

CITY OF SPRINGBORO  
425 S. PIONEER BOULEVARD, SPRINGBORO, OH

**CITY COUNCIL WORK SESSION**

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THURSDAY, MARCH 20, 2008

6:00 PM

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CITY COUNCIL  
John Agenbroad

Marie Belpulsi, Deputy Mayor  
Scott Anderson  
Sheila Lairson

Jim Chmiel  
Tom LaDu  
John D. Parise

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CITY STAFF  
Chris Thompson, City Manager

Chris Pozzuto, Asst. City Manager  
Jeff Kruihoff, Chief of Police

Alan Schaeffer, Law Director  
Lori Martin, Clerk of Council

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**ITEM 1. CALL TO ORDER.** Mayor Agenbroad called the Work Session to order on Thursday, March 20, 2008 at 6:00 PM in Council Chambers at the City's temporary facility in the Dalco Building located at 425 S. Pioneer Boulevard, Springboro, Ohio.

**ITEM 2. ATTENDANCE.** No absences. **Also present:** Dan Boron, City Planning Consultant and Steve Stanley, Executive Director, Montgomery County TID.

**ITEM 3. PRESENTATION.** – Austin Center Financing Summary – Steve Stanley, Director, Montgomery County Transportation Improvement District.  
(A copy of Mr. Stanley's Austin Center Financing Summary dated March 20, 2008 and outline of the same is attached for the record and reference.)

Mr. Stanley presented a summary of the Austin Center Financing including the Original Financing Plan, 2008 Status, and Recommendation. Mr. Stanley also distributed an outline of the Austin Center Financing Summary. Mr. Stanley summarized that based on the recommendation to revise the financing plan the Cooperative Agreement would have to be amended to increase the borrowing cap, which would protect each entity's General Fund and keep the project moving forward. The increased borrowing cap would also require the local jurisdictions to provide a means of giving the Miamisburg City School District the benefits promised in the original agreement. Mr. Stanley explained that the State capped its funding for the project at the original TRAC allocation of \$13,600,000 and the overall costs for construction have inflated. At the September Elected Officials meeting, they discussed how to hold the school district harmless in light of the recommendation to increase the borrowing cap by putting cash into their hands up front, which the school district would use as capital funds to fulfill immediate needs for additional classroom space. The alternative financing package being proposed is to increase the borrowing cap by approximately \$20M in agreement with the School District, holding them harmless. The recommendation would be to advance approximately \$2M to the school district to get them to stand behind the much larger amount required to construct the interchange. Mr. Stanley commented that this would be the recommendation he would bring back to City Council in the near future to adopt, once they have worked to simplify the amendments to the original Cooperative Agreement.

Ms. Thompson asked why the Miamisburg City School District needs the cash up front, and why it is needed to build buildings? Mr. Stanley explained that the money would be used for capital purposes only, but the school district cannot be told how to use the money. Mr. Stanley further explained that the school district has some interim needs that long-term capital funds will not address.

Ms. Belpulsi asked if other jurisdictions were advancing money to the school district? Ms. Thompson explained that the advance would be multi-jurisdictional money, not a separate contribution from each local government.

Ms. Belpulsi asked if the City would be here again next year considering another recommendation of \$10M? Mr. Stanley explained that ODOT has capped their contribution to the project because they are over-extended with respect to TRAC funding across the state and federal earmarks for the project are diminishing; therefore, the local jurisdictions will have to step up to make this commitment to the school district in order to move forward with the project.

Ms. Thompson commented that the money committed to the school district up front would be a cash advance of money the local jurisdictions were already committed to spending; not more than the jurisdictions were going to borrow in additional funds.

Mr. Chmiel asked, assuming this alternative financing is approved by the state, what is the timeline for the project? Mr. Stanley answered that the project would be bid out in the fall. Mr. Chmiel asked if that guarantees the project will be constructed? Mr. Stanley explained that the local entities involved in financing the project must prove to ODOT that the funds are in place, and \$6.5M is still out in contingency; therefore, the local entities involved need to show ODOT they can cover the balance, and the recommendation is to raise the borrowing cap and to make the school district whole.

