

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

CITY COUNCIL WORK SESSION

THURSDAY, JULY 5, 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  
Robyn Brown, Director of Finance

David Montgomery, Acting 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.** Ms. Lairson was absent.

**ITEM 3. LEGISLATIVE AGENDA.** – City Council considered 2 legislative agenda items slated for the July 5, 2007 City Council Regular Meeting.

- 1) **ORDINANCE: THIRD READING.** AN ORDINANCE AMENDING CHAPTER 434; OVI; WILLFUL MISCONDUCT; SPEED OF PART FOUR – TRAFFIC CODE; 434.03 MAXIMUM SPEED LIMITS; ASSURED CLEAR DISTANCE AHEAD OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, OHIO.

Mayor Agenbroad asked if Ms. Belpulsi's questions regarding this ordinance have been answered satisfactorily? Ms. Belpulsi replied yes. (At the Work Session held on June 21, Ms. Belpulsi asked for information regarding the history of speed enforcement on S. Pioneer Boulevard for the past six months. A copy of Chief Kruithoff's memorandum is attached for the record.)

Mr. Anderson asked if Council were to approve this ordinance to increase the speed limit on S. Pioneer Boulevard would the City be liable for subsequent accidents?

Mr. Hruska answered that the City is the legal enforcer of the speed limit and has immunity.

Ms. Thompson commented that the City did not propose to change the speed arbitrarily, but did so based on a study performed by a traffic engineer.

Mr. Montgomery explained that the liability would fall on the operator, and enforcement of the speed limit is not a proprietary function; therefore, municipal immunity should apply.

Ms. Belpulsi inquired regarding reductions to the cited speed limits, which occurred during the court process, as indicated on the information provided by Chief Kruithoff?

The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006

Mr. Hruska explained that points are assessed based on speed e.g. 15 miles over the speed limit would result in 2.0 points on a license, but sometimes the miles per hour are reduced to fewer than 15MPH order to keep points off the license. Mr. Hruska further explained that the number of points for under 5MPH is 0.0 points; thus, the citation will sometimes be reduced to 4MPH to eliminate points, but the driver is still required to pay a fine and court costs. Reducing the cited speed limits is just another way to plea bargain over speeding violations.

Ms. Belpulsi asked if it is normal or the policy to only site speeders in excess of 15MPH over the speed limit because based on the information provided by Chief Kruithoff the citations issued on S. Pioneer Blvd. were for speeds of 40MPH or higher? Ms. Thompson explained that the enforcement practice would depend on location and conditions. Ms. Thompson further explained that in this particular case the traffic study showed that 85% of the drivers were traveling over the posted speed limit of 25MPH, which is one reason why the City believed the businesses on S. Pioneer Blvd. had a valid point regarding the posted speed limit being too low. Ms. Thompson added that citations are not automatically issued at 15MPH over the posted speed limit, for example, on SR741 drivers often travel at 50-52MPH, which is five to seven miles per hour over the speed limit without being ticketed, but most of the drivers on S. Pioneer Blvd. travel over the 25MPH speed limit, which is what pushed this legislation forward, and not the fact that citations were being issued at 15MPH or more over the limit.

Ms. Belpulsi asked if enforcement is more lenient on S. Pioneer Blvd. because there is less traffic?

Mr. Hruska explained that enforcement practice takes into account the type of road, the type of liability, and how fast drivers are traveling on the road. Mr. Hruska further stated that if the road were non-residential, the enforcement practice would be different because the police department does not receive as many complaints about speeding as they do in residential areas.

Ms. Thompson added that conversely, enforcement on Remick Blvd. and Farr Dr. would be more strictly enforced at the posted speed limit of 25MPH because the police department receives complaints about speeders on these roads and they are located in a very residential, very busy, and very child oriented area. Ms. Thompson stated that the police officers use their judgment regarding speed enforcement in different areas of the City because they take into consideration the location and surrounding conditions. Ms. Thompson commented that in the case of SR741 with four lanes and two huge shoulders, drivers often travel at seven miles per hour or more over the speed limit without being stopped.

Mr. Hruska commented that S. Pioneer Blvd. would not be much of a priority with regard to speed enforcement because there are not many accidents or speeding complaints at that location.

Ms. Belpulsi stated that this proposal to increase the speed limit on S. Pioneer Blvd. really bothered her initially especially when everyone is trying to get the speed limits reduced, but she has talked to several people regarding this issue and found the speed enforcement report submitted by Chief Kruithoff to be very informative, and is now more favorable toward supporting this ordinance.

Mr. Hruska commented that increasing a posted speed limit does not happen very often, but there are several areas around town that would justify an increase in speed limit especially if they have standards like a divided highway.

Ms. Thompson stated that, for example, the speed limit on Advanced Drive could be increased, but the City has not received any requests or complaints regarding the speed limit on this road, and it is not as visible.

Ms. Belpulsi stated that she had asked Ms. Thompson to look into reducing the speed limit on SR73 within the City limits to 35MPH because drivers speed down SR73 past the nursing facility at 60-65MPH. Ms. Belpulsi further stated that the residents in that area are already upset that the City is allowing some commercial development to occur there, but if the City cannot get a traffic light installed at that location, maybe the City could reduce the speed limit.

