

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
July 9, 2024

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, July 9, 2024, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 6:02 p.m.

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

Staff members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Assistant City Manager Bryan Chodkowski, Law Director Ted Hamer, Public Service Director Dave Duritsch, Public Service Project Manager Rob Baker, Economic Development Manager Amy Schrimpf, Community Information Manager Mary Azbill and Clerk of Council Amy Hayslip.

Mr. Greeson presented the upcoming 2024 Council Workshop schedule and 2025 Budget timeline calendar. The July 23 workshop meeting will include the 2025 CIP review and will start at 5:30 p.m.

Ms. Duvall asked if anyone was going to the National League of Cities conference in November. Mrs. Hall mentioned that she would like to attend. Mr. Greeson mentioned that the number of Council members who could attend would be determined by the amount budgeted for this conference.

Kettering Ice Arena Presentation - Mr. Greeson mentioned that City Council received a copy of the memorandum and the prior survey from 2016. He stated that this project aligns with three goals of the Strategic Plan – High Quality Services; Engaged and Active Lifestyle and The Kettering Story.

Mr. Bergstresser began the presentation with a graphic titled PRCA Master Plan with three puzzle pieces – Kettering Ice Arena; Frazee Pavilion and General PRCA Capital Improvements & Bond Levy. The current bond levy expires in 2028. In 2026 PRCA should update the Master Plan considering the aforementioned pieces and plan to request a new levy. The loss of the Boonshoft money will have an effect on the general CIP funding.

Options include: renovate or rebuild to support ice programming; renovate or rebuild to support other recreational activities; determine how this project relate to the PRCA bond levy and the three puzzle pieces (General PRCA facility and parks improvements; Frazee Pavilion; and Ice Arena)

History: Built in 1974 as an outdoor rink and decided to put a cover over it.

Current Conditions: roof is original to the structure; maintenance of roof is difficult due to no easy way to get up on the roof. Interior – lobby area has lockers rooms and access to restrooms; fire ring area would need renovated due to not currently ADA compatible; locker rooms; compressors – have three only two are working; in process of having a new coupler – it that does not work there may not be an ice season. Truss structure could reskin roof or replace roof with higher walls. HVAC, dehumidification system and dasher boards are well past useful life.

Estimated Costs:

Estimated Costs (2024 dollars)	Lower Cost Range	Upper Cost Range
Demolish ice arena & rebuild new ice arena, including support space	\$13,192,400	\$15,465,775
Demolish ice arena & build new multi-purpose athletic & recreation facility, including support space	\$10,626,200	\$12,441,975
Rehabilitation option (rehab roof, replace chillers, rehab dasher boards, limited HVAC replacement, limited support space rehab)	TBD	TBD

Discussion was held amongst council members and staff including putting a new roof over the old one; franchise opportunities to help with funding; total demolition cost and placing a bubble over the ice arena instead of a roof.

Next Steps: Mr. Bergstresser mentioned that Council could do a facility tour of the ice arena and solicit input from the Parks Board.

Vice Mayor Fisher asked if the City received any public input when gathering information for Spark. Mr. Bergstresser answered that the ice arena was mentioned. Mr. Bergstresser asked if Council want to do public meetings?

Discussion was held amongst Council and staff on obtaining input from current users and also opening it up for the general public for input. In the 2016 survey the questions were purely operational based and the public meeting was attended by 59% of ice arena users.

Mr. Greeson mentioned that next steps will be to do a facility tour; engage potential partners and to have more financial and technical options for council to review.

Agreement with South Community - A new multi-year agreement with South Community is due before the next school year begins. South Community provides youth counseling for drug, alcohol and mental health. Our agreement is to assist financially for 2 of the counselors in the schools. Approximate cost for the 2024-2025 school year is approximately \$122,000 per year. City Council was in agreement to continue with the partnership.

At 7:10 p.m., Vice Mayor Fisher made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for the purposes of Property Matters, Economic Development; and Negotiations with organizations or individuals; seconded by Mr. Scott. The motion passed unanimously upon roll call.

At 7:27 p.m., the Council exited Executive Session and went back on public record.

The City Council Workshop Meeting adjourned at 7:27 p.m.

ATTEST:

PEGGY LEHNER
MAYOR

AMY J. HAYSLIP
CLERK OF COUNCIL