Ms. Thompson commented that Mr. Stanley would present this financing scenario to ODOT for approval. Mr. Stanley added that the goal is to make sure the cost projections for the project are totally protected.

Ms. Belpulsi asked if ODOT would back out of the project? Mr. Stanley answered by stating that they did not want to give ODOT an opportunity to back out of the project, which is why this recommendation is being made.

Mayor Agenbrood thanked Mr. Stanley for his presentation.

**ITEM 4. LEGISLATIVE AGENDA.** – Three legislative items were reviewed for the March 20, 2008 City Council Regular Meeting.

**1) ORDINANCE: FIRST READING. AN ORDINANCE AMENDING SECTION 1271.04(D)(2), TABLE 2, OFF-STREET PARKING REQUIREMENTS, MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS FOR SPECIFIC LAND USES.**

Mr. Parise asked what prompted this legislation? Ms. Thompson explained that this ordinance to amend the off-street parking requirements was a recommendation from staff, based on input received from property owners and developers that there are not enough parking spaces for some restaurants. Ms. Thompson further explained that the City has a variety of types of restaurants with different parking needs, but only has one standard. Ms. Thompson added that City Planner Dan Boron surveyed other communities and found that Springboro's standard for off-street parking for restaurants was not as efficient. The recommendation is based on input from users as well as the standards used in other area communities.

**2) EMERGENCY ORDINANCE: FIRST READING. AN ORDINANCE DETERMINING TO PROCEED WITH IMPROVEMENTS TO CERTAIN PROPERTY IN THE CITY OF SPRINGBORO, COUNTY OF WARREN, OHIO, AS DESCRIBED IN RESOLUTION NO. R-08-6 AND DECLARING AN EMERGENCY. (2008 SIDEWALK/DRIVEWAY APRON PROGRAM)**

No discussion.

- 3) **EMERGENCY ORDINANCE: FIRST READING.** AN ORDINANCE AUTHORIZING THE SUPPLEMENTAL APPROPRIATION OF MONIES; THEREBY AMENDING ANNUAL APPROPRIATION ORDINANCE NO. O-08-01 OF THE CITY OF SPRINGBORO, OHIO PASSED BY THE CITY COUNCIL ON DECEMBER 18, 2007 FOR THE YEAR 2008; AND DECLARING AN EMERGENCY.

Ms. Martin commented that the Finance Director has requested that City Council waive the second and third readings of this ordinance in order to properly appropriate funds for expenditure. Council will consider a motion to suspend the rules and waive the second and third readings of this ordinance at tonight's City Council Regular Meeting.

Mr. Anderson confirmed that this supplemental appropriation ordinance would increase the annual appropriations by \$115,000.00. Ms. Thompson confirmed, and explained that this supplemental would pay for the purchase of 3.83 acres of land on W. Lower Springboro Road adjacent to Clearcreek Park to expand the park land, and was not anticipated in the 2008 budget.

Mr. Anderson asked why the money was not budgeted in the 2008 budget?

Mr. Pozzuto explained that this land purchase to expand Clearcreek Park was not anticipated when the 2008 Budget was drafted, and the City was not approached about this opportunity to expand the park land until after the budget was approved.

Ms. Thompson also mentioned that the supplemental appropriation covers the transfer of funds for improvements at South Tech from the South Tech Fund to the General Capital Improvement Fund and the Street Capital Improvement Fund.

**ITEM 5. CITY MANAGER. –Issues/Reports.**

**Executive Session:** Ms. Thompson requested an Executive Session, following the Work Session discussion, to consider the employment of a public employee.

**Mr. Chmiel motioned to enter Executive Session, following the Work Session discussion, to consider the employment of a public employee. Mr. Parise seconded the motion.**

No discussion.

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

**"Notification of Foreclosure Filing" Ordinance:** Ms. Thompson reported that she would be presenting an ordinance for consideration at the next City Council meeting regarding "Notification of Foreclosure Filing." This ordinance, enacting Chapter 1479 of the City's code, was modeled after an ordinance recently adopted in Franklin. The ordinance requires notification of foreclosure proceedings providing for the City to receive information regarding the responsible party, which would allow NIC to follow through with any property maintenance issues that arise following foreclosure alleviating the burden and paperwork involved with posting the property.

