

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

CITY COUNCIL WORK SESSION

THURSDAY, DECEMBER 6, 2007

6:00 PM

CITY COUNCIL
John Agenbroad, Mayor

Marie Belpulsi, Deputy Mayor
Scott Anderson
Jim Chmiel

Gary Hruska
Sheila Lairson
John D. Parise

CITY STAFF
Chris Thompson, City Manager

Chris Pozzuto, Assistant City Manager
Guest: John Fabelo, Architect, Lorenz Williams

Alan Schaeffer, Law Director
Lori Martin, Clerk of Council

ITEM 1. CALL TO ORDER. Mayor Agenbroad called the Work Session to order at approximately 6:00 PM in Council Chambers.

ITEM 2. ATTENDANCE. No absences.

Ms. Thompson provided the following updates/reports prior to Mr. Fabelo's presentation as follows:

Ms. Thompson reported that the City has settled the issue regarding the fence at the golf course with the developer Chuck Dickerson. Many of the residents of The Fairways have expressed concerns regarding the City's intention to install a fence between the golf course and The Fairways because they believed it was their property. The City and Mr. Dickerson have settled on the ornamental fence originally proposed by the City, and Ms. Thompson is waiting for a document from Mr. Dickerson that clearly states his understanding of the agreement. Mr. Dickerson stated that some of the residents of The Fairways might come to the meeting tonight. Ms. Thompson stated that she would be happy to address any of those residents, but they were supposedly informed that the City, Mr. Dickerson, and Drees, the builder, have reached an agreement regarding the fence.

In addition, Ms. Thompson reported that Mr. Keen who owns properties on South Main Street (143-155 S. Main Street) is very concerned about the safety of the boardwalk that the City recently replaced in front of his buildings. Many years ago it was replaced with wood boards. Mr. Keen disagreed with the City regarding how to fix or replace the boardwalk. Mr. Keen wanted the City to put steel reinforcement underneath, and staff did not believe that was necessary. The old boardwalk was replaced with composite boards. Ms. Thompson commented that she does believe Mr. Keen's claim that the boardwalk is a potential hazard when it gets wet.

Ms. Lairson commented that wood also gets slippery when it gets wet. Ms. Thompson stated that the composite material is even slicker than wood. As a permanent solution, staff has suggested a sandy or gritty surface treatment to make the surface rough. When the weather permits, they plan to proceed with this treatment. Mr. Keen has written a letter to City Council and City Manager outlining his concerns, and he might attend tonight's meeting to address Council regarding his concerns. Ms. Thompson stated that she would inform Mr. Keen of staff's plans to treat the surface of the boardwalk to increase safety.

during wet conditions.

Ms. Thompson requested an Executive Session following tonight's City Council Regular Meeting to discuss the sale of property and to discuss the purchase of property.

ITEM 3. PRESENTATION/DISCUSSION. – City Council reviewed/discussed plans for the new City Building with Lorenz Williams Architects.

Mr. Fabelo presented proposed plans for the new City building Council Chambers and related areas commenting as follows:

Mr. Fabelo displayed images of other Council Room projects and a visual of what the Council/Court Room could look like. The goal is to gather some input regarding the seating, capacity, and arrangement of the Council room. The images show the character, scale, and sense of presence that is established in the Council Chamber itself. A variety of Council Chambers feature fixed seating to define the public area and a focal wall behind the Council dais. High ceilings create scale and volume, which give the room importance. The proposed council room would feature richer, warmer colors, flooring would vary between a hard surface and carpet, different ceiling heights, soffets and lighting provide the room with features that work for both court and council. The ceilings and floors set up zones to create formality and organization to the space. They also looked for opportunities to introduce natural light without the external distractions or visibility. The positioning of the bench creates flexibility to meet all of the different needs of the users of this room. They introduced a podium and a table that could be used for a planning session in the arena area. A lower dais has been created to the side of the Council dais for the City Manager and department heads. The transition of the flooring and ceilings and lighting would define spaces within the room, set up some formality and organization. Internal windows are incorporated to introduce natural light. The positioning of the bench allows for some flexibility and achieves the needs of both the Council and the Court functions for this room.

