

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES – CAPITAL IMPROVEMENT PROGRAM (CIP)
JULY 23, 2024

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, July 23, 2024, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 5:31 p.m.

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

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, Rob Baker, Project Manager, Finance Department Director Nancy Gregory, Budget Manager Kelly O'Connell, Planning & Development Director Tom Robillard, Assistant City Engineer John Sliemers, Community Information Manager Mary Azbill and Clerk of Council Amy Hayslip.

Mr. Sterling Abernathy was also in attendance.

Mr. Greeson opened the workshop by thanking the team for their efforts including Mr. Bergstresser, Ms. Gregory, Ms. O'Connell, Mr. Sliemers and Mr. Duritsch.

Mr. Greeson stated that the CIP five-year plan development began in March demonstrating financial sustainability with a focus on necessary projects and wise investments. Improvements will be made to business areas and neighborhoods. The City will invest \$56 million in community and infrastructure during the next five years not including the ice arena, Frazee and Parks and Facilities Master Plan. The proposed 2025 CIP budget totals \$14.4 million (\$12.4 million in 2024). Current CIP outlay for 2025 is \$10.5 million (\$7.9 million in 2024) to be drawn down from the following sources: Capital Improvement Fund (Estate Tax) - \$2.5 million; Gas Tax revenue - \$800,000; miscellaneous CIP revenue - \$1.4 million; ARPA assignment - \$1.2 million; General Fund transfer - \$4.6 million; outside funding - \$3.6 million.

Mr. Bergstresser stated that we may get another year out of the Estate Tax Fund if we reduce the yearly allocation from 3 million to 2.5 million in a weaning off process so we do not have to use general fund reserves in 2028 and 2029.

Mr. Baker presented the Public Service portion of the CIP plan for 2025 to 2029. Kettering Recreation Complex/CIL Senior Center: Rosewood will have a floor refinishing program (\$2,000); the Recreation Center parking lot will have light pole head replacement (\$40,000) and roof repairs at the Recreation Center (\$30,000).

Mr. Baker presented improvements to be made at Water Park/Main Pool: soft surface (\$20,000) Mechanical Improvements (\$15,000) and Slides Maintenance (\$30,000).

Mr. Baker stated that the Parks Maintenance Center (Valleywood) would have Campus Improvements (\$250,000) which will include security improvements in the parking lot.

Mr. Baker stated that the Government Center north building would receive new water service and the Police UPS Battery Replacement (\$30,000) which is on a five year rotations which enables that we do not have to shut down during a power outage.

Mr. Baker stated that the Public Service Center would be installing a generator for backup power (\$150,000).

Mr. Baker presented maintenance projects at fire houses including: TOX sensor replacements – one per year for four years (\$40,000); four fold doors repair with rhino lining (\$40,000); miscellaneous improvements (\$140,000); ADA improvements (\$25,000); and facility chargebacks (\$103,000) and disaster sirens – will replace 3 of the 9 sirens (\$80,000).

Mr. Scott asked if they would be louder and Mr. Baker responded that the sound would be improved.

Mr. Baker stated that carpet replacement would take place at the Courts building in the probation office and the back rooms (\$60,000), and the security system needs replaced to tie into the City's system (\$35,000).

Mr. Chodkowski presented the Kettering Business Park Building #46 Improvements. Estimated \$4.4 million budget will be receiving State Capital Budget funds of \$1,250,000 to leverage against. Kettering funds are TBD. Mr. Greeson stated that the key expenses are the water line, the roof and asbestos removal.

Mr. Bergstresser presented the proposed CIP budget for Parks, Recreation and Cultural Arts. Improvements to parks infrastructure include miscellaneous CIP items (\$30,000), park aggregate path repair at Pondview Park and Lincoln Park Civic Commons path around the pond (\$125,000); park painting / repair program (\$30,000), park irrigation improvements at Rosewood (\$100,000); park fence replacement at Oak Park (\$44,000); park infrastructure repairs – timbers (\$25,000); park naturalization at Irelan Park (\$15,000); and tennis / basketball courts at Southern Hills Park (\$56,000);

Mr. Bergstresser continued his presentation with PRCA CIP inclusions: park concrete repair at Civic Commons (\$65,000); 1% for the Arts to be determined (\$110,000); and Tree Planting and Landscaping for street construction tree replacement, citizen tree planting, tree maintenance and planting and public street landscaping (\$210,000).

Mayor Lehner asked how the 1% for the Arts money can be spent, can we do repair and maintenance. Mr. Bergstresser stated that we have done repair and maintenance activities funded out of this fund. Vice Mayor Fisher asked that the 1% is the city funded CIP and does not include any of the grants that we receive. Ms. O'Connell answered that is correct that the 1% is built up over time and it is spent down over time.

Mr. Bergstresser began his portion of the presentation with Traffic Control Projects. The traffic signal replacement program began in 2011, and the City will begin right-of-way acquisition for Phase 4 (\$50,000) in 2025. In 2026 and 2027, traffic signals will be replaced at Research at both County Line and Founders, Wilmington and Meijer, Dorothy and Delco Park and Woodman and Vale. Other traffic-related items include maintenance (\$10,000), pavement marking program (\$25,000) and miscellaneous transportation (\$20,000). Mr. Bergstresser presented Roadway Projects next and explained that the general asphalt resurfacing project budget decreased from \$1.5 million to \$1.25 million in 2025 to include Kenmar, Santa Rosa, Burning Tree, Cherry Oak, Green Springs, Montezuma, Hazelhurst, Silman, Wallington, Woodner, Clarendon, Hemphill, and Appleton. Ansel Drive will be resurfaced using CDBG funds of \$100,000 and city funds of \$25,000.

