

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

CITY COUNCIL WORK SESSION

THURSDAY, JULY 19, 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

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.
- ITEM 3. LEGISLATIVE AGENDA.** –City Council will consider 5 legislative agenda items slated for the July 19, 2007 City Council Regular Meeting.

Mayor Agenbroad commented that tonight's City Council Regular Meeting would begin with a Public Hearing to amend the City's Mobility Master Plan.

- 1) **EMERGENCY ORDINANCE: FIRST READING.** AN ORDINANCE AMENDING SECTION 1226.05, STATE ROUTE 73 ACCESS PLAN, CHAPTER 1226, MOBILITY MASTER PLAN, TITLE TWO – PLANNING, PART TWELVE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, OHIO AND DECLARING AN EMERGENCY.

Ms. Thompson commented that this ordinance is the subject of the Public Hearing being held at tonight's Council meeting. Ms. Thompson referred to an aerial view of the proposed amendment to the Mobility Master Plan. (The aerial view of the proposed amendment to the Mobility Master Plan will be filed with the minutes for the record.) Ms. Thompson pointed out the Interchange Modification Study (IMS) area that the City of Springboro and the City of Franklin worked together on through ODOT. This amendment would incorporate the IMS area into the Mobility Master Plan, and would essentially allow the City to make all of the proposed changes as part of the City's Mobility Master Plan without any further amendments to the plan. For example, if a development is proposed at the corner of Sharts Road and SR73, the City could, with this plan in place, dictate curb cuts and certain other provisions according to the plan. The Planning Commission has already incorporated an access road behind Tim Horton's, which was previously approved and adopted under the SR73 Access Management Plan amendment to the Master Mobility Plan. The missing piece in the larger mobility plan was the IMS study area, which focuses on the area of I-75, specifically the ramps, the future north bound ramp where the BP currently sits, and the widening of SR73 from I-75 to Tahlequah Trail at Edwards Furniture. The amendment proposed under this ordinance is for the most part a development tool to inform developers of the City's intent to take certain rights-of-way in the future to accommodate the interchange modifications. Additionally, much of the right-of-way around the interchange area belongs to

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ODOT, and was acquired years ago. This plan also allows the City to add lanes at Sharts Road onto SR73 and allows for a future northbound ramp, and protects the City from claims that it does not have a plan in place that accommodates these changes.

Mr. Parise asked if the businesses along the access road would still have access from the road to SR73 once this plan is completed? Ms. Thompson explained that the plan for the access road, which is already in place, would connect all of those businesses, and they would still have access off SR73, but the traffic signalization would be altered—the traffic signal is currently located at Taco Bell—because the traffic engineering in that area right now is relatively poor for drivers attempting to turn east on SR73 from these businesses. The access road would give those businesses an alternative way to access SR73. Mr. Parise asked if that was the reason for the access road? Ms. Thompson replied yes, it would allow traffic to cut through to a light, and once the plan is completed, it would allow traffic to go another direction to a light giving those businesses even more ways to access SR73.

Mr. Chmiel inquired regarding the loop currently used to access north I-75. Mr. Chmiel asked if there would be a shared lane that would pick up the new north bound ramp as well? He stated that traffic is merging onto I-75 from the existing route, and asked if that would still be open to traffic coming from west to east to get on northbound I-75? Ms. Thompson answered yes. Mr. Chmiel asked if when traffic merges onto the highway, would there be a continuous lane that would prevent traffic from merging onto the highway until drivers pass the new ramp? Ms. Thompson stated that as she understands it there would be an additional lane to I-75 that would continue instead of merging making it an add lane, and eventually this first lane would merge into the continuous lane or new shared lane created by the modifications to the interchange. Mr. Chmiel clarified that traffic would only merge with traffic getting onto the highway, then traffic merges onto the highway once both lanes join the add lane. Ms. Thompson replied yes.

Ms. Thompson also commented that the southbound ramp off I-75, which is currently backed up to the highway at around 6:00 PM every night, is not a priority for ODOT right now. She further commented that the interchange modifications would literally result in two lanes that turn into Springboro, which is why the bridge reconstruction project is so important. The bridge reconstruction would allow for the widening of the piers in order for the City to add lanes to improve traffic flow. Again, SR73 will be widened only to Tahlequah Trail at Edwards Furniture where it will narrow again to the existing lanes. Ms. Thompson added that the traffic engineers have reviewed this plan, and according to their analysis there will be enough lanes to handle the traffic flow.

