

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

**CITY COUNCIL WORK SESSION**

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**THURSDAY, SEPTEMBER 6, 2018**

**6:00 PM**

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**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**

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**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, September 6, 2018 at 6:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

**ITEM 2. ATTENDANCE. Council:** Mr. Brunner was absent. **Staff:** Mr. Pozzuto, Mr. Shackelford, Mr. Schaeffer and Ms. Martin were present. Police Chief Jeff Kruithoff was also present.

Mayor Agenbroad stated that a motion would be in order at tonight's Regular Meeting to excuse Mr. Brunner, who is away on business.

**ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for September 6.**

- 1) EMERGENCY ORDINANCE: FIRST READING.** AN ORDINANCE AUTHORIZING THE SUPPLEMENTAL APPROPRIATION OF MONIES; THEREBY AMENDING ANNUAL APPROPRIATION ORDINANCE NO. 0-18-01 OF THE CITY OF SPRINGBORO, OHIO PASSED BY THE CITY COUNCIL ON DECEMBER 21, 2017 FOR THE YEAR 2018; AND DECLARING AN EMERGENCY.

Staff has requested that Council waive the second and third readings of this ordinance in order to properly appropriate the monies for expenditure.

Council will consider a motion at tonight's Regular Meeting to suspend the rules and waive the second and third readings of Legislative Item 1.

- 2) EMERGENCY ORDINANCE: FIRST READING.** AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$4,500,000 SPECIAL OBLIGATION PERFORMING ARTS CENTER BOND ANTICIPATION NOTES, BY THE CITY OF SPRINGBORO, OHIO IN ANTICIPATION OF THE ISSUANCE OF BONDS, PROVIDING FOR THE PLEDGE OF REVENUES FOR THE PAYMENT OF SUCH NOTES, AND DECLARING AN EMERGENCY.

*Staff has requested that Council waive the second and third readings of this ordinance in order for the notes to be sold to begin construction as soon as possible.*

*Council will consider a motion at tonight's Regular Meeting to suspend the rules and waive the second and third readings of Legislative Item 2.*

- 3) RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD THE BID AND ENTER INTO A CONTRACT FOR THE BUILDING PACKAGE FOR THE PERFORMING ARTS CENTER BUILDING.

*No discussion.*

- 4) RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXTEND AN EXISTING AGREEMENT WITH WILSON, SHANNON & SNOW, INC. AND THE OFFICE OF THE AUDITOR OF STATE, FOR AN ADDITIONAL FIVE (5) YEAR TERM, TO CONDUCT AN AUDIT OF THE CITY OF SPRINGBORO FOR THE PERIODS ENDING DECEMBER 31, 2018 THROUGH DECEMBER 31, 2022.

*No discussion.*

- 5) RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MORTON SALT INC. FOR PURCHASE OF ROAD SALT FOR THE 2018-19 WINTER SEASON.

*No discussion.*

- 6) RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CHANNEL MAINTENANCE SYSTEMS FOR THE "CLEAR CREEK STREAM BANK RESTORATION" PROJECT.

*Mr. Pozzuto commented that City previously constructed a manufactured stone retention wall on Hole 15 to stop the stream bank erosion and save the tee area on that hole. Earlier this year, staff requested bids to have the same retaining wall system constructed further down the stream; however, the bids came in at approximately \$500,000 for 500 ft. of wall. Staff subsequently discovered a contractor that uses a natural restoration system, which is the contract that would be authorized by this resolution. This stream bank restoration project would actually restore 5,600 ft. of stream bank for approximately \$400,000. The contractor will actually use natural materials such as dead trees, etc. to shore up the stream bank and over time the restoration appears natural as if it was never disturbed and the creek maintains its course. They will use this system to support the stream bank all the way down to Clearcreek Park, where there are some erosion issues as well. This system has been used at the Little Miami and Still Water Rivers. This is a natural solution and it will be difficult to tell how they corrected the stream bank and the erosion. This method is much more cost effective and 95% percent of the money has been encumbered from last year when the project was originally scheduled for construction.*

*Mayor Agenbrood confirmed that the money to pay for the project was coming from the Storm Water Capital Improvement Fund. Mayor Agenbrood commended staff for their efforts to find a more cost effective solution for this project.*

- 7) RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIVE YEAR MAINTENANCE CONTRACT WITH CHANNEL MAINTENANCE SYSTEMS TO MAINTAIN THE "CLEAR CREEK STREAM BANK RESTORATION" PROJECT FOR 2019 THROUGH 2023.