Mr. Hruska commented that the police do issue a fair amount of tickets on SR73 where the speed limit changes from 35MPH to 50MPH. Ms. Thompson added that the City has the same situation on Lower Springboro Road.

- 2) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DISCOUNT DRUG MART, INC. FOR THE INSTALLATION AND PAYMENT OF A TRAFFIC SIGNAL ON STATE ROUTE 73, SPRINGBORO, OHIO.

Mayor Agenbrod asked what is the projected completion date for this project? Ms. Thompson explained that design would

**The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006**

take four to six weeks. She further explained that the City would not be contracting this project; the Drug Mart owners would be using their contractor, and the construction period would be complete before the end of the year. The owner of the Drug Mart Plaza, Alan Ripley, who is different from the Drug Mart representatives, has informed the attorney for Drug Mart that he has stipulated and is instituting a December 31 deadline for the installation of the traffic light. Ms. Thompson explained that Mr. Ripley wants the work completed December 31, and apparently is having conversations with Attorney John Chambers about a penalty clause in the agreement with Drug Mart for non-compliance, which would not include the City, that would cause certain monies to be altered.

Mr. Hruska asked if this agreement obligates the City to any maintenance? Ms. Thompson replied yes, just the traffic signalization i.e. the engineering and the timing. Mr. Hruska clarified his question by asking if once the traffic signal is installed would the City incur any costs for maintenance or repairs? Ms. Thompson replied yes, it would be a City traffic signal. Mr. Hruska asked if that is the extent to which the City would be involved in this project? Ms. Thompson replied no, the maintenance for the traffic signal would become the City's responsibility once it is installed e.g. the City would replace broken light bulbs, etc. Ms. Thompson added that the City has a contract with Wagner Smith for maintenance of the City's traffic signals, and this light would be another item covered under that contract.

Mr. Chmiel asked how well the traffic signal would align with the driveway apron of the Springboro Pointe Shopping Center? Ms. Thompson explained that Traffic Engineer Scott Knebel aligned the whole design, and the owner of the Springboro Pointe Shopping Center is involved in the project and is one of the payees. Mr. Chmiel asked if there would be any work to align it or is it pretty close to being aligned? Ms. Thompson explained that there would not be any work on the Springboro Pointe side of the project; all of the work would be on the Drug Mart side including parking lot improvements, concrete work, and the adjustment to the entrance of Drug Mart Plaza, which would all be part of the contractor's responsibility, who will be hired by Drug Mart. Ms. Thompson added that the traffic engineer projected over \$80,000.00 just in the parking lot improvements, additional concrete work, and to widen the throat to align it with the Springboro Pointe side, which would create three exit lanes.

Mr. Anderson asked if the concrete median on SR73 would be affected by the installation of the traffic signal? Ms. Thompson replied no, unless the design would cause all or part of the median to be removed as part of the project. Ms. Thompson also stated that originally all of the cost estimates were based on the internal work on the Drug Mart parking lot due to the pre-school discovery issue, which suggested that the access to the pre-school be altered to go to the north, but subsequently it was decided that, that alteration was not necessary, which resulted in all of the parking lot improvements being changed to increase the size of the throat and to align it with Springboro Pointe Shopping Center. Ms. Thompson further stated that there was discussion about removing the concrete island or "pork chop" from the Springboro Pointe driveway, but it was ultimately determined to be a good control for truck traffic because it forces delivery trucks to go around the shopping center rather than cut through the parking lot, as they cannot negotiate that concrete island. Therefore, the "pork chop" will be retained in the design. Traffic Engineer Scott Knebel from LJB will design all of the changes from the internal parking lot and the widening of the throat of the Drug Mart entrance to the actual design of the light, location, etc. Ms. Thompson explained that the traffic signal is a cable style light, but staff is looking at the price differential to install a mast arm type signal instead like the one at Richard's Run Road because the desire is to have mast arm lights throughout the community rather than the span wire type. Ms. Thompson further explained that once the City researches the price difference, staff will ask Council to consider funding a mast arm type of traffic signal above and beyond the City's commitment of \$61,000.00, as they are more expensive than the span wire installation. Ms. Thompson added that the mast arm type of signal takes three to six months to order; therefore, a wire would be installed on a temporary basis as the City did on Remick Boulevard, and when the mast arm arrives the contractor would perform the permanent installation. Ms. Thompson stated that she questioned the possibility of installing the span wire type of traffic signal now and in a few years replacing it with the mast arm type, but the existing light would have to be entirely removed and the installation would start all over again. Ms. Thompson reiterated that it would be a decision Council would have to make when staff gets the price, but if the City wants the mast arm type of signal it has to consider paying the extra money because for the City to take down a signal that is already installed, stop traffic on SR73, and do everything else involved in removing the signal would be a real inconvenience to the community.

Mr. Hruska asked why the City did not make the mast arm type of signal part of the deal when negotiating this agreement? Ms. Thompson replied that until the City got to this point, staff did not know that the engineer had only priced a span wire light. Ms. Thompson added that when staff received the estimate, they did ask what type of traffic signal was priced.

Mr. Parise stated that sometime last year when he requested a study for lights in other areas of the City, someone had quoted a price of approximately \$200,000.00 for a four-way stoplight. Mr. Parise asked if that is the cost estimate for this project?