Ms. Thompson referred to a large undeveloped parcel located on the north side of SR73 on the aerial view and commented that the City does not plan to pay for or install the roadway until someone chooses to develop the parcel. If a developer proposes to develop the whole parcel, then by virtue of this legislation the City can request that the developer construct the road.

Ms. Lairson asked if the vacant lot to which Ms. Thompson referred is the one located next to KFC? Ms. Thompson replied yes, and explained that the lot is approximately 14 acres unless a developer proposes a lot-split.

Ms. Belpulsi confirmed that the lot could be split. Ms. Thompson replied yes, a developer could request a lot split as long as they have frontage, which means they would have to install the roadway.

Ms. Thompson also commented that the City met with all of the businesses in the plan area when the City proposed the SR73 Access Management Plan and informed them of the future plans surrounding the I-75 interchange area. The businesses, such as Edwards Furniture, wanted to know how the access road would affect their property. The plan was worked out with the businesses as far as their acceptance of the plan at this time, and when the plan is implemented, the City will have to work very closely with those businesses.

- 2) **EMERGENCY ORDINANCE: FIRST READING.** AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN MAINTENANCE IN THE MCCRAY FARMS SECTION NINE SUBDIVISION IN THE CITY AND DECLARING AN EMERGENCY.

No discussion.

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- 3) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE A DRUG ABUSE RESISTANCE EDUCATION (DARE) GRANTS PROGRAM APPLICATION AND TO ENTER INTO AN AGREEMENT WITH OHIO ATTORNEY GENERAL MARC DANN, TO CONTINUE THE "DARE" PROGRAM IN THE SPRINGBORO CITY SCHOOLS FOR THE 2007-2008 SCHOOL YEAR.

No discussion.

- 4) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE AGREEMENT WITH HARBOURLINK NETWORK LTD, TO INSTALL AND MAINTAIN A WIRELESS NETWORK WITHIN THE CITY OF SPRINGBORO.

Mr. Hruska asked if the proposed contract with Harbourlink had a termination clause? Mr. Schaeffer replied yes, the contract allows either party to terminate without cause with 30-days notice.

Ms. Belpulsi confirmed that this contract is at no cost to the City. Ms. Thompson replied yes.

Ms. Hruska stated that even though the service is no cost to the City, the City might want to terminate the contract if the service is bad in order to contract with another provider for better service.

Ms. Belpulsi confirmed that if another provider offers better service, then they would be allowed to compete in the City. Mr. Schaeffer replied yes, that would be the City's choice.

Mr. Hruska wanted to make sure the City could sign another contract if a better deal is proposed. Mr. Schaeffer answered yes.

Ms. Belpulsi commented that the company would most likely want to increase their coverage in the City and provide wireless internet access to residents in their homes. Ms. Thompson stated that they would like to provide residential service in the future, and residents would pay for that service through Harbourlink. Ms. Thompson explained that the proposed contract strictly provides WiFi access in selected areas of the City, and users would be subject to "cookies" or pop-up advertising when using the service.

Mr. Hruska asked if the WiFi service would be effective inside the City building or could be negotiated in the contract for the City building? Ms. Thompson explained that this service is restricted to outside areas and would not penetrate walls. Mr. Hruska asked if this service could be utilized in the new City building? Ms. Thompson answered that the proposal is for a two-year contract, but wireless access for the new City building or other areas of the City could be negotiated in a renewal contract.

Ms. Belpulsi suggested that the City could look into wireless internet access for the new City building when they start offering the service for residential use.

Mr. Schaeffer commented that the WiFi system might present a security issue that the hardwire system does not.

Ms. Thompson commented that she did not believe there would be a need for WiFi capability in the new City building unless it would be used outside with a laptop computer.

Mr. Hruska suggested that wireless access could be used in the community room of the new City building.

Ms. Belpulsi commented that pop-up advertising is how the company markets the service, and the advertising is supposed to be concentrated in the community. Ms. Thompson replied yes, the pop-up ads would be for community and area businesses. Ms. Thompson added that Dorothy Lane Market and Max & Erma's offer free WiFi service inside, and the wireless service provided by Harbourlink would not interfere with those inside services. Ms. Thompson reiterated that this contract is strictly for outside service.