*No discussion.*

- 8) **RESOLUTION:** A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. (WARREN COUNTY)

No discussion.

**ITEM 4. CITY MANAGER. – Issues/Reports.**

**Mr. Pozzuto reported on the following items:**

Mr. Pozzuto introduced Jerad Barnett of Mills Barnett Development, Ltd., who is here tonight to talk about the Performing Arts Center (PAC), which will be the anchor and first building constructed in the IGA redevelopment project. Mr. Pozzuto commented that the City has had a great relationship with Playhouse South over the past 10 years of their Theater Under the Stars productions at North Park, and the theater group was looking for a new home and it made sense for them to relocate in Springboro at the PAC. In addition, the PAC will house the Center Stage Dance Studio as well as the Springboro Chamber of Commerce. Mr. Pozzuto commented that Mr. Barnett will present the design and development of the building and associated costs of the project.

Mayor Agenbroad deferred the presentation until the general Work Session discussion concluded. (See presentation below.)

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

**Calendar Updates:** The Planning Commission meeting scheduled for Wednesday, September 12 at 6:00 PM in Council Chambers has been canceled due to a lack of agenda items. Also, the September 20 Council Meeting date has been canceled.

**Employee/Volunteer Appreciation Event (Holiday Open House):** Friday, December 14, 6-9 PM, Heatherwoode Golf Course. Invitations will be mailed with details closer to the date. This year's event will include a raffle to support Operation Santa.

**ITEM 6. CITY COUNCIL. – Issues/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** – No reports.

**Deputy Mayor Harding** – No reports.

**Mayor Agenbroad** – Mayor Agenbroad noted that he will be presenting a proclamation in observance of Constitution Week to the Jonathan Wright Chapter of the Daughters of the American Revolution at tonight's meeting under Presentations. Mayor Agenbroad also noted that he would read a letter from a Springboro resident concerning the City's new Veterans Memorial at tonight's Regular Meeting under Other Business.

(At this time, Deputy Mayor Stephen Harding recused himself and exited the Council Chambers.)

Mayor Agenbroad welcomed Jerad Barnett, who approached the podium for the presentation.

**Performing Arts Center (PAC) Presentation:** Jerad Barnett presented information concerning the Performing Arts Center proposed to be constructed as part of the IGA site redevelopment as follows:

Mr. Barnett commented that he was excited to be here and excited about this project, which has come a long way since their earlier discussions regarding the project. They are days away from being able to complete some of the rest of the demolition on the site and really get to work. The PAC is a big piece of the redevelopment project and has been discussed from day one. In the initial discussion, the PAC was proposed to be approximately 10,000 s.f., but the current plan for the building is 16,000 s.f. to accommodate the tenants that will now occupy the building, which will really activate this space. It will not only be a community theater, but will be an asset for all of the community. The additional tenants will keep the space active during the day as well. Mr. Barnett further commented about the evolution of the project. It is a design-build project; therefore, they were involved early on with the design of the building. They prefer that method as it helps them respond very quickly to the needs of the project versus the wants. The initial 10,000 s.f. facility was estimated at approximately \$3.5MM. The project is significantly larger than that right now at a little over 16,000 s.f., estimated at approximately \$4.5MM. They have brought the price per s.f. down quite a bit by being able to design some of the cost out, but still meet the needs of the theater component and the two tenants. There are some unique pieces in a PAC. For example, there has to be a lot of height to the building, and height costs money, as well as theater seats, curtains and all of those elements that make this a little more than a standard build, but they tried to keep the public's dollar in mind with respect to costs and spending public funds.