The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006

Ms. Thompson replied yes, \$200,000.00 is the approximate cost for a mast arm, and added that this traffic signal is a \$186,000.00 project.

Mr. Parise confirmed that the City is responsible for the timing of these lights and asked if the lights will be timed in a manner where drivers will not be stopped at Drug Mart and then stopped again at the City building? Ms. Thompson explained that the City is responsible for the timing of the traffic lights, but the traffic engineers would advise the City on how the lights should be timed, and that is how the City will proceed.

Mr. Hruska commented that traffic lights are timed for different times of the day all the way down SR73.

Ms. Thompson stated that ODOT has prior responsibility for SR73 because it is a state route and would look from the interstate to the corporate lines to determine the timing of the lights, and would advise the City on the timing issue. In addition, Ms. Thompson stated that she just received the traffic signalization study for SR741, which does warrant a traffic signal at Tamarack Trail and SR741, and that would be the other light that the City will be concentrating its efforts on for installation. She added that the intersection of Tamarack Trail does have some higher numbers, but she has not had a chance to review the study, and does not know what the results are for the whole corridor, but the traffic engineer warned her in advance that the intersection of Tamarack Trail is definitely warranted.

Mr. Parise agreed that the Tamarack Trail intersection is very busy, especially during rush hour.

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

**2008 Tax Budget:** Ms. Thompson stated that Finance Director Robyn Brown is present to discuss tonight's public hearing for the 2008 Tax Budget and to answer any of Council's questions regarding the Tax Budget. Ms. Thompson also stated that Ms. Martin would comment on the City website remodel project during her report.

**Springboro Friends and Family Fundraiser:** Ms. Thompson also thanked everyone for their participation in the Friends and Family Fundraiser, and thanked the sponsors who contributed. Ms. Thompson commented that dinner would begin at 6:00PM followed by the raffle, which would conclude the event. Ms. Thompson further commented that the fundraiser has done well with contributions in the \$5-6,000.00 range, and she would be thanking the sponsors tomorrow night. She added that the sponsors have given this event good consideration, and the employees have done a good job of selling tickets.

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

Ms. Martin made the following announcements:

**City Website Remodel Project:** Ms. Martin commented that the staff Internet/Website Committee held their first meeting following Council's approval of the contract with Go Concepts to remodel the City's website. Ms. Martin further commented that Scott Middleton of Go Concepts is wonderful to work with and will be a great guide for staff through this process. She added that Mr. Middleton is very good at drawing from his own ideas and professional experience. Ms. Martin continued by stating that the committee focused on the visual aspects of the site, which would include many images of Springboro for the user to look at and the flow of images throughout the site. Mr. Middleton will be back in two to three weeks with a draft of the splash or home page and visual formats for the site. The committee plans to present the website remodel to Council in at least two phases before completing the project. The focus of the remodel will be the visual aspects of the site, site navigation, and the administrative tool for in-house updates.

**NLC Conference:** The National League of Cities Conference will be held November 13-17 in New Orleans. The advance fee registration deadline is September 30.

**Mobility Master Plan Amendments:** City Council will hold a Public Hearing on July 19 regarding amendments to the City's Mobility Master Plan with respect to SR73 at I-75 beginning at 7:00 PM in Council Chambers followed by the first reading of the ordinance to adopt those amendments.

In addition, Ms. Martin reminded Council that she is on-call for jury duty for the month of July, and might be out of the office several days this month serving as a juror. Ms. Martin was not called for jury duty during the week of July 2 due to the July 4<sup>th</sup> holiday.

The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006

**2008 Tax Budget:** At this time, Ms. Brown asked if Council had any questions regarding the 2008 Tax Budget. There were no questions from Council regarding the Tax Budget.

**ITEM 6. CITY COUNCIL. –Issues/Reports.**

**Mr. Parise** – No issues/reports.

**Mr. Chmiel** – No issues/reports.

**Mr. Hruska** – No issues/reports.

**Mr. Anderson** – No issues/reports.

**Ms. Belpulsi** – Ms. Belpulsi will present a Planning Commission report at tonight's City Council Regular Meeting under Committee Reports.

**Mayor Agenbroad** – Mayor Agenbroad reminded Mr. Chmiel that he should abstain from the approval of the Council Meeting Minutes of June 21 due to his absence. Also, Mayor Agenbroad asked Ms. Brown how much the CAFR cost the City this year? Ms. Brown replied, \$12,000.00. Mayor Agenbroad confirmed that the cost increased slightly, but the process is a lot smoother with the current service provider. Ms. Brown replied yes. Ms. Brown added that she has the finalized CAFRs if any Council Members would like to receive one. Mr. Anderson requested a copy of the CAFR. Ms. Brown will provide Mr. Anderson with a copy of the CAFR.

At this time, Ms. Belpulsi inquired regarding the Golf Course Appraisal that was distributed at the Council Work Session on June 21. Ms. Belpulsi asked if Council plans to discuss the appraisal? Ms. Thompson replied yes, the appraisal is scheduled for discussion this evening if Council desires.

Mr. Parise asked why the appraisal price differed from the County's appraisal? Mr. Parise explained that Warren County values the golf course property at \$5.7M and the appraisal values the golf course at \$3.2M. Mr. Parise asked if the City decided to sell the property, what number would it use? Mayor Agenbroad answered that the City would use the appraisal value of \$3.2M to market the property.