**Citizen Satisfaction Survey:** Ms. Thompson reported that the Citizen Satisfaction Survey issued by the City in February has a return rate of 38.9% to date. Reminders were sent out for a second or third time. Miami University Center for Public Management and Regional Affairs will compile the data following the survey's deadline. The target is a 45% return rate. A report of the survey results will be published by Miami University in June, and the City intends to conduct a follow up survey in two years.

**Comprehensive Land Use Master Plan Open House:** Ms. Thompson reported that the Comprehensive Land Use Master Plan Open House will be held on Tuesday, April 8, 6:00-8:00PM at Heatherwoode. The City has invited the committee participants, volunteers, and the public as well as the Superintendent of Schools, the

Clearcreek Township Administrator, and the Chamber of Commerce Director. The revised Master Plan includes new policy areas, which Council will be asked to adopt to serve as a guide future development in the City. Staff plans to have the Master Plan amendments to City Council for a vote by September.

**Business Appreciation Breakfast:** Mr. Pozzuto reported that the Business Appreciation Breakfast will be held on Thursday, April 10, 8:00-10:00AM at Heatherwoode. The City has received 50 RSVPs to date, which is on target compared to last year's response. The second invitation notice will be sent next week. There will be 20 tabletops reserved upstairs where businesses may display presentation materials. City Council is invited to attend, and encouraged to arrive around 7:30AM.

**Chamber of Commerce Business Expo:** Mr. Pozzuto reported that the Springboro Chamber of Commerce Annual Business Expo was rescheduled to Saturday April 5, 10:00AM-4:00PM at Springboro High School with the same number of booths as originally scheduled.

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

**Charter Review Commission 2008 –** Ms. Martin reported that the 2008 Charter Review Commission held their first meeting last Wednesday, March 12, which was an organizational meeting. The Commission elected Greg Bell to serve as Chair and David Vomacka to serve as Vice Chair. The Commission also established a meeting schedule as distributed and all meetings will be held at 6:00PM in Council Chambers. The Commission scheduled six meetings for the purpose of reviewing the Charter. A final meeting will be scheduled with Council where the Commission will present their official recommendation. To begin the review process, Commission Members were assigned various Articles of the Charter to study and review, and they will begin reporting their findings at the next meeting on Monday, March 24. (Charter Review Commission 2008 Meeting One/RECAP attached for reference.)

**Calendar Updates –** The City Offices will be closed on Friday, March 21 to observe Good Friday. The Planning Commission Regular Meeting scheduled for Wednesday, March 26 has been canceled. The 3<sup>rd</sup> U.S. District Office Hours scheduled for Friday, March 28 have been canceled, but Congressman Turner's field representative, Marty Heide, will resume office hours on Friday, April 25, 1:00-2:00PM in Council Chambers.

There were no other staff comments.

**ITEM 7. CITY COUNCIL. –Issues/Reports.**

**Mr. LaDu** – No issues/reports.

**Mr. Parise** – Mr. Parise briefly commented that he thought Council weathered a pretty tough storm over the last several weeks due to the recent City Council vacancy; he has a good feeling that Council is coming together for the better of the group, and he feels good about it.

**Mr. Chmiel** – No issues/reports.

**Ms. Lairson** – Ms. Lairson will present a Finance Committee report at tonight's City Council Regular Meeting under Reports. Ms. Lairson also requested that Council Members bring back dates at the next Council Work Session to meet to review the 10-year projections. In addition, Ms. Lairson reported that the Tree Authority meeting was rescheduled to take place tonight, and they are presently discussing the details of this year's Arbor Day Ceremony, which she will report on at a future date.

**Mr. Anderson** – No issues/reports.

**Ms. Belpulsi** – Ms. Belpulsi reported that the Planning Commission Work Session scheduled for March 26 has been canceled, as there is no business to discuss. The Planning Commission will meet on April 9 in Work Session to discuss goals and priorities.