Ms. Belpulsi suggested that when designing the room they should take into consideration the fact that the Council Meetings will be televised, and should avoid finishes that would be disruptive to the video such as reflective glass and white backgrounds.

Mr. Fabelo referred to the floor plan orientation pointing out that the entrance to the room is a side entrance with double doors leading to the center of the room. Entering at this point would be less distracting than entering from the back of the room. There are two steps up to the Council dais, and the room has two back exits. There are also two tables in the arena area that would hold six people for a more informal session.

Mr. Hruska asked why they proposed fixed seating? Mr. Fabelo stated that the plan has a community room where other functions should take place. This room does not need to be as flexible and should really be dedicated to Council and Court. The room is not intended for multiple functions. The orientation of the room is very critical to its function and they did not want the seating to fall off line from being moved around. The stationary seating creates a comfortable, but fixed formality that Council controls.

Ms. Thompson stated that staff supports the fixed seating because the chairs were always being moved around to accommodate other functions because the Council Chambers was the only room the City currently has to use for functions that occur in here frequently. The new Council Chambers would be a dedicated space for City Council, Planning Commission, and Court.

Mr. Fabelo referred to the entire floor plan of the public side of the building including the Clerk of Courts and Clerk of Council offices, executive conference room, and exit to the porch. The central corridor leads to the outside and the door at the back of the Council room leads to the executive conference room.

Mr. Chmiel asked if visual aids for the room such as projectors and screens had been considered? Mr. Fabelo stated that they have not reached that point in the design process have, but there would be some flexibility when incorporating the technology into the design.

Mr. Fabelo described the wood and chair rail used to accentuate the corners and frame the feature wall of the room. Wood is

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too dark for the feature wall; it would need to be more controlling in terms of the finish. One option would be for the screen to come down from that area. The City logo would appear on the feature wall and the City of Springboro would appear on the front of the dais. If the screen were down, the viewing audience could still see the City of Springboro name on the front of the dais.

Mr. Hruska asked if they would have to turn around to see the screen? Mr. Fabelo explained that computer screens would be built into the Council desk and would display anything being projected onto the screen.

Mr. Fabelo further explained that the flooring and other architectural features separate the room into three sections, which flow from private to semi-public to public –carpet would define the public seating area and tile floors would define the semi-public "arena" area where speakers or presentations would be staged.

Ms. Belpulsi asked where the lectern would be placed? Mr. Fabelo answered that it would be placed in the semi-public area between the seating and the Council dais.

Mr. Fabelo further explained that the higher ceilings are over the Council dais, and the lower ceilings are over the seating area along with the transition from tile to carpet separates the private area from the public area.

Ms. Belpulsi asked if the tile floor would be safe or non-skidding and quiet? Mr. Fabelo stated that the tile floor would create some noise, but the ceilings and walls all factor into the acoustics of the room and lobby areas.

Mr. Fabelo also explained that they are proposing a darker, richer wood to lend to the formality of the room. The majority of the woodwork would be the darker tone matched with a lighter tone.

Ms. Belpulsi asked Mr. Fabelo again to take into consideration when designing the lighting, etc. that the meetings would be televised.

Mr. Anderson asked if the broadcasting equipment used to televise the meetings would be visible in the room? Mr. Fabelo explained that all of the technology would be hidden from view.

Ms. Thompson stated that the proposed room shows the City Manager, the Assistant City Manager, and the Law Director seated off to the side of the Council dais. Ms. Thompson asked for Council 's opinion regarding this seating arrangement? .

Mr. Hruska asked if that seating would be used for the defense and witness box during court? Ms. Thompson replied yes.

