Park - "Wonder," Saturday, June 23, 9PM, North Park; Fireworks, Wednesday, July 4 at 9:45PM at Springboro High School. (Rain Date is July 5.) The next City Council Meeting will be held on June 21, 2018 beginning with the Work Session at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.**

City Manager's Report – No report.

Committee Reports –

Mr. Brunner – No reports.

Ms. Ridd – No reports.

Ms. Iverson – Planning Commission – The Planning Commission met on May 30 at 6:00 PM in Council Chambers to approve the following plans: Variance – 60 North Richards Run, Placement of In-ground Pool; Major Revision to Approved Final Development Plan – Beck Ridge PUD-R, Planned Unit Development-Residential, Montgomery Lane/Louise Drive, residential subdivision; Site Plan – 605 West Central Avenue, Burger King Store Remodel; Record Plan – 1325 Lytle-Five Points Road, Beehive Assisted Living Facility; Record Plan – Meadow Acres Subdivision, Section 2. The next Planning Commission meeting is scheduled for Wednesday, June 13 at 6:00 PM in Council Chambers.

Ms. Moore – No reports.

Mr. Chmiel – Park Board – The Park Board met on June 6 at 7:00 PM in Council Chambers. The board discussed the fishing dock that has been installed at Gardner Park, which will be moved from its current location where it is interfering with the view from the Veterans Memorial located there. New tennis courts will be constructed at Community Park this summer and the courts will also be painted to accommodate Pickle Ball. The “Concerts in the Park” series will return in July for another season of amazing performances at the North Park Amphitheater. This year, the concerts will start on Friday, June 29 and continue on Tuesday and Friday evenings in July. The concerts this year will feature all cover bands including the music of Neil Diamond, Fleetwood Mac, Van Halen, Paul McCartney, and McGuffey Lane will round out the season on July 27. As always, the concerts are free and food and beverages will be available at the Friday night concerts. Mr. Chmiel invited the community to another great summer concert series at North Park

ITEM 8. OTHER BUSINESS. Mayor Agenbroad commented that the Purple Heart State Convention took place in Springboro over the past weekend, which was a great opportunity to showcase the City. Purple Heart representatives took some nice pictures of the Veterans Memorial to include in their magazine, which is distributed to about 140,000 people worldwide. Mayor Agenbroad thanked everyone involved in making it a great convention especially Dickey's BBQ and Jet's Pizza.

At this time, Mayor Agenbroad observed a moment of silence in honor and memory of Clearcreek Township Police Sergeant Larry Cornett, who passed away suddenly on Saturday at age 43.

(A moment of silence was observed.)

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. Ms. Ridd thanked staff for all of their work on the IGA TIF and development agreements, which was a huge accomplishment. Ms. Ridd commented that she knows there is more legislation to come concerning the redevelopment of the IGA site, but it is exciting that the project is getting started and the community will begin seeing progress on the redevelopment of the site.

ITEM 10. GUEST COMMENTS. No Guest Comments.

ITEM 11. EXECUTIVE SESSION. No Executive Session.

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- 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, June 7, 2018 Springboro City Council Regular Meeting at approximately 7:20 PM.

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

VOTE: Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Brunner, Yes. [6-0]

—MEETING ADJOURNED—



John H. Agenbroad, Mayor

John H. Agenbroad

Presiding Officer



Lori A. Martin, Clerk of Council