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- 5) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT OF LEASE FOR 10,373 SQUARE FEET OF OFFICE SPACE LOCATED AT 425 SOUTH PIONEER BOULEVARD, FROM DOUBLE D. PROPERTIES, LTD., FOR THE TEMPORARY RELOCATION OF ALL CITY ADMINISTRATIVE SERVICES THAT ARE CURRENTLY LOCATED AT 320 WEST CENTRAL AVENUE.

Mayor Agenbroad asked what is the projected move-in date for the City's temporary relocation?

Ms. Thompson explained that according to the proposed lease agreement the City has occupancy on November 1; however, the physical move would take place on or before December 15. Ms. Thompson further explained that the Computer Systems Administrator would begin installing the computer network and telephone system sometime during the 45 days prior to December 15. She added that every Council meeting with the exception of the very last one in 2007, which is December 15, would be held in Council Chambers.

Mr. Anderson asked if Council would be sitting at tables in the temporary facility? Ms. Thompson replied yes, Council would be sitting behind six ft. long, skirted tables.

Mr. Anderson asked if the MVCC would be able to broadcast the Council meetings from the temporary location? Ms. Thompson replied no, the meetings would be recorded and rebroadcast at a later date and time.

Ms. Belpulsi asked if the Council meetings could be held at Heatherwoode? Ms. Thompson replied yes, if that is what Council desires. Ms. Thompson explained that the designated meeting room at the temporary facility is an empty room and no machines or equipment would be visible to the public. Ms. Thompson stated that using Heatherwoode for Council meetings would not be a problem, unless the meetings conflict with the schedule at Heatherwoode.

Mr. Hruska commented that the Council meetings should not disrupt the scheduling of outings and events at Heatherwoode. Ms. Thompson agreed that the Council meetings should not jeopardize business for Heatherwoode.

Mr. Anderson suggested the Springboro High School Board Room. Ms. Thompson commented that the schools would charge for a custodian. Mayor Agenbroad suggested the Library. Ms. Thompson stated that Council would also be sitting behind tables at the library. Mr. Chmiel asked if the community room at Community Bank would be large enough? Ms. Thompson commented that the room is upstairs, and it must have an elevator to meet ADA requirements. Mayor Agenbroad stated that the community room holds 45 people. Community Bank also has an elevator.

Ms. Thompson offered to inquire regarding these alternative meeting rooms, but she would need to know for sure if Council wishes to hold their meetings elsewhere.

Ms. Belpulsi asked if all of the board and commission meetings would be held in the same place? Ms. Thompson replied yes. Ms. Belpulsi asked if the Council meetings were moved would all of the meetings be moved. Ms. Thompson replied no, the board and commission meetings would be held at the temporary location. She explained that it would difficult to schedule all of those meetings at other sites. Also, certain committee meetings are recorded such as the Planning Commission.

Ms. Thompson referred to a floor plan of the Dalco Building and made the following comments: A door to the outside would be installed to the meeting room, which leads to the parking area. There are areas of the building, which will be shared space, including the restrooms. The meeting room would be a shared space, but the City was able to get exclusive rights to the room for Wednesday and Thursday nights and for the various board and commission meetings. The Dalco Company only has about five employees in the building; therefore, City staff would occupy the majority of the space. The remaining areas consist of the space the City would lease, which is already configured with offices along the wall and the entire alcove. There is a server room for IT purposes to be shared with Dalco. The offices are furnished and carpeted; therefore, it will not be necessary to move or buy furniture, etc. for the temporary space. The only modifications the City would have to make would be to create spaces within the open floor area, and the City is permitted to use the cubicle furniture stored in the warehouse for that purpose.

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In detail, the front door to the facility is located off S. Pioneer Blvd. with an existing reception area, which would be the main point of contact for the public. The dispatch center will be set up in this quadrant due to the available generators, and the utilities/customer service department will also be near the front entrance for customers to pay water bills, etc. The City also has permission to install a drop box at the temporary facility for utility and tax payments. The finance functions including accounts payable and accounts receivable will be located beyond the utilities/customer service area in cubicle spaces followed by the engineering and planning departments and the computer systems administrator. There is a nice complex toward the rear of the building, which will have a locker facility for the police department and offices for the Police Chief and Police Lieutenant. This area will have a door for the police officers to use for processing purposes, etc.