Mr. Parise asked why the County would appraise the property for tax purposes at \$5.7M? Ms. Thompson explained that the County does not do a market analysis of comparables, etc.; the County's appraisal is based on an assessed valuation i.e. a percentage.

Mr. Anderson commented that the property appraisal on his property is less than what he could sell it for, and asked why the same would not apply to the golf course? Mr. Hruska answered that residential property and commercial property are appraised differently.

Ms. Thompson explained that the golf course property was appraised strictly as a golf course for market value to sell within twelve months, which is exactly what the appraisal states. Ms. Thompson further explained that the appraiser, James Powers of US Realty Consultants, Inc., used two different methods, one of which is comparables, but Mr. Powers also took into consideration what he believes the region can handle, all comparables in the area, the saturation levels, and what other courses have to offer versus Heatherwoode. Ms. Thompson stated that she thinks the appraisal is very comprehensive and included economic analysis of financial conditions of golf courses in the State of Ohio and around the country.

Mr. Hruska commented that the appraisal is very well done.

Ms. Thompson again commented that the appraisal is very comprehensive and took into account all of the things that were happening at Heatherwoode Golf Course and in the region. Ms. Thompson reiterated that this appraisal is based on selling the property as a golf course in 12 months.

Mr. Parise confirmed that the \$3.2M appraisal amount is nearly equivalent to what the City owes on the golf course? Mayor Agenbroad answered yes the City owes approximately \$3.5M on the golf course.

**The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006**

*Mr. Parise asked how long the City has been paying on the golf course debt?*

*Ms. Belpulsi answered that the City built a \$3M golf course for \$12M.*

*Mr. Hruska clarified that this City Council did not build the golf course; this City Council inherited the golf course and the debt.*

*Ms. Thompson explained that the City refinanced a few times and encountered a significant problem when the cart barn was built; therefore, the City spent more money than was budgeted and by the time it was all said and done the debt totaled \$12M. Ms. Thompson further explained that this administration and this Council essentially took that \$12M debt and reduced it to \$3.5 by making some significant inroads in reducing that debt, but the answer to Mr. Parise's question is yes, the City owes as much on the golf course as the City could sell it for tomorrow as a golf course. Ms. Thompson stated that in the appraiser's words, Heatherwoode is a higher end golf course or a higher end, daily fee golf course worth \$3.2M on the current market.*

*Mr. Hruska commented that it would make absolutely no sense to sell the golf course for less than the City owes on it, plus the debt is much more manageable now and close to being paid off and the golf course is now showing positive returns. Mr. Hruska stated that the City has gotten through all of the bad times with the golf course, it is now manageable and it should start turning around.*

*Mr. Anderson stated that his concern is, the City is subsidizing the golf course at \$3-4M per year by moving tax money in, and the most recent 10-year projections show that in five to six years the golf course will be losing \$1M, which includes the City subsidies. Mr. Anderson stated that he is concerned as to how the City is going to prevent that projected loss. Mr. Anderson reiterated that the golf fund budget that Ms. Brown prepares for the 10-year outlook shows a negative \$1M in five to six years, and if the City is going to save the golf course, it needs to take some kind of action to prevent this loss or in five years the situation will be real ugly.*

*Ms. Thompson stated that she does not have the 10-year projections in front of her to reference, but she would follow up.*

*Ms. Belpulsi asked Mr. Anderson what he suggests the City should do to remedy the situation? Mr. Anderson answered that the bottom line is the golf course has to stay a golf course and the City should keep it as a golf course because it is a jewel, but whether the City sells it to a private entity that would always maintain it as a golf course or whether the City itself operates the golf course, some action needs to be taken. Mr. Anderson commented that Billy Casper is doing a great job and he loves what they are doing, but the City is still paying them to manage the golf course. Mr. Anderson further commented that the City took over the maintenance of the golf course, but he does not know how much the City could save if the City operated the golf course itself, unless there are other alternatives, he does not know. Mr. Anderson stated that it would be interesting to see the new numbers for the 10-year projections in a few months. Mr. Anderson repeated that the most recent 10-year projections show a negative \$1M, and he stated that someone would have to address that sooner or later in some fashion, but he does not have the answers.*

*Mr. Hruska stated that the previous administration, who built the golf course also operated it, and it was a disaster.*

*Ms. Belpulsi added that, that is why the City contracted with American Golf.*

*Mayor Agenbroad commented that American Golf was good for the course and saved the golf course, but the company started selling golf courses across the country, experienced a realignment of the CEO, and lost their vision, and subsequently Heatherwoode started to decline due to lack of service, lack of personnel, and personnel jumping from course to course. Mayor Agenbroad further commented that the City could see that the passion was not there anymore to operate Heatherwoode and took the appropriate steps and hired Billy Casper, who has done an outstanding job in a short period of time. Mayor Agenbroad stated that running the golf course is not an option based on the City's history with that experience, and it would be awfully tough getting back into that business, hiring personnel, keeping personnel, etc.*

*Mr. Hruska stated that there is a lot the City cannot do because the golf course management companies have economy of scale all over the country for purchasing and other services, which the City does not have.*

*Mayor Agenbroad stated that the City does not have the expertise to operate a golf course properly.*