**Mayor Agenbroad** – Mayor Agenbroad reminded Council that Dale Brunner of the YMCA would present information regarding The Miracle League, a baseball field for handicapped individuals, at tonight's City Council Regular Meeting under Presentations. He added that a lot of people in the community are contributing to the project. Mayor Agenbroad also reminded Council that Mr. LaDu would take the Oath of Office and be Sworn In to serve as a City Council Member at the beginning of tonight's Regular Meeting. Mayor Agenbroad stated that Mr. LaDu would resign from the Board of Zoning Appeals and the Board of Review/Taxation due to his appointment to City Council. Mayor Agenbroad asked Mr. LaDu if he wished to serve on the Utilities, Safety, and Street Committee to replace Mike Hemmert. Mr. LaDu agreed, and it was the consensus of Council to accept Mr. LaDu's resignation from the Board of Zoning Appeals and the Board of Review/Taxation and to appoint Mr. LaDu to the Utilities, Safety, and Street Committee at tonight's City Council Regular Meeting under Other Business.

At approximately 6:43 PM, City Council entered Executive Session to consider the employment of a public employee. And, with no objections, City Council exited Executive Session at approximately 6:59 PM; whereby, no votes were taken.

**ITEM 8. ADJOURNMENT.** With no further discussion, Mayor Agenbroad adjourned the March 20, 2008 City Council Work Session at approximately 6:59 PM.

CITY OF SPRINGBORO  
425 S. PIONEER BOULEVARD, SPRINGBORO, OH

**CITY COUNCIL REGULAR MEETING**

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THURSDAY, MARCH 20, 2008

7:00 PM

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CITY COUNCIL  
John Agenbroad

Marie Belpulsi, Deputy Mayor  
Scott Anderson  
Sheila Lairson

Jim Chmiel  
Tom LaDu  
John D. Parise

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CITY STAFF  
Chris Thompson, City Manager

Chris Pozzuto, Asst. City Manager  
Jeff Kruthoff, Chief of Police

Alan Schaeffer, Law Director  
Lori Martin, Clerk of Council

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**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 AT 7:00 P.M. ON THURSDAY, MARCH 20, 2008 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 CITY'S TEMPORARY MUNICIPAL BUILDING IN THE DALCO BUILDING LOCATED AT 425 SOUTH PIONEER BOULEVARD, 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 1271.04(d)(2), TABLE 2, OFF-STREET PARKING REQUIREMENTS, MINIMUM OFF-STREET PARKING REQUIREMENTS FOR SPECIFIC LAND USES. THE PROPOSED AMENDMENT WOULD ESTABLISH MINIMUM OFF-STREET PARKING REQUIREMENTS FOR NEIGHBORHOOD RESTAURANTS AT THE RATE OF ONE SPACE PER 75 GROSS SQUARE FEET OF FLOOR AREA PLUS ONE SPACE PER EMPLOYEE MAXIMUM SHIFT, AND FOR FAST-FOOD/DRIVE-IN RESTAURANTS AT THE RATE OF ONE SPACE PER 150 GROSS SQUARE FEET OF FLOOR AREA PLUS ONE SPACE PER EMPLOYEE MAXIMUM SHIFT. PRESENTLY, ALL RESTAURANTS ARE REQUIRED TO HAVE A MINIMUM OF ONE OFF-STREET PARKING SPACE PER 200 GROSS SQUARE FEET OF FLOOR AREA.

THIS PUBLIC HEARING WAS HELD IN ACCORDANCE WITH CHAPTER 1284, AMENDMENTS, OF THE PLANNING AND ZONING CODE. THE PROPOSED PLANNING AND ZONING CODE TEXT AMENDMENT WOULD NOT RESULT IN ANY AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, OHIO.

THE PUBLIC HEARING WAS LIMITED TO 30 MINUTES; 15 MINUTES RESERVED FOR OPPONENTS, AND 15 MINUTES RESERVED FOR PROPONENTS.