The Dalco Building is more space than the current City building with over 10,000 sq. ft., with a lot of open space. Ms. Thompson commented that the Dalco Building was truly the only place in the City staff was able to find with sufficient parking, as most of the alternatives were warehouse/office facilities, which typically had 20 parking spots for the entire space. Ms. Thompson explained that on court day there are as many as 150 people going through the City building in shifts, and 20 parking spaces are not even enough for staff. Ms. Thompson further explained that the search for temporary space was also limited by the number of places in Springboro that had the necessary office infrastructure already in place without having to build walls and partitions and provide furnishings. Ms. Thompson stated that for all of the things the City does not have to provide, the Dalco Building is a wonderful space. Ms. Thompson added that Dalco was started by two Springboro residents in their garage and is a homegrown business. Ms. Thompson further added that there would be some warehouse space to rent if the City chooses, but she could not think of a valid reason for that because there is not much in the City building that is salvageable, as most of what staff is using is in excess of 20 years old and deteriorating. Ms. Thompson reiterated that she would consider alternative meeting places for City Council meetings, but the City does need the meeting space in the temporary facility for court and other board and commission meetings. Mayor Agenbroad also suggested the YMCA Board Room.

Mr. Parise asked if the City's address and telephone number would remain the same during the temporary move? Ms. Thompson replied yes. She explained that AT&T would move the phone system, and the City would keep the same telephone numbers. Ms. Thompson also explained that there would be no change of address; all mail for the City address would be held at the post office and picked-up on a daily basis. Ms. Thompson added that the City does need a new phone system, which the Computer Systems Administrator will look into for the new city building. Ms. Thompson reiterated that there would be an entrance for the public off S. Pioneer Blvd., a private entrance for staff, and a public entrance for the court and council meeting room accessible from the parking area.

ITEM 4. CITY MANAGER. –Issues/Reports.

New City Building: *The architects will meet with City Council to review plans for the new City building on September 20 and October 4 at 5:30 PM prior to the regular Work Session discussion. The architects believe that 30 minutes will be beneficial for this discussion. The Finance Committee meeting scheduled for September 20 has been canceled to accommodate this schedule.*

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

Ms. Martin made the following comments and announcements:

Records Commission Meeting: *The next Records Commission meeting will be held on Tuesday, August 7. The Commission will discuss House Bill 9 and its implications for the City with respect to electronic records such as e-mail and voice mail.*

2008 Charter Review: *Staff is in the process of reviewing the Charter, and will focus on sections pertinent to their respective departments and forward any recommendations for revision to Ms. Martin by August 16. Charter committees such as the Planning Commission and the Board of Zoning appeals will also be asked for their input regarding Charter revisions. Once all recommendations are received, a compilation of the proposed revisions will be prepared to present to the Charter Review Commission in January.*

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National Night Out: The National Night Out event will be held on Tuesday, August 7, 5:00-9:00 PM at Patricia Allyn Park.

Council Portraits: City Council group and individual portraits are scheduled for Thursday, September 6 from 5:00 –6:00 PM in Council Chambers.

ITEM 6. CITY COUNCIL. –Issues/Reports.

Mr. Parise – No issues/reports.

Mr. Chmiel – Mr. Chmiel will present a Finance Committee Report and a Planning Commission Report at tonight's City Council Regular Meeting under Committee Reports.

Mr. Hruska – No issues/reports.

Ms. Lairson – No issues/reports.

Mr. Anderson – No issues/reports.

Ms. Belpulsi – Ms. Belpulsi asked Ms. Thompson if she could explore the possibility of reducing the speed limit on State Route 73 within the City limits from the Lovely Farm east? Ms. Belpulsi commented that the residents in that area are concerned about the rezoning, and she would like to see if the City could lower the speed limit in that area. Ms. Thompson will follow up on the possibility of reducing the speed limit on SR73 with the proper authorities. Ms. Belpulsi also asked if a left hand turn signal could be added to the traffic light at the intersection of SR73 and SR741 going east. Ms. Thompson clarified that Ms. Belpulsi is requesting a left hand turn signal on south SR741 turning east. Ms. Belpulsi commented that the line of site at that location is really poor. Ms. Thompson stated that the signal issue would have to be reviewed by the City's traffic engineer Scott Knebel of LJB, who would have to analyze the intersection.

Mayor Agenbroad – Mayor Agenbroad reminded Ms. Lairson that she should abstain from the approval of the Council Meeting Minutes of July 5 due to her absence.

At approximately 6:36 PM, Ms. Belpulsi motioned to enter Executive Session under R.C.121.22(G) to discuss the sale of property. Ms. Lairson seconded the motion.