**The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006**

*Mr. Anderson stated that he did not know how else to stop the financial bleeding caused by subsidizing the golf course. Mr. Anderson again commented that the projections show the fund getting worse and worse every year and in five or six to seven years those projections get real ugly, and he does not know if there are any preemptive steps the City could take to prevent this forecast from occurring.*

*Ms. Thompson explained that the 10-year projections were taken on a downward trend that the City was experiencing with American Golf, which is why the City decided to select a new management company. Ms. Thompson stated that she would like to revise the projections after the City sees what Billy Casper is going to do. Billy Casper will attend a Council meeting by the end of summer to present a status report. Ms. Thompson further stated that in July, which is only five days old, the course has averaged over 200 rounds per day for every day this month, obviously the holiday helps, but they are already at their projected number of rounds. Ms. Thompson asked for a little leeway to determine where the golf course is going and how competitive it is going to be. Ms. Thompson stated that she does not know that the City could put a staff in place at the golf course that would get the reviews Billy Casper's staff has been getting. She explained that the course scored the highest customer satisfaction rating of any Billy Casper Golf Course with a secret shopper last week after shopping the whole Billy Casper network. Ms. Thompson stated that she knows Billy Casper is trying to do a really good job based on the training they put their employees through and the attitude they expect their staff to have with the customers. Ms. Thompson further explained that the management fee this year is \$120,000.00, which is about half of what American Golf would have cost the City. Again, Ms. Thompson reiterated that those past 10-year projections were based on where the golf course was going under the management of American Golf, and she would like the chance to see what this season brings. She also explained that the golf course lost rounds in April because it rained most of the month, but they are still meeting their projections. Ms. Thompson agrees that the past 10-year projections do not look good, but the City should see what the trend is with Billy Casper. The City only entered a three-year contract with Billy Casper in order to monitor the success of the golf course and to avoid ending up mired in the muck of a five-year contract that is extended for another five years and then another five years as the City did with American Golf. Ms. Thompson agrees with Mr. Anderson that there some adjustments that could be made, but she wanted to state that the 10-year projections that Mr. Anderson referred to were taking into consideration what was being done, not what the City expected to be done or is being done now. Finally, Ms. Thompson recommended that the City should give Billy Casper a year to see where the golf course ends up.*

*Mr. Hruska stated that the City needs to consider the residuals of the golf course. In other words, the people who come to Springboro to play at the golf course and buy gas, food, etc. at businesses on SR73 and other areas in town. Mr. Hruska repeated that the golf course brings people to Springboro where they visit other retailers in the City, and he believes there is some residual value in that aspect as well.*

*Mr. Anderson asked if they were tracking residents versus non-residents at the golf course? Ms. Thompson replied yes, Billy Casper utilizes a program that tracks various data on the golfers who play at Heatherwoode such as who they are, where they live, when they play, and they use this information to target the golfers' preferences and notify them by e-mail or otherwise based regarding golf course pertinent promotions, programs, events, etc.*

*Mr. Anderson stated that he agrees with Mr. Hruska that if the golf course is kicking off significant economic development for the City, it is worth subsidizing and continuing to operate.*

*Mr. Chmiel commented that the golf course attracts businesses to the community who like to use the course for their clients. Mr. Chmiel further commented that, for example, the Maverick Group based their decision to locate in Springboro in part on being able to entertain their clients at the golf course.*

*Ms. Belpulsi stated that any City that offers any kind of recreational facility whether it is a recreational center or a golf course generally subsidizes it forever, and it is the City's job to make sure its recreational facilities are operated properly.*

*Mr. Hruska commented that even the City's parks require subsidies in order to properly maintain them.*

*Ms. Thompson commented that the Kettering Skate Park is an excellent example of a City subsidized recreational facility.*

*Mayor Agenbrood commented that the City should never have gotten into the situation with the golf course to begin with. Mr. Hruska again stated that this Council did not build the golf course. Mayor Agenbrood clarified that he meant Springboro and was speaking generally. Mayor Agenbrood continued by stating that the City did in fact get into this situation, and the City Council got their shoulders to the wagon and got the golf course out of the quick sand, and is now making progress on the*

**The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006**

*debt, but the initial interest rates on the loans were high.*

*Ms. Thompson stated that she could not conceive of how the City ended up being \$12M in debt on a \$3M dollar golf course.*

*Mayor Agenbroad commented that the golf course could have been a K-Mart. He explained that before the golf course was proposed there was already an agreement with K-Mart to build on that property, and it was not even in the ground yet and the property owners already sold to K-Mart. Mayor Agenbroad further explained that he and many other residents came before City Council to express their strong objections to the development of a K-Mart on that property, especially being located so close to the schools.*

*Ms. Thompson stated that the City of Kettering put almost \$800,000.00 into a concrete skate park. She further stated that Ms. Belpulsi made a good point with respect to always having to subsidize the City's recreational facilities. Ms. Thompson commented that the City would probably like to improve its skate park at some point. She further commented that the Baseball Association just met with Mr. Pozzuto because they want more baseball diamonds. Ms. Thompson stated that the City does happen to have a gold course regardless, and she is very hopeful and does believe that the City will see better numbers this year than the City has seen in a long time. Ms. Thompson also stated that according to the appraisal report the market is extremely saturated, but the report does indicate that the appraiser sees a kind of resurgence of golf, and within 10-15 years some golf courses will go by the way side and competition will not be as stiff. Ms. Thompson suggested that the City just has to give the golf course a chance, and see what the projections will do with some better numbers plugged-in. Ms. Thompson further added that if the golf course gets 200 golfers for the rest of the July; she will be ecstatic.*