There were no objections to the City Manager and key staff being seated to the side of the Council dais

Ms. Lairson stated that she would like the community room to have direct access to the porch. She asked if the porch could be extended to the end of the building on that side. Mr. Fabelo replied yes, they could reconfigure the plan to extend the porch on that side of the building and provide an exit from the community room to the outside.

With no further questions or discussion, Mayor Agenbroad thanked Mr. Fabelo for his presentation.

ITEM 4. LEGISLATIVE AGENDA. – No legislative agenda items were submitted for the December 6, 2007 City Council Regular Meeting.

ITEM 5. CITY MANAGER. –Issues/Reports.

Please refer to the City Manager's comments above prior to Agenda Item 3.

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

Warren County Municipal League Holiday Meeting – The Annual Warren County Municipal League Holiday Meeting will be

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held on Wednesday, December 12 beginning with Social Period at 6:00PM followed by Dinner at 6:45PM at Heatherwoode Golf Club.

December 18 City Council Meeting Attendance – All will be in attendance except Ms. Lairson. The December 18 City Council Work Session and Regular Meeting will be held at the City's temporary offices in the Dalco Building located at 425 S. Pioneer Blvd. in Springboro.

Employee/Volunteer Appreciation Event and Holiday Open House – The annual Employee/Volunteer Appreciation Event and Holiday Open House will be held on Friday, December 14, 6:00-11:00PM at Heatherwoode.

Mr. Pozzuto reported that the Park Board agreed to fill the pond at North Park. The Park Board recommends replacing the pond with another feature or amenity.

ITEM 7. CITY COUNCIL. –Issues/Reports.

Mr. Parise – No issues/reports.

Mr. Chmiel – Mr. Chmiel will present a Planning Commission report at tonight's City Council Regular Meeting under Reports.

Mr. Hruska – No issues/reports.

Mr. Lairson – Ms. Lairson reported that she met with Mr. Parise and Ms. Thompson to discuss establishing a new committee to assist residents and a proposal would be presented in the near future.

Mr. Anderson – No issues/reports.

Ms. Belpulsi – No issues/reports.

Mayor Agenbroad – No issues/reports.

ITEM 8. ADJOURNMENT. With no further discussion, Mayor Agenbroad adjourned the City Council Work Session at approximately 6:55 PM.

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

CITY COUNCIL REGULAR MEETING

THURSDAY, DECEMBER 6, 2007

7:00 PM

CITY COUNCIL
John Agenbroad, Mayor

Marie Belpulsi, Deputy Mayor

Gary Hruska

Scott Anderson
Jim Chmiel

Sheila Lairson
John D. Parise

CITY STAFF

Chris Thompson, City Manager

Chris Pozzuto, Assistant City Manager

Alan Schaeffer, Law Director
Lori Martin, Clerk of Council

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- ITEM 1. **CALL TO ORDER.** Mayor Agenbroad called the Springboro, Ohio City Council Regular Meeting to order at 7:00 PM in Council Chambers at the Springboro City 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; Anderson, Present; Belpulsi, Present; Chmiel, Present; Hruska, Present; Lairson, Present; Parise, Present.
- ITEM 4. **APPROVAL OF MINUTES:** No minutes.
- ITEM 5. **PRESENTATIONS:** No presentations.
- ITEM 6. **LEGISLATION:** No legislation.

City Council held a Work Session at 6:00 PM tonight for approximately 55 minutes to review and discuss the plans for the new City building with Lorenz Williams Architects as well as other matters before the City.

ITEM 7. **REPORTS:**

Mayor's Report – The Christmas Holiday will be observed on December 24 and 25; whereby, the City offices will be closed. The New Year's Day Holiday will be observed on January 1; whereby, the City offices will be closed. The next City Council Work Session will be held on Tuesday, December 18, 2007 at 6:00 PM at the City's temporary facility in the Dalco Building located at 425 S. Pioneer Blvd. in Springboro. The next City Council Regular Meeting will be held on Tuesday, December 18, 2007 at 7:00 PM in the City's temporary facility at the Dalco Building located at 425 S. Pioneer Blvd. in Springboro. The Finance Committee will meet at 5:30 PM on Tuesday, December 18 at the Dalco Building, as well.