**PROPONENTS:**

- 1) CITY PLANNING CONSULTANT DAN BORON MADE THE FOLLOWING COMMENTS: THIS PROPOSED PLANNING AND ZONING CODE AMENDMENT IS THE RECOMMENDATION OF THE PLANNING COMMISSION AND STAFF. THE RECOMMENDATION WAS MADE AT THE PLANNING COMMISSION'S JANUARY MEETING FOR THE PURPOSES OF REVISING THE OFF-STREET PARKING SECTION OF THE CITY'S PLANNING AND ZONING CODE ORDINANCES TO PROVIDE SOME FLEXIBILITY AND TO CREATE TWO SEPARATE STANDARDS FOR PARKING, ONE FOR FAST FOOD/DRIVE-IN RESTAURANTS AND ONE FOR FAMILY OR NEIGHBORHOOD STYLE RESTAURANTS. PRESENTLY, THE CITY HAS A STANDARD OF ONE PARKING SPACE FOR EVERY 200 SQ. FT. OF GROSS FLOOR AREA. THE CITY HAS DISCOVERED THROUGH WORKING WITH DEVELOPERS AND PROPERTY OWNERS OVER A NUMBER OF YEARS THAT THE PRESENT STANDARD IS STRICT RELATIVE TO THE STANDARD IN COMMUNITIES AROUND THE MIAMI VALLEY AND ELSEWHERE IN THE VICINITY OF THE CITY. WHAT STAFF AND PLANNING COMMISSION HAVE RECOMMENDED IS SPLITTING THE PRESENT STANDARD INTO TWO STANDARDS, ONE AT ONE PARKING SPACE PER 75 GROSS SQ. FT. OF FLOOR AREA FOR NEIGHBORHOOD STYLE RESTAURANTS AND A SECOND STANDARD AT ONE PARKING SPACE FOR EVERY 150 GROSS SQ. FT. FOR FAST FOOD RESTAURANTS. THESE TWO STANDARDS RECOGNIZE THE FUNCTIONAL DIFFERENCE BETWEEN THESE TWO TYPES OF RESTAURANTS AND ADDRESSES SOME ISSUES RAISED BY PROPERTY OWNERS IN THE DEVELOPMENT COMMUNITY THAT FIRST, DEVELOPING NEW RESTAURANTS IS DIFFICULT BASED ON THE STANDARD AND ALSO MAKES IT DIFFICULT TO REUSE EXISTING PROPERTIES FOR THE PURPOSES OF CONSTRUCTING OR DEVELOPING RESTAURANTS.

MR. BORON OFFERED TO ANSWER ANY QUESTIONS OF COUNCIL. THERE WERE NO QUESTIONS OF COUNCIL.

NO OTHER PROPONENTS CAME FORWARD.

**OPONENTS:**

NO OPPONENTS CAME FORWARD.

MAYOR AGENBROAD CLOSED THE PUBLIC HEARING AT APPROXIMATELY 7:06PM.

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**ITEM 1. CALL TO ORDER.** Mayor Agenbroad called the Springboro, Ohio City Council Regular Meeting to order on Thursday, March 20, 2008 at 7:00 PM in Council Chambers at the City's temporary facility in the Dalco Building located at 425 S. Pioneer Boulevard, 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; LaDu, Present; Lairson, Present; Parise, Present.

At this time, Mayor Agenbroad welcomed newly appointed City Council Member Tom LaDu.

City Law Director Alan Schaeffer came forward to administer the Oath of Office; whereby, Mr. LaDu was Sworn In to serve the City of Springboro as a City Council Member At Large for a term ending December 31, 2011.

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Mayor Agenbroad thanked Mr. Schaeffer for administering the ceremony, and welcomed Mr. LaDu to Springboro City Council.

**ITEM 4. APPROVAL OF MINUTES:** THE MINUTES OF THE MARCH 6, 2008 CITY COUNCIL WORK SESSION AND REGULAR MEETING.

**Ms. Belpulsi motioned to approve the Minutes of the March 6, 2008 City Council Work Session and Regular Meeting and the Minutes of the March 16, 2008 City Council Special Meeting as submitted by the Clerk of Council. Mr. Parise seconded the motion.**

No corrections.

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

Mr. Chmiel motioned to approve the Minutes of the March 13, 2008 City Council Special Meeting as submitted by the Clerk of Council. Mr. Parise seconded the motion.

No corrections.