Mr. Barnett referred to slides depicting the original sketch of the building to show the evolution of the design over time. They are now dropping utilities, sidewalks, etc. and all of those details are being worked out and they are just about ready to present that infrastructure plan to the City. Because they did not go too far into the design process, they were able to take this project from what was in June a 15,000 s.f. facility to a little over 16,000 s.f. to accommodate an additional user that will be there during the daytime. Again, the design-build process allowed them to make this change without going too far down the path. Almost a year ago, from the first sketches created by James Parisi who had been engaged to really create the vision for this site, the structure was over 35 ft. tall with a couple hundred seats and about 17,500 s.f. Their quick conceptual estimate for the initial design was about \$6.6MM, which was too far from the \$3.5MM project that was originally discussed. They took a hard look at the seating, the height of the building, etc. because that is where the dollars can really add up. Back in June, they were at 15,200 s.f. with one additional tenant in the building and the drawing was pulling in some of those details, which allowed them to move forward with pricing and the project was bid at that point. Currently, they are at a total height of 30 ft. and about 140 seats, which came in around \$4.8MM. There was still a desire to decrease that number, but also another tenant came along and added about 1,100 s.f. At that point, they were trying to decrease the cost, but add square footage.

Mr. Barnett referred to the latest drawing, which they cannot say is final, but is final to the point where they are able to provide a GMP or Guaranteed Maximum Price. They are finalizing some of the finishes and construction details to really take this to a permanent set, and they are working with Mr. Parisi, as he was the original design architect on this project. Mr. Parisi is not the architect for this portion of the project, but they want him to add some of the flare back into the project. At this point, they are 100% priced out and ready to proceed with the project from that standpoint.

Part of this presentation is to show the benefit of the design-build process and the ability to provide a cost for the project without spending a lot of dollars up front. Again, they were able to get to the final cost without any dollars spent to get to that point and bring this project to a place where it is, from a stewardship standpoint, a good opportunity for the public. The project is a 24/7 pretty active space with a good daytime tenant and a good nighttime tenant. The theater group will not be using the facility everyday performing theater, but it will have a great theater from a community standpoint for people to utilize with a large conference room space. Mr. Barnett finally commented that hopefully the project is well received by Council and he offered to answer any questions of Council.

Mr. Pozzuto asked Mr. Barnett to comment on the recent performing arts center that Alter High School added for comparison.

*Mr. Barnett commented that Alter recently added a performing arts center and they wanted to do some comparisons based on some of the articles that were published. It is an approximate \$5.3MM facility with approximately 17,000 s.f., which is almost identical to this project. The cost of that facility included some donated items and the quick estimate was about \$5.5 to \$5.6MM; this project is approximately a million dollars less. The Alter project had some complications, as they were tying into some existing buildings as well that added some dollars. The two projects are very similar in that this project does not have a huge parking component because of the city infrastructure and Alter did not as well. There are a lot of similarities between the two projects, but they feel like they received very competitive pricing from the contractors for this project.*

*Mr. Chmiel asked how many seats the Alter facility has.*

*Mr. Barnett commented that he thinks that facility might have around 200 seats. That facility does not have the tenant space; it is more dedicated to theater and has a large band area. The two tenants in the Springboro facility will use approximately 5,000 s.f. of the facility.*

*Ms. Iverson commented that she read that the theater at Alter's facility is 9,000 of the total 16,000 s.f.*

*Mr. Barnett replied by that that is pretty similar to this facility.*

*Ms. Ridd asked if by reducing the seating for the theater, it is still usable for what we had intended it to be used for.*

*Mr. Pozzuto answered that he has been in constant contact with Playhouse South and they are very comfortable with the number of seats. Mr. Pozzuto commented that he believes that they only had 80-90 seats in their facility in Kettering and 140 seats is probably a premium spot for them. This number also works for the City especially if we are hosting events in the theater such as a speaker series, etc.*

*Mayor Agenbroad commented that he really appreciates Mr. Barnett partnering with the City on this project; it is a very exciting project. The visuals show that it is going to be a very nice facility in the center of the community and takes this project to another level.*

*Ms. Ridd also thanked Mr. Barnett for working so diligently to get the cost down to a level that we are all comfortable with and with respect to what we are trying to accomplish.*