*Mr. Hruska commented that Centerville is subsidizing Yankee Trace at a much higher rate than Springboro is subsidizing Heatherwoode. Ms. Thompson added that as she understands it the debt payment for Yankee Trace is \$900,000.00 per year.*

*Ms. Belpulsi asked if that debt payment is for the whole golf course? Ms. Thompson answered that it is for the new nine holes and the old nine holes at Yankee Trace.*

*Mayor Agenbroad confirmed that Ms. Thompson would come back with new numbers based on a 10-year projection for the golf course? Ms. Thompson replied yes. She explained that Billy Casper would present a summary of their summer activity to Council in the early fall when the season is wrapping up, and staff would look at the numbers and determine where the golf course stands. Ms. Thompson added that the City currently has a three-year contract with Billy Casper, which includes a termination clause.*

*Mr. Anderson asked if food and beverage sales were picking up at the golf course, and asked if that would be something the golf course could focus on to increase revenue? Ms. Thompson replied that the banquets are much better events, but Billy Casper has increased the number of outings substantially. Ms. Thompson explained that she used to argue with American Golf every year that Heatherwoode is not a wedding facility that accommodates golf; Heatherwoode is a golf facility trying to accommodate weddings. Ms. Thompson further explained that they would literally stop golf in order for people to get married on top of the cart barn, and no matter how much she stressed that Heatherwoode was not a wedding chapel accommodating some golfers, it never seemed to change. Ms. Thompson stated that Billy Casper is focusing on golf outings, and they charge \$100 per person with lunch. Therefore, the number of outings, accompanied by lunch or dinner, is what has really increased. The number of weddings is even or possibly down, but they are coordinating better weddings. Ms. Thompson explained that Billy Casper is bringing in more money per person and that is the secret that Billy Casper Regional Manager Steve Pacella shared with her. Ms. Thompson stated that Mr. Pacella explained that he does not care if the golf course only books 20,000 rounds per year, if it can earn more money per golfer, then it is the revenue per golfer that makes or breaks a golf course. Billy Casper increased the pro-shop sales from \$0 to an additional \$4,000. In four days, they made \$4,000 more than American Golf made in pro-shop sales the whole year prior. Billy Casper is actually trying to promote pro-shop sales. For example, they held the recent balloon sale and demo day, which promotes the pro-shop and generates sales. Ms. Thompson commented that some of the prizes for tomorrow's Friends and Family event are gift certificates to Heatherwoode. Ms. Thompson reiterated that the pro-shop sales and golf outing sales have increased significantly along with the memberships as well. Also, Billy Casper has actually established a membership program; whereas, American Golf never succeeded with a membership program. Ms. Thompson stated that she does believe that American Golf was a good management company for Heatherwoode for the first five years of the contract.*

*Mr. Hruska commented that the course rangers are 100% better now and have had proper training.*

The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006

Ms. Thompson also stated that American Golf did not replace old equipment as needed, which is also part of the financial hit the City is taking right now with respect to the golf course. American Golf did not advise the City that new equipment was needed for golf course maintenance, and the City found out suddenly that all of the maintenance equipment is 15 years old and falling apart, and therefore, had to address those expenses in the Capital Improvement Program (CIP) last year because American Golf did not want to impact their bottom line.

Mr. Anderson asked if there is a program in place to prevent this from happening again? Ms. Thomson replied yes, the maintenance program that staff presented to Council last year instituted the purchase of half of the necessary equipment last year and the remainder this year. From this point forward, all of the equipment will be on a replacement rotation, and the City will know when replacements are needed and plan for it in the CIP. Ms. Thompson further added that golf course maintenance is now under the City's control, which allows staff to keep a better eye on those operations. Ms. Thompson also commented that she has reports from customers that the golf course looks great and the service is wonderful.

Mayor Agenbroad commented that the brunches have been very successful lately. He explained that under American Golf reservations averaged around 40 people per brunch, but 62 reservations are needed to break even. Mayor Agenbroad further explained that the brunch attendance has increased under Billy Casper with 180 in attendance at the Easter Sunday Brunch and 140 in attendance at the Mother's Day Brunch, which is significantly higher than last year's numbers.

Finally, Ms. Thompson suggested that if there were any questions that Council would like to ask the appraiser directly, she would be happy to schedule him to meet with Council. Mr. Powers firm is located in Columbus. Ms. Thompson stressed that she believes Mr. Powers did a very comprehensive job, and she is very impressed with the appraisal. Council did not express that they wished to speak to the appraiser in person. (A copy of the Complete Appraisal Summary Report of Heatherwoode Golf Club as of May 23, 2007 by USRC, Columbus, Ohio will be filed with the minutes for the record.)

**ITEM 7. ADJOURNMENT.** With no further discussion, Mayor Agenbroad adjourned the City Council Work Session at approximately 6:45 PM.