No discussion.

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

With no objections, City Council exited Executive Session at approximately 6:53 PM; whereby, no votes were taken.

ITEM 7. ADJOURNMENT. With no further discussion, Mayor Agenbroad adjourned the City Council Work Session at approximately 6:53 PM.

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

CITY COUNCIL REGULAR MEETING

THURSDAY, JULY 19, 2007

7:00 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

Alan Schaeffer, Law Director
Lori Martin, Clerk of Council

- 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.

PUBLIC HEARING

IN ACCORDANCE WITH OHIO REVISED CODE SECTION 713.12, A PUBLIC HEARING WAS HELD BEFORE THE CITY COUNCIL OF THE CITY OF SPRINGBORO, OHIO ON THURSDAY, JULY 19, 2007 BEGINNING AT 7:00 P.M. TO AMEND THE TEXT OF THE PLANNING AND ZONING CODE, PART XII OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, OHIO. THE PUBLIC HEARING TOOK PLACE IN COUNCIL CHAMBERS AT THE SPRINGBORO CITY BUILDING, 320 WEST CENTRAL AVENUE (SR 73), SPRINGBORO, OHIO 45066.

PUBLIC HEARING: THIS PUBLIC HEARING WAS IN REGARDS TO A RECOMMENDATION FROM THE SPRINGBORO PLANNING COMMISSION TO CITY COUNCIL TO AMEND SECTION 1226.05, STATE ROUTE 73 ACCESS PLAN CHAPTER 1226, MOBILITY MASTER PLAN, TITLE TWO – PLANNING, PART TWELVE PLANNING AND ZONING CODE TO INCORPORATE INTO THE MOBILITY MASTER PLAN THE STATE ROUTE 73 AT INTERSTATE 75 INTERCHANGE MODIFICATION STUDY RECOMMENDATIONS AND PREFERRED ALTERNATIVE PREPARED BY LOCKWOOD, JONES AND BEAL, INC.

THIS PUBLIC HEARING WAS HELD IN ACCORDANCE WITH OHIO REVISED CODE SECTION 711.01 ET.AL. THIS PUBLIC HEARING WAS LIMITED TO 30 MINUTES; 15 MINUTES RESERVED FOR OPPONENTS, AND 15 MINUTES RESERVED FOR PROPONENTS.

ALAN SCHAEFFER, CITY LAW DIRECTOR, PICKREL, SCHAEFFER & EBELING, DAYTON – MR. SCHAEFFER COMMENTED ON THIS RECOMMENDATION TO AMEND THE CITY'S MOBILITY MASTER PLAN AS FOLLOWS: THE PLANNING COMMISSION RECOMMENDS THAT THE CITY PLACE WITHIN THE MASTER MOBILITY PLAN ANOTHER COMPONENT ADDRESSING THE

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POTENTIAL EXPANSION OF THE ROADWAY SYSTEM ALONG STATE ROUTE 73 IN CLOSE PROXIMITY TO INTERSTATE 75. NONE OF THESE IMPROVEMENTS SHOWN ON THE AERIAL VIEW OF THE PLAN ARE PART OF THE CAPITAL IMPROVEMENT PLAN. AS THE CITY PLANS FOR THE FUTURE, THE MOBILITY MASTER PLAN IS A VERY IMPORTANT PLANNING TOOL ESPECIALLY AS IT PERTAINS TO THE CITY'S MASTER LAND USE PLAN AND ZONING CODE AND IS A COMPONENT OF THOSE THAT THE CITY SHOULD CLOSELY CONSIDER. MR. SCHAEFFER ADDED THAT IT IS IMPORTANT AND APPROPRIATE TO PASS THIS AMENDMENT AS AN EMERGENCY. FINALLY, MR. SCHAEFFER OFFERED TO ANSWER ANY QUESTIONS.

THERE WERE NO QUESTIONS OF COUNCIL.

AT THIS TIME, MAYOR AGENBROAD ASKED IF ANY PROPONENTS WISHED TO BE HEARD.

PROponents: NO PROPONENTS CAME FORWARD.

AT THIS TIME, MAYOR AGENBROAD ASKED IF ANY OPPONENTS WISHED TO BE HEARD.

OPponents: NO OPPONENTS CAME FORWARD.

MAYOR AGENBROAD DECLARED THE PUBLIC HEARING ADJOURNED AT APPROXIMATELY 7:04 PM.