**VOTE: LaDu, Abstain; Lairson, Yes; Anderson, Yes; Belpulsi, Yes; Agenbroad, Abstain; Chmiel, Yes; Parise, Yes. [APPROVED 5-0-2]**

**ITEM 5. PRESENTATIONS:** THE MIRACLE LEAGUE – DALE BRUNNER, VICE PRESIDENT OF OPERATIONS, YMCA OF GREATER DAYTON. (A copy of Mr. Brunner's handout regarding The Miracle League is attached for the record.)

Mr. Dale Brunner and Mr. Mark Durso addressed City Council regarding The Miracle League Project. The Miracle League is a baseball field for mentally/physically handicapped individuals. In April 2007, a citizen of Clearcreek Township, Brian Crotty, approached Mr. Brunner about The Miracle League. Mr. Brunner contacted Dr. Baker, Springboro Schools Superintendent, and Dr. Baker and the School Board have generously donated land to this project, but also have offered some design-build services to help build the project. Next, they pursued collaborative partnerships by meeting with the City and Township staff to discuss the project. They spoke with Township Trustee Ed Wade, Township Administrator Dennis Pickett, CVS Pharmacy, and Warren County MRDD. Last week, the Township voted to support the project by contributing \$100,000 to help build the project. CVS Pharmacy has agreed to raise money to build an adaptive playground next to the baseball field by the schools. They are working on a partnership with Warren County MRDD to not only to bring kids to play at this baseball field, but also to help staff the field. The idea is to have a baseball diamond with a concession stand, restrooms, and announcer to announce kids as they come to the plate. Currently, they have raised \$240,000.00; their goal is to raise \$780,000.00. They have \$400,000.00 in outstanding contributions from four different individuals and entities, and they are continuing to raise funds by soliciting service groups, Children's Medical Center, and Warren County MRDD. They would like to have all of the money raised by June 1 to begin construction and open the field on September 1 of this year. They are talking to as many people as possible about this project. This is a very important project that will give back to every kid and every individual and will bring kids together no matter who they are. Mr. Brunner stated that his purpose today is to ask City Council for their support for this project, and he hopes the City will support the program.

Mr. Durso commented that the \$780,000.00 that Mr. Brunner mentioned earlier is the cost to construct the field; the entire project is an investment of \$1.4M over several years. The field will be located directly in front of the junior high school entrance, which is the entrance to the City. One of their goals with respect to the

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established budget is to have a brick wall with wrought iron railing on SR741 to give the impression of driving into a baseball field as you enter the City driving north on SR741. They want the project to be first-class. CVS is working very closely with them, and the \$780,000.00 goal really prepares them to have the funds in place to install the field and the adaptive playground right beside it.

Mayor Agenbroad asked if there were any questions of Council.

Mr. Anderson asked if the YMCA would own this facility when it is finished? Mr. Brunner answered that the facility would be built on School Board land; hence, the School Board would own it. The YMCA would provide scheduling/programming services for the field and would help raise money each year to have the clients of Warren County MRDD staff the field.

Mr. Anderson asked if the money they raise would be enough to maintain the field or would the schools maintain it? Mr. Brunner explained that maintenance would cost approximately \$12,000 each year. Initially, the maintenance will be very minimal, the field surface is a rubber surface, which is power washed.

Mr. Chmiel asked if the field would be used during the school year or after school as well as during the summer? Mr. Brunner answered that the Warren County MRDD advised that the field should be for adults to use as well. Their goal is to schedule the field as much as possible and they will work with the schools in regard to scheduling, but during the school day, adults could use the field.

Ms. Thompson asked if there would be an opportunity to contribute within a phased plan to benefit the project, for example, a pledge over a period of years such as when the City contributed \$10,000 per year for five years to the MVRPC bikeway in lieu of an immediate donation of any significant amount of money? Ms. Thompson asked if in-kind donations of any kind that the City would be able to provide via its workforce would be a benefit to the project? Mr. Brunner answered that the money would be welcome, but in-kind donations would be very important as well for asphalt, fencing, concrete, etc. Mr. Brunner added that any projects the City is doing that they could piggyback on would be great.