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

CITY COUNCIL REGULAR MEETING

THURSDAY, JULY 5, 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  
Robyn Brown, Director of Finance

David Montgomery, Acting 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, Absent; Parise, Present.

Mr. Parise motioned to excuse Ms. Lairson from the City Council Regular Meeting. Ms. Belpulsi seconded the motion.

No discussion.

VOTE: Agenbroad, Yes; Hruska, Yes; Chmiel, Yes; Parise, Yes; Anderson, Yes. [APPROVED 5-0]

---

PUBLIC HEARING

A PUBLIC HEARING WAS HELD BEFORE THE CITY COUNCIL OF THE CITY OF SPRINGBORO, OHIO ON THURSDAY, JULY 5, 2007 BEGINNING AT 7:00 P.M. IN THE COUNCIL CHAMBERS AT THE SPRINGBORO CITY BUILDING, 320 W. CENTRAL AVENUE, SPRINGBORO, OHIO.

PUBLIC HEARING: THIS PUBLIC HEARING WAS IN REGARDS TO THE 2008 TAX BUDGET BY THE COUNCIL OF THE CITY OF SPRINGBORO, OHIO FOR THE FOLLOWING YEAR ENDING DECEMBER 31, 2008.

THIS PUBLIC HEARING WAS LIMITED TO THIRTY (30) MINUTES, FIFTEEN (15) MINUTES RESERVED FOR OPPONENTS AND FIFTEEN (15) RESERVED FOR PROPONENTS OR AT THE DISCRETION OF THE PRESIDING OFFICER.

PROPONENTS: 1) ROBYN BROWN, DIRECTOR OF FINANCE, CITY OF SPRINGBORO – THE 2008 TAX BUDGET IS REQUIRED BY THE OHIO REVISED CODE TO BE ADOPTED BY CITY COUNCIL BY JULY 15 AND TO BE CERTIFIED TO THE WARREN COUNTY AUDITOR'S OFFICE BY JULY 20. THE TAX BUDGET SERVES TWO PURPOSES. FIRST, IT IS REQUIRED TO BE FILED AND CERTIFIED TO THE COUNTY AUDITOR IN ORDER FOR THE CITY TO RECEIVE ITS PORTION OF THE LOCAL GOVERNMENT FUNDS AND LOCAL GOVERNMENT REVENUE ASSISTANCE FUNDS. SECOND, IT ALLOWS THE WARREN COUNTY BUDGET COMMISSION TO CERTIFY AND DETERMINE THE AMOUNT OF PROPERTY TAX REVENUE THAT THE CITY WILL RECEIVE FOR 2008 BASED ON THE CITY'S PORTION OF THE INSIDE MILLAGE, WHICH IS 1.11 MILLS AND EQUATES TO APPROXIMATELY \$550,000.00 TO 575,000.00.

MAYOR AGENBROAD PRESENTED THE ITEM FOR QUESTIONS/COMMENTS OF COUNCIL. NO QUESTIONS/COMMENTS OF COUNCIL.

---

OPPONENTS: NO OPPONENTS.

MAYOR AGENBROAD DECLARED THE PUBLIC HEARING ADJOURNED AT APPRXIMATELY 7:05 PM.

ITEM 4. APPROVAL OF MINUTES: THE MINUTES OF THE JUNE 21, 2007 CITY COUNCIL WORK SESSION AND REGULAR MEETING.

Mr. Hruska motioned to approve the Minutes of the June 21, 2007 City Council Work Session and Regular Meeting as submitted by the Clerk of Council. Mr. Parise seconded the motion.

No corrections.

VOTE: Anderson, Yes; Belpulsi, Yes; Agenbroad, Yes; Hruska, Yes; Chmiel, Abstain; Parise, Yes.

The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006

[APPROVED 5-0-1]

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 45 minutes to discuss the following legislative items as well as other matters before the City.

**MOTION: TO ADOPT THE 2008 TAX BUDGET.**

**Ms. Belpulsi motioned to adopt the 2008 Tax Budget. Mr. Hruska seconded the motion.**

No discussion.

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

- 1) **ORDINANCE O-07-31: THIRD READING.** "AN ORDINANCE AMENDING CHAPTER 434; OVI; WILLFUL MISCONDUCT; SPEED OF PART FOUR – TRAFFIC CODE; 434.03 MAXIMUM SPEED LIMITS; ASSURED CLEAR DISTANCE AHEAD OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, OHIO," was read by the Clerk of Council. Ms. Thompson deferred to Mr. Pozzuto to comment on this item.

This is the third reading of an ordinance amending Chapter 434.03, Maximum Speed Limits, to increase the speed limit on S. Pioneer Boulevard to 35 MPH. The purpose of the proposed legislation is to allow for the increase of the speed limit to 35 MPH from 25 MPH on S. Pioneer Boulevard between SR 73 and Lower Springboro Road. Many of the Springboro businesses located on S. Pioneer Blvd. have requested an increase in the posted speed limit by 10 miles per hour to 35 MPH because they feel the speed limit at this location is artificially low. Based on those requests, the City conducted a traffic speed study and found that the speed limit on S. Pioneer Blvd. could be raised safely to 35 MPH. With the results of the traffic speed study from LJB Engineering, both the engineering and police departments recommend raising the speed limit to 35 MPH per the traffic study instituted by the City.