*Mr. Barnett commented that if you look at the site plan from the corner of SR73 and SR741 you will be able to see back to this performing arts center. Mr. Barnett further commented that it is a great anchor to the project and he thinks it will be a big piece of why this project will be successful.*

*Mayor Agenbroad thanked Mr. Barnett for attending the meeting and for his presentation.*

*(At this time, Deputy Mayor Harding re-entered the Council Chambers and returned to the meeting.)*

*Mayor Agenbroad noted that, based on a discussion at the last Work Session, a prayer will be offered at the beginning of tonight's Regular Meeting. Pastor Scott Cline from the Springboro congregation of The Church of Jesus Christ Latter Day Saints will offer the first prayer directly following the Pledge of Allegiance.*

**At this time, Mayor Agenbroad called for a motion to enter Executive Session, under ORC121.22(G), to consider the employment of a public employee.**

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

*No discussion.*

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

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

*At this time, City Council entered Executive Session at approximately 6:20 PM; whereby, the City Law Director was in attendance.*

*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, Mayor Agenbroad adjourned the Thursday, September 6, 2018 City Council Work Session immediately thereafter.*

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

CITY COUNCIL REGULAR MEETING

THURSDAY, SEPTEMBER 6, 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, September 6, 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.

At this time, Mayor Agenbroad introduced Associate Pastor Scott Cline of The Church of Jesus Christ of Latter-Day Saints, Springboro, Ohio by presenting a brief bio and invited Pastor Cline to share a prayer.

(Council observed the prayer before proceeding with the Regular Order of Business.)

**ITEM 3. ROLL CALL.** Agenbroad, Present; Brunner, Absent; 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 Kruthoff was also present.

**Mayor Agenbroad called for a motion to excuse Mr. Brunner, who is away on business.**

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

No discussion.

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

**ITEM 4. APPROVAL OF MINUTES: THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETINGS OF AUGUST 2 AND AUGUST 16, 2018.**

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

**Mayor Agenbroad called for a motion to approve the Minutes.**

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

No discussion.

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

**ITEM 5. PRESENTATIONS:** MAYOR AGENBROAD PRESENTED A PROCLAMATION IN OBSERVANCE OF CONSTITUTION WEEK, SEPTEMBER 17-23, TO THE JONATHAN WRIGHT CHAPTER OF THE DAUGHTERS OF THE AMERICAN REVOLUTION (DAR).

Before Mayor Agenbroad presented the proclamation, Cheryl Cavendish, Member of the Jonathan Wright Chapter of the DAR thanked Mayor and Council for the opportunity to speak and for the Constitution Week Proclamation. Ms. Cavendish commented that the Jonathan Wright Chapter of the National Society of the Daughters of the American Revolution is preparing for Constitution Week and activities will include an interactive display at Springboro Library and informational materials that will be supplied to Springboro students in classes from elementary to high school. They will also reach out to the community through social media to educate and inform the public that September 17, 1787 is the birthday of the United States Constitution. Ms. Cavendish further commented that our founding fathers are an inspiring group of men, but one of her favorites is Benjamin Franklin, who has the unique distinction of having signed all three major documents that freed the colonies from British rule and established the United States as an independent nation –Declaration of Independence, Treaty of Paris and United States Constitution. Ms. Cavendish concluded her comments with a quote from a letter written by Benjamin Franklin in 1789, “Our new Constitution is now established; everything seems to promise it will be durable, but in this world nothing is certain except death and taxes.” Ms. Cavendish stated that she thinks Benjamin Franklin would be overjoyed to know that the constitution he helped draft is celebrating its 231st birthday.

At this time, Mayor Agenbroad read a Proclamation in observance of “Constitution Week,” September 17-23. (The proclamation is filed with the minutes for the record.)

On behalf of City Council, Mayor Agenbroad stated that it is a pleasure to present this proclamation recognizing “Constitution Week” to the Jonathan Wright Chapter of the Daughters of the American Revolution in Springboro, Ohio. (Mayor Agenbroad was photographed with representatives of the Jonathan Wright Chapter of the DAR.)