City Manager's Report – The City Offices will be closed tomorrow and Monday in order for the staff to move the entire City offices to the Dalco Building located at 425 S. Pioneer Blvd. Ms. Thompson commended Assistant City Manager Chris Pozzuto who has coordinated this move. Ms. Thompson commented that it is not insignificant to move an entire City staff and all of the City's records and equipment to another facility. Ms. Thompson thanked Mr. Pozzuto for his efforts. City Council is invited to tour the Dalco Building tonight following the Council meeting. The next City Council meetings on December 18 will be held at the Dalco Building located at 425 S. Pioneer Blvd. in Springboro. Ms. Thompson thanked Mr. Pozzuto and all of the City staff. She explained that the City could have spent a lot of money moving the offices, but staff has helped by packing their own materials, and staff has cleaned the attic and the basement of the building. Ms. Thompson estimated that the City has operated out of this building for 30-40 years. Again, Ms. Thompson thanked staff for doing most of the work during the move; she as well as City Council appreciates staff's efforts.

Committee Reports –

Mr. Parise – No reports.

Mr. Chmiel – No reports.

Mr. Hruska – No reports.

Ms. Lairson – No reports.

Mr. Anderson – No reports.

Ms. Belpulsi – No reports.

ITEM 8. OTHER BUSINESS. No other business.

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. No final Council or Manager comments.

ITEM 10. GUEST COMMENTS. 1) Mike Hemmert, 115 Heatherwoode Boulevard, Springboro – Mr. Hemmert commented as follows: Springboro business Bella Vino would like to thank the community, as over 500 people attended their grand opening on November 17. A number of restaurants contributed appetizers to that event, and Chris Papakirk of the Springboro Planning Commission provided the entertainment. In addition, a number of Springboro businesses continue to contribute to the food pantry including Springboro IGA, Dorothy Lane Market, Donut Haus, and Klosterman Bakery, who donates bread to the pantry on a regular basis. They have contacted Victory Wholesale Grocers who are excited about partnering with the food pantry as well. A Springboro couple that wishes to remain anonymous has helped the food pantry many times. For example, the food pantry helped 350 families at Thanksgiving at a cost of \$4,500, which was donated by this couple. In November, the food pantry passed out 776 baskets. The food pantry has 110 volunteers, and most of them volunteer on a part time basis. If anyone is looking for an opportunity to give back to the community, volunteering for the food pantry is a great opportunity. Springboro students, parents, and a number of retired people volunteer at the pantry; please contact the pantry if you have time to volunteer.

Mayor Agenbroad thanked Mr. Hemmert for his comments. Mayor Agenbroad asked if there were any other guests who wished to be heard, to please come to the podium and state their name for the record and make their comments accordingly.

2) Ron Keen, Keen Properties, 143-155 S. Main Street, Springboro – Mr. Keen expressed his concerns regarding the new board walk installed by the City on S. Main Street as follows: *(A copy of Mr. Keen's letter to City Council and City Manager regarding this matter is attached for the record.)* Mr. Keen explained that they have had problems with the old boardwalk for 20 years. The City Public Works department asked Mr. Keen to meet with them this year three or four times to review the plans for the new boardwalk. Mr. Keen commented that the City did a great job installing the new boardwalk; it is a lot better and he is grateful to the City for this improvement. Mr. Keen's concern is the safety of the boardwalk. Mr. Keen asked the City Street Department if they would install handrails. Mr. Keen commented that people have been falling on the boardwalk for the past twenty years by tripping on loose nails, etc. Mr. Keen further commented that someone has already fallen on the boardwalk during the Christmas in Springboro Festival. He also commented that two days after the installation, one of the boards came loose. Mr. Keen is also concerned because snow is covering up the lower level on the new boardwalk, and three days after it was installed it was being used for skateboarding. Mr. Keen asked if the City could install handrails on the boardwalk in front of his three buildings, which would increase safety and be helpful. Mr. Keen added that during the frost the surface is very slick.