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

**Mr. Parise motioned to adopt Ordinance O-07-31. Mr. Chmiel seconded the motion.**

No discussion.

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

- 2) **RESOLUTION R-07-31:** "A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DISCOUNT DRUG MART, INC. FOR THE INSTALLATION AND PAYMENT OF A TRAFFIC SIGNAL ON STATE ROUTE 73, SPRINGBORO, OHIO," was read by the Clerk of Council. Ms. Thompson commented on this item as follows:

This resolution authorizes the City to enter into an agreement with Discount Drug Mart, Inc. This agreement is the culmination of a nearly two-year negotiation and project analysis to determine if a traffic signal is warranted at the SR 73 Drug Mart entrance directly across from Springboro Pointe Shopping area. After analysis by the City's traffic engineer, it was determined that the traffic signal is warranted; however, the question of payment did come up as Discount Drug Mart, Inc. had been pushing for this project to occur. With the help of a local attorney, Discount Drug Mart has been able to secure funds for this project in excess of \$186,000.00; the City's portion of this amount would be a not-to-exceed amount of \$61,000.00. For the safety of Springboro's citizens and for all of the problems that the City has encountered at that particular intersection, the City does feel it would be prudent to move forward and have

The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006

the traffic signal installed.

Mayor Agenbroad presented the item for questions/comments.

Mayor Agenbroad commented that the City hopes to have the traffic signal installed by the end of the year at the very latest.

**Mr. Parise motioned to adopt Resolution R-07-31. Ms. Belpulsi seconded the motion.**

No discussion.

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

**ITEM 7.**

**REPORTS:**

**Mayor's Report** – The Springboro Friends and Family Fundraiser will be held on Friday, July 6 at Heatherwoode Golf Course. The Concerts in the Park will be held on Tuesdays, July 10, 17, 24 and 31 at the amphitheater at North Park. The next City Council Work Session will be held on Thursday, July 19, 2007 at 6:00 PM in Council Chambers, as scheduled. The next City Council Regular Meeting will be held on Thursday, July 19, 2007 at 7:00 PM in Council Chambers, as scheduled. Also, the Finance Committee will meet on Thursday, July 19, 2007 at 5:30 PM in Council Chambers, as scheduled. In addition, a Public Hearing will be held on Thursday, July 19, 2007 beginning at 7:00 PM in Council Chambers for the following: 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.

**City Manager's Report** – Ms. Thompson commented that she and the City staff are very appreciative and would love to thank everyone who is involved in the Springboro Friends and Family Fundraiser, which will be held tomorrow night at Heatherwoode Golf Course. The City Law Director's firm Pickrel, Schaeffer, and Ebeling and many of the businesses in town including many Springboro banks and other corporate partners have contributed to the event. Wade Insurance has come up to the plate in a very big way, as have Veolia, the City's water and sewer management company, as well as members of City Council. The City is very appreciative of everyone's support. The event includes a golf outing followed by a dinner, which begins at 6:00 PM.

**Committee Reports –**

**Mr. Parise** – No reports.

**Mr. Chmiel** – No reports.

**Mr. Hruska** – No reports.

**Mr. Anderson** – No reports.

**Ms. Belpulsi – Planning Commission** – The Planning Commission held their Regular Meeting on Wednesday, June 27, 2007 at 7:00 PM in Council Chambers to consider the following item: Amendment to Zoning Map – for the property at 8683 Clearcreek Franklin Road, which is located on the west side of intersection of Clearcreek-Franklin Road and Whispering Pines Drive, to be rezoned from (T)R-1 (Franklin Township Rural Residence Zone) and ED (Employment Center District) to PUD-R (Planned Unit Development-Residential) for a proposed residential development. [APPROVED FOR RECOMMENDATION TO CITY COUNCIL.] The Planning Commission does recommend that City Council set a Public Hearing for this rezoning request. The next Planning Commission Work Session will be held on Wednesday, July 11 at 7:00 PM in Council Chambers.

The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · JULY 5, 2006

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) Joseph Koussa, 1537 Beavercreek Lane, Kettering, OH – Mr. Koussa asked God to protect the armed forces serving overseas and to bring them home safely. In addition, Mr. Koussa commented that many businesses have moved out of the United States, and most products are now being made in China. Mr. Koussa stated that he wonders what will happen to America, as Americans need jobs. Mr. Koussa further stated that Americans cannot live on service alone. Mr. Koussa encouraged everyone to discuss this issue with their families, neighbors, and friends. Mr. Koussa also stated that the United States has a problem and does not know how to fix, but cannot depend on the President and the Congress because they are busy with immigration problems and the war in Iraq. Mr. Koussa suggested that if everyone comes together and makes enough noise about this issue, then Americans could bring the businesses back to the United States creating jobs for Americans. Mr. Koussa asked that God bless the United States and everyone, and thanked City Council for hearing his comments.

Mayor Agenbroad thanked Mr. Koussa for his 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. Parise motioned to adjourn the meeting; whereby, the Thursday, July 5, 2007 Springboro City Council Regular Meeting was adjourned at approximately 7:15 PM. Ms. Belpulsi seconded the motion.**

No discussion.

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

---

John Agenbroad, Mayor

---

Presiding Officer

---

Lori A. Martin, Clerk of Council