**ITEM 6. LEGISLATION:** City Council held a Work Session at 6:00 PM tonight for approximately 20 minutes to discuss the following legislative items as well as other city business. During the Work Session, City Council entered Executive Session for approximately 10 minutes to consider the employment of a public employee; whereby, no votes were taken.

**1) ORDINANCE O-18-29: FIRST READING.** "AN ORDINANCE AUTHORIZING THE SUPPLEMENTAL APPROPRIATION OF MONIES; THEREBY AMENDING ANNUAL APPROPRIATION ORDINANCE NO. O-18-01 OF THE CITY OF SPRINGBORO, OHIO PASSED BY THE CITY COUNCIL ON DECEMBER 21, 2017 FOR THE YEAR 2018; AND DECLARING AN EMERGENCY," was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:



This is the first reading of an ordinance authorizing supplemental appropriations for 2018 for various purposes. This supplemental appropriation is for the amount of \$10,590,275, and the majority of these monies will cover the cost of the Performing Arts Center proposed to be constructed at the IGA redevelopment site. \$4.5MM of the appropriation will be for the construction of the Performing Arts Center and \$2.6MM of the appropriation will be for the water, sewer and street infrastructure as part of the IGA redevelopment. The appropriation amount for this project is \$8.2MM, but, due to governmental fund accounting, \$2.2MM of the total is in transfers and accounted for twice, which is why the total appropriation amount is shown as \$10.5MM. The actual amount of monies being appropriated for expenditure is \$8.2MM. Legislative Item 2 represents the issuance of \$4.5MM special obligation notes for the debt to construct the Performing Arts Center. It is a short-term note, which will be largely paid off within the next year or two with other general obligation money. When the note is converted to bonds two years from now, the amount will more than likely not be \$4.5MM, but more like between \$2.5-\$3MM. This appropriation will carry the project through the first year or two of the construction phase.

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

**As discussed at the Work Session, Mayor Agenbroad called for a motion to suspend the rules and waive the second and third readings of Legislative Item 1 and 2, an Emergency Ordinance.**

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

No discussion.

**VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel Yes; Moore, Yes; Harding, Abstain; Ridd, Yes. [5-0-1]**

**Mayor Agenbroad called for a motion to adopt Ordinance O-18-29.**

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

No discussion.

**VOTE: Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Harding, Abstain; Ridd, Yes; Iverson, Yes. [5-0-1]**

- 2) ORDINANCE O-18-30: FIRST READING.** "AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$4,500,000 SPECIAL OBLIGATION PERFORMING ARTS CENTER BOND ANTICIPATION NOTES, BY THE CITY OF SPRINGBORO, OHIO IN ANTICIPATION OF THE ISSUANCE OF BONDS, PROVIDING FOR THE PLEDGE OF REVENUES FOR THE PAYMENT OF SUCH NOTES, AND DECLARING AN EMERGENCY," was read by the Clerk of Council.

This is the first reading of an ordinance providing for the issuance of not to exceed \$4,500,000 special obligation Performing Arts Center bond anticipation notes. (Refer to comments under Legislative Item 1.)

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

**Mayor Agenbroad called for a motion to adopt Ordinance O-18-30.**

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

No discussion.

**VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Harding, Abstain; Ridd, Yes. [5-0-1]**

- 3) **RESOLUTION R-18-25:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD THE BID AND ENTER INTO A CONTRACT FOR THE BUILDING PACKAGE FOR THE PERFORMING ARTS CENTER BUILDING," was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes the City Manager to award the bid and enter into a contract for the building package for the Performing Arts Center (PAC) building. This legislation is the final component to kick-start the IGA redevelopment. This resolution to authorize the construction of the Performing Arts Center follows approval of the development agreement, the creation of a TIF district, infrastructure agreement and a land lease agreement with Mills-Barnett, who will be constructing the private building space on the property. The Performing Arts Center will be anchored with three tenants –Playhouse South Theater Company, who has been presenting Theater Under the Stars productions at North Park for the past 10 years and will produce live performances throughout the year at the Performing Arts Center once it is constructed, the Center Stage Dance Studio, which is a current tenant of the IGA site and the Springboro Chamber of Commerce, which will also be located in the building. The chamber has outgrown its current space on S. Main Street and will be a great fit for the PAC. The new location will keep them close to S. Main Street, but will also make them one of the keys of the City's redevelopment efforts at the IGA site. The City has been working with Mills-Barnett over the past six to eight months on the initial design for this building. This project is a design-build project and Mills-Barnett is both the designer and the construction arm, which allows them to set a maximum price for this project. The cost of the PAC is \$4.5MM and they have to fulfill the design and construction within the \$4.5MM amount. Staff will keep the public up-to-date on this project as information becomes available. Staff also thanks Mayor and Council for their support throughout this project from the original purchase of the IGA property more than three years ago to the point we are at now. The public will be very excited about what they see happening at the IGA site over the next three to four years.

