

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
March 28, 2017

The Council of the City of Kettering, Ohio met in a workshop session on Tuesday, March 28, 2017 in the Kettering Conference Room, 3600 Shroyer Road, Kettering Government Center. The meeting came to order at 6:03 p.m.

Council Members Present included Mayor Patterson, Vice Mayor Scott, Mrs. Schrimpf, Mr. Wanamaker, Mr. Duke and Mr. Lautar. Mr. Klepacz had an excused absence.

Staff Members Present: City Manager Mark Schwieterman, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Community Information Manager Stacy Schweikhart and Economic Development Manager Gregg Gorsuch.

Mr. Sterling Abernathy was also present. Also in attendance were Ms. Leah Werner, Mr. David Bohardt and Ms. Jessica Berzac to make a presentation to Council.

St. Vincent Place – Mr. Schwieterman turned the meeting over to Ms. Leah Werner with CSH, Mr. David Bohardt with St. Vincent de Paul and Ms. Jessica Berzac with UP Development. Ms. Berzac and Ms. Werner showed and explained a Power Point presentation to the City Council members. The presentation was regarding a potential supportive housing development, the site the organizations were looking at is located on Hempstead Station Drive and Meijer West Drive. Ms. Berzac showed some examples her organization has located in Muncie Indiana, Wheeling Illinois and Mt. Prospect Illinois. Ms. Werner explained the Olmstead Act and how it has affected housing for the disabled. She explained there is a new direction at the federal and state levels for previously institutionalized populations and OHFA is working towards incorporating this shift in state's housing policy. She also mention the closing of the Huber Heights Developmental Center, this is creating a strong local need for developmentally disabled services and housing. She stated Kettering is in need of more affordable housing and the need is particularly critical for individuals with disabilities. Ms. Berzac showed a slide indicating where all of the neighborhood amenities are located near the potential project site. Mr. Bohardt stated he is with St. Vincent de Paul and they would be the co-developer, service coordinator and primary service provider for this project. His organization has extensive experience providing shelter, PSH and services to vulnerable populations. They have 100 full time employees, 20 part time employees and over 2,000 volunteers that ensure organizational capacity. Mayor Patterson asked why Kettering is becoming a hub for supportive housing units. Ms. Werner said sites like the one they have identified have all the amenities needed for success in very close proximity also the fact it is located on a bus line is important. Mayor Patterson said the idea from the County Housing Advisory Board was to disburse these facilities throughout all of the communities in the region. Mr. Bohardt said that is happening, for example there are

over 100 units of supportive housing in Centerville. Mr. Lautar asked how these individuals will get the services they need in this facility. Mr. Bohardt explained the service and how St. Vincent de Paul delivers those services. Mr. Duke asked if these units would be for developmentally disabled and mentally disabled individuals. Ms. Werner said yes, the Olmstead Act states these types of developments must have a mixture of developmentally disabled and mentally disabled individuals. Mr. Burkhardt said for example at Kettering Commons you have to be mentally disabled to get in, that is in violation of the Olmstead Act. Mayor Patterson asked if the County was assisting with funding for the project. Ms. Werner said yes, the County would be assisting with funding. Mr. Burkhardt said if funding is approved the project construction would start in the Fall of 2018. Ms. Werner stated there is a federal background and history check for all residents before they are permitted to move into a facility like this. Mayor Patterson asked what type of materials the building would be constructed out of, how large the building would be. Ms. Berzac stated it would be a three story building, construction costs are estimated at about \$6,000,000 and the building would be designed to meet Kettering's current building and zoning codes. Mrs. Schrimpf asked if there would be a St. Vincent employees on site. Ms. Berzac said yes there would be a "community builder" living on site. Ms. Schrimpf said this is a permitted use in this zoning district, so you do not need City Council approval. Ms. Berzac stated that is correct, we are here as a professional courtesy. She also stated they are not here seeking City funding for the project. In closing, Ms. Berzac thanked City Council for their time and said they will most likely be back in the Fall to update Council on the project. Mr. Schwieterman stated staff will send the Power Point presentation to all Council members so they can review it.

City Council Meeting Agenda Review – Mr. Schwieterman reviewed the Council meeting agenda with the City Council members.

Charter Post Cards – Mr. Schwieterman stated the post cards indicating certain City position salary and benefits has been sent to the Post Office and is arriving in resident's homes. This is the post card required by Section 10-12 of the City Charter. The City Manager's office has received four phone calls asking about the card.

Medical Marijuana – Mr. Schwieterman said staff will bring legislation forward at a Council meeting in April to extend the Medical Marijuana moratorium as has been discussed in previous Workshop meetings.

2801 S. Dixie – Mr. Schwieterman stated recently staff sent Council members a memo regarding a potential economic development deal for the property located at 2801 S. Dixie Highway. The potential purchaser of the property has informed staff he may not be able to secure the property. Staff will continue to work with the potential purchaser and report back to Council at a future date.

City Council Donation – Mr. Lautar made a motion to donate 2 Frazee tickets with a maximum value of \$150.00 to the MVRPC Spring Dinner event and 2 Frazee tickets with a maximum value of \$150.00 to the Mayor's Ball for Charity, the motion was seconded by Mrs. Schrimpf and the motion passed unanimously upon roll call.

County Utility Work – Mr. Schwieterman stated staff has given the contractor doing the water line replacement project for the County in the area between Far Hills Avenue and Shroyer Road and Dorothy Lane and Stroop Road permission to store dirt on the old Wagner Wood site on Dorothy Lane.

Representative Butler – Mr. Schwieterman reported Representative Butler is scheduled to speak to City Council at the April 11, 2017 City Council Workshop meeting.

April 11 Workshop Meeting – Mr. Bergstresser informed Council members staff will be bringing a resolution before them at the April 11th City Council meeting for the Wilmington Pike streetscape project. Mayor asked if staff could bring a rendering or graphic to the Workshop meeting showing Council what the project will look like, Mr. Bergstresser said yes. Mr. Bergstresser said there will also be legislation on the April 11th Council agenda regarding the Hewitt Avenue bike path project, the Wilmington Pike resurfacing project and the traffic signal replacement phase III project.

The workshop meeting adjourned at 7:19 p.m.

ATTEST:

DONALD E. PATTERSON
MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council