Ms. Thompson explained that the boards are a composite material, which is different from wood. Ms. Thompson further explained that the condition of the old boardwalk was very bad, thus the new boardwalk is a big improvement. Ms. Thompson stated that the boardwalk is public property and the City is concerned for safety reasons as well. Ms. Thompson further stated that she conferred with the Public Works Department this morning at

the City staff meeting and they have some ideas to make the surface of the boardwalk safer and less slick. However, the safety upgrades cannot be completed immediately due to the weather conditions, but Ms. Thompson would like Mr. Keen to know that staff has had a conversation regarding the safety of the boardwalk, and will follow up on this issue. Ms. Thompson further mentioned that they discussed using certain materials to create a rougher surface on the boardwalk, and that handrails were also a consideration.

Mr. Keen also asked if the City could install some trees on the boardwalk. He pointed out that it was in the historical district, and added that the crosswalks installed by the City last year were a wonderful addition downtown. Ms. Keen also suggested flowerpots to break up the boardwalk.

Ms. Thompson suggested that a couple of the merchants in that area of S. Main Street could work together with the City with respect to flowerpots, etc., because it often becomes a maintenance issue. Mr. Keen offered to do the plantings if flower boxes were installed.

Mr. Keen asked Ms. Thompson what they should do when the boardwalk needs repairs? Ms. Thompson stated that he should contact her or Assistant City Manager Chris Pozzuto, and they would notify the Public Works Department. Ms. Thompson reiterated that staff did discuss trying a rougher surface and will consider handrails. Ms. Thompson assured Mr. Keen that she would have someone contact him about working together to beautify the boardwalk.

Ms. Lairson commented that there are tree grants available through the City's Tree Authority if Mr. Keen would be interested in looking into that option. The tree grants are matching grants.

Mr. Keen stated that he would just need to know what the City would allow him to do to help beautify the boardwalk. Mr. Keen thanked Ms. Thompson and Council.

Mayor Agenbroad thanked Mr. Keen for his comments. Mayor Agenbroad asked if there were any other guests who wished to be heard, to please come to the podium and state their name for the record and make their comments accordingly.

No other guests came forward.

ITEM 11. EXECUTIVE SESSION. Mayor Agenbroad stated that a request was made at the Work Session to enter Executive Session following the Regular Order of Business to discuss the sale of property and to discuss the purchase of property.

Mr. Hruska motioned to enter Executive Session under R.C. 121.22(G), following the Regular Order of Business, to discuss the sale of property and to discuss the purchase of property. Mr. Chmiel seconded the motion.

No discussion.

VOTE: Parise, Yes; Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Hruska, Yes; Chmiel, Yes. [APPROVED 7-0]

ITEM 12. ADJOURNMENT. Mayor Agenbroad thanked the MVCC for tonight's telecast and eventual rebroadcast of this Springboro City Council Meeting.

Mr. Chmiel motioned to adjourn the meeting to Executive Session followed by the adjournment of the City Council Regular Meeting; whereby, the Thursday, December 6, 2007 Springboro City Council Regular Meeting was adjourned to Executive Session at approximately 7:12 PM. Ms. Belpulsi seconded the motion.

No discussion.

**VOTE: Agenbroad, Yes; Hruska, Yes; Chmiel, Yes; Parise, Yes; Lairson, Yes; Anderson, Yes; Belpulsi, Yes.
[APPROVED 7-0]**

With no objections, City Council exited Executive Session at approximately 7:40 PM; whereby, no votes were taken. And, with no further business, Mayor Agenbroad adjourned the City Council Regular Meeting at approximately 7:40 PM.

John Agenbroad, Mayor

Presiding Officer

Lori A. Martin, Clerk of Council