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

Mayor Agenbroad commended staff for taking the lead on this project and Council for working together with staff and supporting this project. It is great teamwork, and it will be a great community project.

**Mayor Agenbroad called for a motion to adopt Resolution R-18-25.**

**Ms. Iverson motioned. Ms. Moore seconded the motion.**

No discussion.

**VOTE: Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Harding, Abstain; Ridd, Yes; Iverson, Yes. [5-0-1]**

- 4) **RESOLUTION R-18-26:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXTEND AN EXISTING AGREEMENT WITH WILSON, SHANNON & SNOW, INC. AND THE OFFICE OF THE AUDITOR OF STATE, FOR AN ADDITIONAL FIVE (5) YEAR TERM, TO

CONDUCT AN AUDIT OF THE CITY OF SPRINGBORO FOR THE PERIODS ENDING DECEMBER 31, 2018 THROUGH DECEMBER 31, 2022," was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes an extension to an existing agreement with Wilson, Shannon & Snow, Inc. and the Office of the Auditor of State for an additional 5-year term to conduct the City's annual audit for the periods ending December 31, 2018 through December 31, 2022. Typically, the Auditor of State will resume annual audits following five years of audits performed by an independent public accounting firm; however, thanks to the Finance Department led by Finance Director Robyn Brown and Assistant Finance Director Beth Eaton and the great job they have done, the Auditor of State has authorized the City to continue using an independent firm for the next five years and allowed the City to extend its contract with Wilson, Shannon and Snow for audit services. The City expects to continue receiving clean audits during this next five-year period.

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

**Mayor Agenbroad called for a motion to adopt Resolution R-18-26.**

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

No discussion.

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

- 5) **RESOLUTION R-18-27:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MORTON SALT INC. FOR PURCHASE OF ROAD SALT FOR THE 2018-19 WINTER SEASON," was read by the Clerk of Council. Mr. Shackelford's comments are summarized as follows:

This resolution authorizes a contract with Morton Salt Inc. for the purchase of road salt for the 2018-2019 winter season. The City will be purchasing 2,000 tons of salt at \$76.96/ton for a total of \$153,920 from the Street Fund Supplies account. Staff recommends approval of this contract for the purchase of road salt.

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

Ms. Ridd asked what the salt residual from last year is.

Mr. Shackelford responded that the residual from last year is 1,500 tons.

**Mayor Agenbroad called for a motion to adopt Resolution R-18-27.**

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

No discussion.

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

- 6) **RESOLUTION R-18-28:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CHANNEL MAINTENANCE SYSTEMS FOR THE "CLEAR CREEK

STREAM BANK RESTORATION" PROJECT," was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes a contract with Channel Maintenance Systems for the "Clear Creek Stream Bank Restoration" Project. This project will address some erosion along the stream banks at Heatherwoode Golf Course. In the past, particularly on Hole 15 at the Tee Box, the City has contracted for the design and construction of a retaining wall to control the erosion, which is made of concrete block and is quite expensive. For this particular project, which would run from Hole 15 along the creek, the project cost for a retaining wall would have been approximately \$500,000 for approximately 500 ft., which is too expensive for such a short length of the creek. Development Director Elmer Dudas and City Engineer Chad Dixon found a company that does erosion control through natural restoration. This company actually fixes erosion naturally using trees, dirt and rocks from the surrounding area. This method has been utilized successfully on Little Miami River and Stillwater River. The appearance of the erosion control is completely natural. This contract would allow the City to fix the erosion problem along 5,600 ft. of the stream bank for \$452,000, which is a cost savings and saves the asset of our golf course. According to the contractor, it will take approximately three to four years for this natural erosion control to take effect, but it should be a very effective way to fix the erosion problems. Again, this project is much more cost effective than the retaining wall method and will cover much more area.