ITEM 4. APPROVAL OF MINUTES: THE MINUTES OF THE JULY 5, 2007 CITY COUNCIL WORK SESSION AND REGULAR MEETING.

Mr. Hruska motioned to approve the Minutes of the July 5, 2007 City Council Work Session and Regular Meeting as submitted by the Clerk of Council. Mr. Chmiel seconded the motion.

No corrections.

VOTE: Parise, Yes; Lairson, Abstain; Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Hruska, Yes; Chmiel, Yes. [APPROVED 6-0-1]

ITEM 5. PRESENTATIONS: No presentations.

ITEM 6. LEGISLATION:

City Council held a Work Session at 6:00 PM immediately preceding tonight's City Council Regular Meeting for approximately 36 minutes to discuss the following legislative items as well as other matters before the City. In addition, City Council met for 17 minutes in Executive Session to discuss the sale of property; whereby, no votes were taken.

- 1) EMERGENCY ORDINANCE: FIRST READING.** "AN ORDINANCE AMENDING SECTION 1226.05, STATE ROUTE 73 ACCESS PLAN, CHAPTER 1226, MOBILITY MASTER PLAN, TITLE TWO – PLANNING, PART TWELVE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, OHIO AND DECLARING AN EMERGENCY," was read by the Clerk of Council. Ms. Thompson commented on this item as follows:

This is the first reading of an ordinance amending section 1226.05, State Route 73 Access Plan, Chapter 1226, Mobility Master Plan. This ordinance would allow for the changes that were referred to by the City Law Director during the Public Hearing tonight. These amendments concern State Route 73 and also include the bridge project that will occur in 2009 at the intersection of State Route 73 and Interstate 75. Springboro and the City of Franklin worked together to encourage ODOT to look at a bridge refurbishing plan that they had initially suggested in order to actually have the bridge constructed. The reason the bridge reconstruction is so critical to both Springboro and

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Franklin is that the reconstruction would widen the piers below the bridge to allow both communities to add lanes on State Route 73, and would allow Springboro to accomplish the plan to the east at the entrance to Springboro. Also, as part of this plan, the northbound ramp to Interstate 75 from State Route 73 would go through the property currently occupied by the vacant BP Gas Station. As Mr. Schaeffer indicated, this plan is not in the City's Capital Improvement Program as funding is not currently available for that northbound ramp, but funding is available for the bridge project.

No action is required at this time.

- 2) **EMERGENCY ORDINANCE: FIRST READING.** "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF PROVIDING CERTAIN MAINTENANCE IN THE MCCRAY FARMS SECTION NINE SUBDIVISION IN THE CITY AND DECLARING AN EMERGENCY," was read by the Clerk of Council. Ms. Thompson commented on this item as follows:

This is the first reading of an ordinance levying special assessments for maintenance in the McCray Farms Section Nine Subdivision. For a number of years, the City has assessed the property owners of McCray Farms Section Nine for common area maintenance on behalf of the McCray Farms Homeowners Association (HOA) for 10-year periods. The HOA states the amount needed to maintain their common areas for lighting and grounds maintenance, etc., and the City administers the assessments accordingly. The estimated assessment is \$115.00 per lot, per year. Again, the City is administering these assessments as requested by the HOA in order to receive those funds from Warren County via the property tax bills for McCray Farms Section Nine Subdivision.

No action is required at this time.

- 3) **RESOLUTION R-07-32:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE A DRUG ABUSE RESISTANCE EDUCATION (DARE) GRANTS PROGRAM APPLICATION AND TO ENTER INTO AN AGREEMENT WITH OHIO ATTORNEY GENERAL MARC DANN, TO CONTINUE THE "DARE" PROGRAM IN THE SPRINGBORO CITY SCHOOLS FOR THE 2007-2008 SCHOOL YEAR," was read by the Clerk of Council. Ms. Thompson commented on this item as follows:

This resolution authorizes the City Manager to file an application to continue the DARE Program for the 2007-2008 school year. The City must renew its DARE Grant each year to provide for the approximately 480 classroom hours that are provided by the City's School Resource Officer for the DARE Program.