Ms. Belpulsi asked if they would accept contributions from individuals in the community? Ms. Belpulsi asked where they would get the money to maintain and staff the facility? Mr. Durso explained that in terms of the capital improvements, the \$780,000.00 amount is to cover construction and start up; the overall project would cost \$1.4M. They intend to have ongoing campaigns to raise capital funds for a pavilion, lighting for night games, etc. In terms of overall maintenance of the facility, they estimate that it will cost \$12,000 per year. The program they are showing investors shows operating costs such as signage. For example, investors have agreed to pay "X" amount per year for 4'x8' outdoor signs. They are very comfortable about the operating costs, as the costs are minimal. Mr. Durso also commented that they have presented this project to the Warren County commissioners who were very receptive of the project based on the fact that they went to the YMCA, who are experts in programming and the MRDD, who are experts in disabilities to develop this project. Finally, Mr. Durso commented that they have researched and there is nothing like this project in this area, and there are thousands of participants with nowhere to go, and they have been motivated by individuals in need.

Mayor Agenbroad thanked Mr. Brunner and Mr. Durso for their presentation.

### ITEM 6. LEGISLATION:

City Council held a Work Session at 6:00 PM tonight for approximately 43 minutes to discuss the following legislative items as well as other matters before the City followed by a 16-minute Executive Session to consider the employment of a public employee; whereby, no votes were taken.

- 1) **ORDINANCE: FIRST READING.** "AN ORDINANCE AMENDING SECTION 1271.04(D)(2), TABLE 2, OFF-STREET PARKING REQUIREMENTS, MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS FOR SPECIFIC LAND USES," was read by the Clerk of Council. Ms. Thompson deferred to Mr. Boron to comment on this item.

This is the first reading of an ordinance amending Section 1271.04, Off-Street Parking Requirements. This ordinance was the subject of the Public Hearing held at the beginning of this City Council meeting. The purpose of this ordinance is to revise the City's off-street parking requirements to provide more flexibility and to react to the different functional needs of restaurants such as fast food/drive thru type restaurants and neighborhood or family style restaurants. Presently, the City has a standard of one space for every 200 gross sq. ft. of floor area, which has been defined by property owners, business owners, and restaurant owners as being relatively strict and the City found that to be the case relative to restaurants in the Miami Valley. The City will be reducing that standard as the ordinance provides to a standard of one space for every 75 gross sq. ft. of floor area for family style restaurants plus spaces for employees and to a standard of one space for every 150 gross sq. ft. of floor area plus spaces for employees for fast food restaurants, which is a higher standard to account for the higher turnover at fast food style restaurants. This proposal is similar to other parking space requirements for communities in the area. Mr. Boron offered to answer any questions of Council.

Mayor Agenbroad presented the item for questions/comments of Council. There were no questions/comments of Council.

**No action required at this time.**

- 2) **EMERGENCY ORDINANCE: FIRST READING.** "AN ORDINANCE DETERMINING TO PROCEED WITH IMPROVEMENTS TO CERTAIN PROPERTY IN THE CITY OF SPRINGBORO, COUNTY OF WARREN, OHIO, AS DESCRIBED IN RESOLUTION NO. R-08-6 AND DECLARING AN EMERGENCY. (2008 SIDEWALK/DRIVEWAY APRON PROGRAM)," was read by the Clerk of Council. Ms. Thompson commented on this item as follows:

This is the first reading of an ordinance determining to proceed with the 2008 Sidewalk/Driveway Apron Repair Program. On February 7, 2008, City Council approved a resolution to declare the necessity to construct, reconstruct, or repair sidewalks and driveway aprons in the City. This legislation will allow the City to proceed with those improvements. This year's program involves 53 property owners in the community. The City has requested that the property owners complete any of the driveway apron or sidewalk repair work prior to Friday, April 25; at which time, the City will submit assessments for those repairs to the Warren County Auditor to be placed on the property owners' property tax bills.

Mayor Agenbroad presented the item for questions/comments of Council. There were no questions/comments of Council.