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

Ms. Ridd asked, since the method is more abstract and not visually concrete, if the contractor had any kind of guarantee or time period.

Mr. Pozzuto explained that the effects will appear in three to five years. The contractor will still engineer the project to some extent and will use a fabric structure to hold the natural materials in place. As far as a guarantee, this method has worked in two other locations in the area and they are fairly confident this method will work here.

Ms. Ridd asked if there would be any photo documentation such as before and after pictures or possibly one every year to show the progress.

Mr. Pozzuto replied yes, staff will be documenting the progress of the erosion control with pictures.

**Mayor Agenbroad called for a motion to adopt Resolution R-18-28.**

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

No discussion.

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

- 7) **RESOLUTION R-18-29:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIVE YEAR MAINTENANCE CONTRACT WITH CHANNEL MAINTENANCE SYSTEMS TO MAINTAIN THE "CLEAR CREEK STREAM BANK RESTORATION" PROJECT FOR 2019 THROUGH 2023," was read by the Clerk of Council.

This resolution authorizes a five-year maintenance contract with Channel Maintenance Systems to maintain the "Clear Creek Stream Bank Restoration" Project for 2019-2023. (Refer to comments under Legislative Item 6.)

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

**Mayor Agenbroad called for a motion to adopt Resolution R-18-29.**

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

No discussion.

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

- 8) **RESOLUTION R-18-30:** "A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. (WARREN COUNTY)," was read by the Clerk of Council. Mr. Shackelford's comments are summarized as follows:

This resolution accepts the amounts and rates as determined by the Warren Budget Commission and authorizes the necessary tax levies and certifies them to the county auditor for Warren County. The purpose of this legislation is to accept the amounts and rates as determined by the Warren County Budget Commission prior to October 1, 2018. The legislation includes Schedules A and B, which shows the amount approved by the Budget Commission for real estate property tax and the estimate of tax rates to be levied. Acceptance of the amounts and rates from Warren and Montgomery Counties is a formality each year, which verifies for the City of Springboro revenue projections from real estate property taxes and the homestead and rollback amounts calculated by the counties. Revenue from the real estate property tax and homestead and rollback will be included in the 2019 budget. Staff recommends approval of this resolution accepting the amounts and rates as determined by the budget commission.

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

**Mayor Agenbroad called for a motion to adopt Resolution R-18-30.**

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

No discussion.

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

- ITEM 7. REPORTS: Mayor's Report** – No calendar updates. Oktoberfest at Springboro United Church of Christ will be held this weekend beginning 6:00 PM on Friday and all day Saturday. The next City Council Work Session will be held on Thursday, October 4, 2018 at 5:30 PM to accommodate a police staffing study presentation followed by the Regular Meeting at 7:00 PM in Council Chambers. The September 20 Council Meeting date has been canceled.

**City Manager's Report** – Mr. Pozzuto reported that the next City Newsletter will be mailed to residents in the coming weeks. This newsletter will include the leaf collection schedule and map showing the designated pick-up times for each area of the City. The leaf collection program has been expanded this year from four to five pick-up times for each area of the City through the end of December. The program will run from October 15 through December 31.

**Committee Reports** –

**Ms. Ridd** – No reports.

**Ms. Iverson – Planning Commission** – The Planning Commission met in Work Session on August 29 at 6:00 PM in Council Chambers and approved the following items: Site Plan Review – 15 West Central Avenue, proposed annex building for Springboro United Church of Christ; Site Plan Review – 890 West Central Avenue (SR 73), Wendy’s restaurant exterior changes; Site Plan Review – 555 West Central Avenue, Four Seasons car wash to be constructed in front of Papa John’s Pizza. The Planning Commission meeting scheduled for Wednesday, September 12, 2018 at 6:00 PM in Council Chambers has been canceled.