Vice Mayor Fisher asked if there were any plans on using CDBG funds for curbs and gutters. Mr. Bergstresser stated that CDBG is programmatic driven and we have not used it a lot for infrastructure but that is something that could be looked into in the future.

Mr. Bergstresser explained that the Thoroughfares, Arterials and Collectors budget is \$710,000 with resurfacing on Patterson Road – Dayton Corp to Woodman and East Stroop to Far Hills to Shroyer.

He then discussed curb, sidewalk and drive approach repairs (\$100,000) and the State Gas Tax Revenue Program. The Golf Club Estates Street and Drainage Improvements project: drainage and street work will be covered by ARPA funds of \$1.2 million and also include resurfacing to be covered by the Gas Tax Program (\$800,000) paired with concrete work (\$700,000). Also included in this budget are Ridgeview, Brookview, Belvoir, Wrenford, Bellflower, Regent, Miramar/ Fairway and Atherton.

Montgomery County is working on a water main replacement program now, and the City will follow up next year to replace deteriorated concrete curb and drive approaches, and resurface the roadways. OPWC grants for Dell Ridge and Dellwood Estates will offset the cost of resurfacing.

Mr. Bergstresser stated that the ADA replacement program (\$165,000) is used to replace curb ramps on streets that may be eligible for federal funding in the future, to make them simpler projects to fund and construct when federal funds are used.

**** Mr. Bergstresser discussed several roadway improvements to be completed in 2025, including: Far Hills (SR 48) resurfacing to David (\$540,000 for which Kettering will cover \$110,000 ODOT will pay the balance); Research Blvd (SR 835) resurfacing Woodman to County Line (\$1,532,000 for which Kettering will pay \$350,000 ODOT will pay the balance).

Mr. Bergstresser presented streetscape projects including West Stroop Sidewalk Stonebridge to Ridgeway (\$686,000 of which Kettering will contribute \$343,000 with a \$343,000 Federal TA grant); Founders Drive sidewalk (right-of-way) (\$35,000) and bike program and pole painting funds to assist in maintenance (\$30,000). Government Center Walkway Improvements (\$90,000) and Far Hills Ave. street light improvements Stroop to Dorothy (\$50,000) are also included.

Mr. Bergstresser discussed drainage projects including: Storm Water Master Plan (\$50,000); Hempstead Station Drive culvert lining (\$50,000); and Miscellaneous Drainage (\$25,000).

Governor's Place Improvements looking to bid in the fall of 2024. Mayor Lehner asked if the old Christopher Club property is included in this project. Mr. Bergstresser answered no.

Vice Mayor Fisher asked if there were any bridge projects. Mr. Bergstresser said not for construction but we will have repair on the Danube bridge and a major rehab of the Galewood bridge and we will be applying for funding.

Mr. Bergstresser also mentioned that looking forward to 2029 that a wider bike path will be added on Dorothy and Wilmington. We still need to apply for funding for Dorothy Lane towards the Greene for bike-pedestrian infrastructure.

Mr. Bergstresser discussed the next steps on the CIP process.

Mr. Greeson reviewed the Council Agenda.

Mr. Greeson updated City Council on a request received from We Care Arts. We Care Arts are in need of a roof replacement and are approximately \$19,000 short of the amount needed for the replacement. They have received some funding from the Dayton Foundation and are now requesting funding from the city. We do have CDBG-CV funding that was specifically designed for businesses recovering from COVID. We Care Arts participation was hit really hard from the pandemic with attendance numbers down from 300 to 60.

Discussion was held regarding how CDBG dollars are more appropriate and the funds that we do have approximately \$28,000 are not designated currently. We Care Arts do own the building and have raised approximate half of the cost of the roof expense. City Council agreed to move forward with giving We Care Arts the CDBG-CV grant for the roof.

6:47 pm Mayor Lehner asked is there a motion to enter into executive session under Section 121.6 (k) of the Codified Ordinances for purposes of: Economic Development; And Negotiations with Organizations or Individuals? Vice Mayor Fisher made a motion and Mr. Suddith seconded the motion. Motion passed by a roll call vote.

Executive Session ended at 7:10 pm.

Mr. Greeson stated that Mayor Lehner has asked about proposing a resolution to enact a moratorium on gas stations in the city. Centerville and Huber Heights also have a moratorium on gas stations.

Mr. Suddith asked if there were any projects currently in process. Mr. Greeson answered that we have one application currently but our development standards may or may not align with the developer.

Discussion was held amongst City Council about what will be included in the moratorium: gas stations, car washes, kiosks, dollar stores or small box convenience stores and drive-thru's.

Mayor Lehner mentioned that we could put the resolution on the agenda two weeks from now. Mr. Scott mentioned if we send the wrong message to business owners and that he does not support a moratorium on gas stations. Mayor Lehner stated that the moratorium would only be for one year and it would give us the time to look at some of the development sites. A moratorium is done to give time to the community to study an emerging thing. Mr. Suddith mentioned that residents he has spoken to are in favor of a moratorium. Consensus was to place the resolution on the August 13 agenda.

The City Council Workshop Meeting was adjourned at 7:29 p.m.

ATTEST:

PEGGY LEHNER
MAYOR

AMY J. HAYSLIP
Clerk of Council