

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
April 9, 2024

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, April 9, 2024, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 6:01 p.m.

Council members present included Mayor Lehner, Vice Mayor Fisher, Ms. Duvall, Mr. Scott, Mrs. Hall, Mr. Suddith and Mr. Sullivan.

Staff members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Finance Director Nancy Gregory, Economic Development Manager Amy Schrimpf and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy was also present.

City Financial Results for 2023 - Nancy Gregory presented the audit results for 2023. She stated that the Ohio Revised Code requires that the City has an annual audit. The Auditor of State completes the process every ten years; however, due to staffing shortages, this is the first time the State audited the City rather than an Independent Public Accountant (IPA). Results are unmodified (positive). No deficiencies were cited with internal controls, instances of non-compliance, fraud or waste. Grants (i.e., Community Development Block Grant and Community Housing Impact and Preservation) received an unmodified rating. Ms. Gregory stated that Council members received a management letter that lists items that have recommendations including oversight of reporting requirement for the 4C for Child Care sub award under the Community Development Block Grant; reclassify a portion of permissive license tax receipts from intergovernmental revenue to a local tax description; and implement stronger application password controls and ensure all network accounts have multi-factor authentication with password expiration requirements. The auditor stated comments are rarely this few. Ms. Gregory then explained that the general fund balance feeds all of the other funds. Gaps are filled with transfers from the general fund. The general fund indicates the financial health of the organization. Ms. Gregory showed a beginning fund balance of \$64.1 million, revenues just shy of \$73 million, expenditures at \$51.4 million, \$13.6 million operating transfers at \$563,891 with an ending balance of \$51.2 million. The City does not go below 90 days' operating balance. She stated that Finance presented a budget estimate of \$47.8 million and received more revenue, investment earnings and underspending.

Mr. Scott asked why income tax increased. Ms. Gregory stated that corporate tax returns came in higher than projected. She said these returns are not due until October, and there is no way to predict the number.

Mayor Lehner inquired about the impact of working from home. Ms. Gregory stated that it will be years before requirements for remote work are solidified and we have a full understanding of the impact.

Mr. Greeson reviewed agenda items for the Council meeting.

- A resolution will authorize acceptance of a bequest from the estate of Jo Ann Keys. The Fire Department is a beneficiary of \$10,000.00 from the estate of Jo Ann Keys. She donated 6,389 hours of her time to the City.
- The former Fussnecker building at 111 West Dorothy Lane will be demolished with a grant reimbursable up to 50% of the cost of demolition not to exceed \$25,000.
- Surplus and contract approval will be sought to sell approximately 1.62 acres of City-owned property in Miami Valley Research Park. The sales agreement would transfer the property to MLPC Capital Development, LLC on behalf of an economic development project for Resonetics. Mayor Lehner asked why another owner from Beavercreek is involved. Ms. Schrimpf stated that Synergy's offices are located in Beavercreek); they own the building and lease it to Resonetics.
- Provisions for the latest contract agreement with police supervisors include wage increases include 3.25% for 2024 retroactive back to December 18, 2023 and 3% for both 2025 and 2026. Weekend differential is \$.30 per hour from 12:01 a.m. Saturday through midnight on Sunday. Command officers are no longer required to take a lunch break on regular workdays. Mr. Greeson also outlined other provisions including changes in compensatory time, the addition of Juneteenth to holidays, the ability to purchase a second firearm for \$1 upon retirement, insurance adjustments on high deductible plan, gender-specific references to they, them and their, union leave adjustment and acting pay were also discussed and can be found in the contract.
- A resolution will be presented to adopt the Strategic Plan.

At 6:37 p.m., Vice Mayor Fisher made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for the purpose of conference with attorney, seconded by Mr. Suddith. The motion passed unanimously upon roll call.

At 7:23 p.m., the Council exited Executive Session and went back on public record.

Mr. Scott asked how the Sheetz proposal for the property adjacent to Sky Asian differed from the one at Dixie and Dorothy that was denied. Mr. Greeson stated that the parcel next to Sky Asian is zoned as “Business” and gas stations are an allowable use in this zone.

The City Council Workshop Meeting adjourned at 7:24 p.m.

ATTEST:

PEGGY LEHNER
MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council