Ms. Iverson also commented that the 5th Annual Bike the Boro event was held this past weekend at North Park. The event offers three different bike routes including a 2-mile ride for families and a 10-mile and 16-mile ride for more avid bikers. The festival at North Park following the bike rides had a rock wall, vendors from bike companies and many other attractions. Ms. Iverson thanked the city staff for all the work they put into this event and thanked the police department for keeping everyone safe. Ms. Iverson added that Bike the Boro is a unique event that showcases the great bike paths throughout the community.

**Ms. Moore** – No reports.

**Mr. Chmiel** – No reports.

**Deputy Mayor Harding** – No reports.

**ITEM 8. OTHER BUSINESS.** Mayor Agenbroad commented that the City has received numerous compliments on the City’s new Veterans Memorial, and he read a recent letter from a resident regarding Gardner Park and the Veterans Memorial as follows: *“Springboro Mayor & Council, Thank you for Gardner Park. My family recently moved to the Parkside Row community and we could not be more pleased with living next to Gardner Park. Every day we walk our dog “Maggie” around the park and love it. Thank you for honoring our Veterans. The monuments are beautiful and I especially like the lighting in the evening. Thank you for the trees honoring specific individuals who served. Every day I see women and men strolling their young children around the pond, elderly men fishing, people jogging around the pond and countless people walking their dogs and enjoying the beauty of the park. It is a joy and blessing to live in a community that provides us with this resource. Thank you for a beautiful park that enhances the lives of everyone in our community. Thank you, Russell Jones.”*

Mayor Agenbroad thanked Mr. Jones for his kind letter stating that the City appreciates receiving such positive feedback.

**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, September 6, 2018 Springboro City Council Regular Meeting at approximately 7:35 PM.**

**Ms. Iverson motioned. Ms. Moore seconded the motion.**

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

—MEETING ADJOURNED—



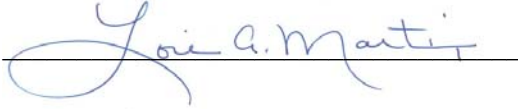
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John H. Agenbroad, Mayor

John H. Agenbroad

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Presiding Officer



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

CITY COUNCIL REGULAR MEETING

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THURSDAY, SEPTEMBER 20, 2018  
(Rescheduled to September 6)

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 *rescheduled* Regular Meeting of Thursday, September 20, 2018 to order at 7:36 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.
- ITEM 2. PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was observed at the September 6, 2018 Regular Meeting conducted immediately prior to this meeting.
- ITEM 3. ROLL CALL.** Agenbroad, Present; Brunner, Absent; 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 Kruihoff was also present.
- Mayor Agenbroad called for a motion to excuse Mr. Brunner, who is away on business.
- Ms. Ridd motioned. Ms. Iverson seconded the motion.
- No discussion.
- VOTE:** Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Harding, Yes; Ridd, Yes; Iverson, Yes. [6-0]
- ITEM 4. APPROVAL OF MINUTES:** No Minutes were submitted for approval.
- ITEM 5. PRESENTATIONS:** No Presentations.
- ITEM 6. LEGISLATION:** No Legislation was submitted for September 20.



The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · SEPTEMBER 6, 2018

**ITEM 7. REPORTS:** Reports were presented at the September 6, 2018 Regular Meeting conducted immediately prior to this meeting.

**Mayor's Report.  
City Manager's Report.  
Committee 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.

**Mayor Agenbroad called for a motion to adjourn the *rescheduled* Thursday, September 20, 2018 Springboro City Council Regular Meeting at approximately 7:38 PM.**

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

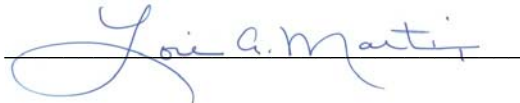
**VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Moore, Yes; Harding, Yes; Ridd, Yes.  
[6-0]**

—MEETING ADJOURNED—

  
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John H. Agenbroad, Mayor

John H. Agenbroad

\_\_\_\_\_  
Presiding Officer

  
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