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

Mr. Chmiel motioned to adopt Resolution R-07-32. 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]

- 4) **RESOLUTION R-07-33:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE AGREEMENT WITH HARBOURLINK NETWORK LTD, TO INSTALL AND MAINTAIN A WIRELESS NETWORK WITHIN THE CITY OF SPRINGBORO," was read by the Clerk of Council. Ms. Thompson commented on this item as follows:

This resolution authorizes the City Manager to enter into a service agreement with Harbourlink Network, Ltd. to install and maintain a wireless network within the City. Harbourlink is providing wireless service to a number of communities around the State of Ohio, and Springboro is on the list to receive WiFi services in certain parts of the community at no cost to the City. The City has selected services to be provided to the Historic District, the North Main Street area around the Village Park and Marketplace region, and the North Park area of the City. Once the service is established, the City can assess usage and has the ability to expand the service to other areas of the City, but for

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now, the three areas mentioned above will be the initial test areas. Again, there is no cost to the City, but as Harbourlink is extremely busy providing this service to a number of communities in the State, Springboro is slated for installation in December, and it is anticipated that service will begin in January, but certainly sometime in the first quarter of 2008.

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

Mr. Anderson motioned to adopt Resolution R-07-33. Ms. Lairson seconded the motion.

No discussion.

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

- 5) **RESOLUTION R-07-34:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT OF LEASE FOR 10,373 SQUARE FEET OF OFFICE SPACE LOCATED AT 425 SOUTH PIONEER BOULEVARD, FROM DOUBLE D. PROPERTIES, LTD., FOR THE TEMPORARY RELOCATION OF ALL CITY ADMINISTRATIVE SERVICES THAT ARE CURRENTLY LOCATED AT 320 WEST CENTRAL AVENUE," was read by the Clerk of Council. Ms. Thompson commented on this item as follows:

This resolution authorizes the City Manager to enter into a lease agreement with Double D. Properties, Ltd. for 10,373 sq. ft. of office space located at 425 South Pioneer Boulevard. The City is proceeding with plans to build a new City building to house administration and police and court services and will use the current City building site. For this reason, the City departments will need temporary space to operate in while construction and preparation for the new City building is accomplished. Staff anticipates demolition of the existing building around the first week of January 2008. Quite a bit of effort and work will be required to relocate to the temporary office space that the City has proposed to lease, which is the Dalco Building at the end of South Pioneer Boulevard. The Dalco Building has ample parking for residents to attend meetings, etc. and for staff, and it is very well oriented to staff's technology needs. This facility resulted in a much more minimal cost to lease than the other options which would have required the construction of walls, the installation of floors, technical infrastructure, etc. The cost of a one-year lease for this particular facility is \$114,103.00. The City could begin to move into 425 South Pioneer Boulevard as soon as November 1 and as late as December 15 of this year.

Mayor Agenbroad presented the item for questions/comments.

Ms. Belpulsi confirmed that once the dates have been established for the move, the City would inform residents of the City's temporary location. Ms. Thompson replied yes, the City would use the e-newsletter and mail out a flyer or post card to notify residents of the City's temporary relocation. Ms. Thompson added that the City would like residents to know that the drop box will be at the temporary facility for utility and tax payments, and would certainly like them to know the building is open for use. Dalco, the company the City would be leasing the office space from, only has about five employees; therefore, for all intents and purposes the City will be taking over the building, and it will not be any problem for residents to find the temporary location.

Mr. Hruska motioned to adopt Resolution R-07-34. 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]

ITEM 7.

REPORTS:

Mayor's Report – The Concerts in the Park Series will be held on Tuesdays, July 24 and 31 at the amphitheater at

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North Park. The National Night Out event will be held on Tuesday, August 7, 5-9 PM at Patricia Allyn Park. The next City Council Work Session will be held on Thursday, August 2, 2007 at 6:00 PM in Council Chambers, as scheduled. The next City Council Regular Meeting will be held on Thursday, August 2, 2007 at 7:00 PM in Council Chambers, as scheduled.

City Manager's Report – Ms. Thompson thanked Council and the entire community for their support of the Springboro Friends and Family event held on July 6. This event is a fundraising effort that the City employees initiated to help any of the City staffs' families in need. Staff is proud to report that they raised \$7,000.00 in the second year of this event, and appreciates everyone's support. Billy Casper Golf, who manages Heatherwoode for the City, donated all of the food for the event, and the City appreciates their support as well.

Mayor Agenbroad commended Ms. Thompson and everyone who participated in this event for their efforts.

Committee Reports –

Mr. Parise – No reports.