**No action required at this time.**

- 3) **ORDINANCE O-08-5: FIRST READING.** "AN ORDINANCE AUTHORIZING THE SUPPLEMENTAL APPROPRIATION OF MONIES; THEREBY AMENDING ANNUAL APPROPRIATION ORDINANCE NO. O-08-01 OF THE CITY OF SPRINGBORO, OHIO PASSED BY THE CITY COUNCIL ON DECEMBER 18, 2007 FOR THE YEAR 2008; 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 authorizing the supplemental appropriation of monies for 2008 budgeted expenditures. This supplemental is primarily being requested to pay for park land that was purchased on W. Lower Springboro Road and to transfer monies from one fund to another concerning the City's South Tech improvements. The supplemental would mainly cover the expense of 3.83 acres of land purchased on W. Lower Springboro Road adjacent to Clearcreek Park.

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Mayor Agenbroad stated that staff has requested that City Council waive the second and third readings of this ordinance in order to properly appropriate funds.

**Mr. LaDu motioned to suspend the rules and waive the second and third readings of this ordinance. Mr. Chmiel seconded the motion.**

No discussion.

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

**Mr. Lairson motioned to adopt Ordinance O-08-5. Mr. Parise seconded the motion.**

No discussion.

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

**ITEM 7. REPORTS:**

**Mayor's Report** – Good Friday will be observed on Friday, March 21; whereby, the City Offices will be closed. The 3<sup>rd</sup> U.S. District Office Hours scheduled for March 28 have been canceled; the next 3<sup>rd</sup> U.S. District Office Hours are scheduled for Friday, April 25, 1:00-2:00PM in Council Chambers. The Master Land Use Plan Open Forum will be held on Tuesday, April 8, 6:00-8:00PM at Heatherwoode. The Business Appreciation Breakfast will be held on Thursday, April 10, 8:00-10:00AM at Heatherwoode. The next City Council Work Session will be held on Thursday, April 3, 2008 at 6:00 PM in Council Chambers, as scheduled. The next City Council Regular Meeting will be held on Thursday, April 3, 2008 at 7:00 PM in Council Chambers, as scheduled. Meetings will be held at the City's temporary facility in the Dalco Building located at 425 S. Pioneer Boulevard in Springboro, unless otherwise noted.

**City Manager's Report** – Ms. Thompson reported that an Open House concerning the City's Comprehensive Land Use Master Plan will be held on Tuesday, April 8, 6:00-8:00PM at Heatherwoode. Signage has been posted in the community advertising this event, and the public is invited to attend. The City has been working on this project for the past year with a citizen committee, and the City would like the community's input and comments regarding the plan.

**Committee Reports –**

**Mr. LaDu** – No reports.

**Mr. Parise** – No reports.

**Mr. Chmiel** – No reports.

**Ms. Lairson – Finance Committee** – The Finance Committee met tonight at 5:30PM and found all of the City's finances to be in order. Ms. Lairson asked that City Council Members bring available dates to the table at the next Council Work Session in order to schedule a meeting to review the 10-year plan.

**Mr. Anderson** – No reports.

**Ms. Belpulsi** – No reports.

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**ITEM 8. OTHER BUSINESS.** Mayor Agenbroad commented that by virtue of Mr. LaDu's appointment to City Council, he has tendered his resignation from the Board of Zoning Appeals and the Board of Review/Taxation.

**Ms. Belpulsi motioned to accept Mr. LaDu's resignation from the Board of Zoning Appeals and the Board of Review/Taxation, with a vote of thanks. Mr. Chmiel seconded the motion.**

No discussion.

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

**With respect to Council Committee appointments, Mayor Agenbroad asked for a motion to appoint Mr. LaDu to serve on the Utilities, Safety, and Street Committee.**

Mr. LaDu motioned to approve his appointment. Ms. Lairson seconded the motion.

No discussion.

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

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

**ITEM 10. GUEST COMMENTS.** No Guest comments.

**ITEM 11. EXECUTIVE SESSION.** No Executive Session.

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

**Mr. Parise motioned to adjourn the meeting; whereby, the Thursday, March 20, 2008 Springboro City Council Regular Meeting was adjourned at approximately 7:30 PM. Ms. Belpulsi seconded the motion.**

No discussion.

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

Mayor Agenbroad wished everyone a happy Easter Holiday.

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**John Agenbroad, Mayor**

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**Presiding Officer**

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**Lori A. Martin, Clerk of Council**