Mr. Chmiel – Finance Committee – The Finance Committee met at 5:30 PM tonight in Council Chambers. The Committee found all City funds to be in good working order and in appropriate balance.

Planning Commission – The Planning Commission met in Work Session on Wednesday, July 11 at 7:00 PM in Council Chambers to review the following: Site Plan Review – west end of South Tech Boulevard (no address), Dayton Children's Medical Center, proposed medical office building; Amendment to Zoning Map – near southeast corner of intersection of Clearcreek Franklin Road and Whispering Pines Drive (no address), from R-2, Low-Density Residential District, and O-2, Office Park District, to PUD-B, Planned Unit Development-Business, proposed continuing care facility/nursing home; General Plan Approval – near southeast corner of intersection of Clearcreek Franklin Road and Whispering Pines Drive (no address), proposed continuing care facility/nursing home. The next Planning Commission meeting will be held on Wednesday, July 25 at 7:00 PM in Council Chambers, as scheduled.

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) **Tom Oole, 250 Evergreen Drive, Springboro** – Mr. Oole would like the City to continue the drop off (drive-thru) window for utility bills, and would like to make sure the City continues this service in the new city building. Mr. Oole further commented that he is getting older and would especially like to be able to use the drive-thru window in the winter or if he has his grandchildren in the car, whereas leaving them in the car while he enters the building to pay a bill would be impractical, dangerous, and against the law. Mr. Oole also commented that he does not know what percentage of people use the drive-thru window, but if 1% of the people do, he believes it is a large amount for this city. Mr. Oole stated that the drive-thru window is a convenience especially in inclement weather. Mr. Oole further stated that when he asked the front desk staff why the window was closed, he was told that the new building would not have a window. Mr. Oole commented that he does not think a drop-box is good idea because most of the older generation do not like drop-boxes. Mr. Oole stated that he thinks the drive-thru window is a personal touch, and believes that residents of Springboro pay enough for water and sewer services to justify it. Mr. Oole stated that the City should include a drive-thru window in the plans for the new city building. In addition, Mr.

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Oole commented that the taxpayers do not get enough feedback from City Council regarding what is happening in the City. He continued by commenting that the City has a beautiful weekly newspaper, but the residents do not get a report from the City like they do from the Board of Education. Mr. Oole further commented that the electronic mail service is good for people, who use computers, but many older people do not use computers and the frequency of the City newsletters is slim. Finally, Mr. Oole asked that the City please bring back the drive-thru window.

Mayor Agenbroad commented that the Star Press would be starting a new column, featuring city information from the City Council and administration.

Again, Mr. Oole asked that the City please reconsider the drive-thru window; it is a personal touch.

2) Bob Angel, 180 Haverstraw Place, The Enclave Development at Stoneridge, Springboro – Mr. Angel explained that the Enclave Development is a Beazer Development, and Beazer has abandoned the development. The homeowners are having a lot of drainage issues, a lot of erosion issues, and problems with the lack of care of the property. Mr. Angel asked to be advised on possible recourse regarding these issues of concern. He asked if the City needs to uphold the code regarding these issues or if the City holds the developer responsible for the upkeep of the properties.

Ms. Thompson answered that she would be happy to meet with Mr. Angel tomorrow to discuss his concerns and inspect the photos Mr. Angel has provided. Ms. Thompson confirmed that Beazer Development did walk away from that development, and Mr. Bob Abernathy was the developer.

Mr. Angel presented Ms. Thompson with photos of lots in The Enclave Development, which are overgrown with weeds along with photos of erosion from improperly graded lots and some flooded areas. Ms. Thompson stated that the City could issue notices to the lots that are unkempt and overgrown with weeds almost immediately through the City's inspection company. She explained that once legal notices have been issued and the timeline has expired, the City could mow the lots and assess the property for the weed abatement. Ms. Thompson further explained that she would direct the City engineers to follow up with regard to the rest of the issues i.e. erosion control and flooding at the development. Ms. Thompson asked for Mr. Angel's contact information in order to follow up. Ms. Thompson kept the photos for reference.

Mayor Agenbroad thanked the guests for their comments.

ITEM 11. EXECUTIVE SESSION. No Executive Session.

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; whereby, the Thursday, July 19, 2007 Springboro City Council Regular Meeting was adjourned at approximately 7:23 PM. Mr. Hruska seconded the motion.

No discussion.

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

John Agenbroad, Mayor

Presiding Officer

Lori A. Martin, Clerk of Council