

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
August 8, 2017

The Council of the City of Kettering, Ohio met in a workshop session on Tuesday, August 8, 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. Klepacz and Mr. Duke. Mr. Lautar 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 present.

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

Alter High School Boys Volleyball Team – Mr. Schwieterman noted the Alter High School boys Volleyball team will be attending the August 22<sup>nd</sup> City Council meeting for recognition of their recent State Championship.

December 2017 City Council Meeting Schedule – Mr. Schwieterman asked Council members which dates they would like to meet in December of this year. The City Council members decided to hold Council meetings on December 5<sup>th</sup> and December 12<sup>th</sup> in 2017.

Revised Income Tax Revenue Projection – Mr. Schwieterman distributed a revised income tax revenue comparison for all to review. Mr. Schwieterman noted the end of year income tax revenue was projected to be \$47,352,000. Mr. Schwieterman said the Finance Department monitors and updates the revenue constantly and at this time they would like to change the projection to \$48,000,000. All Council members present were in favor of adjusting the 2017 year ending income tax revenue to \$48,000,000.

Recreation Center Trespasser – Mr. Schwieterman said he had received a letter from a gentleman that was unhappy about being trespassed from the Recreation Center. Shortly after the first letter arrived Mr. Schwieterman received a second letter from the gentleman apologizing and stating the gentleman had joined another workout facility. Mr. Schwieterman just wanted to make the Council members aware of the situation; the gentleman will not be permitted back in the Recreation Center due to his behavior.

Concerned Citizen – Mr. Schwieterman stated he has received an email from a gentleman who is concerned only one of the fountains at Lincoln Park Civic Commons can be accessed when there is a show at the Fraze Pavilion. Mr. Schwieterman informed Council staff will prepare a response to the gentleman's concern.

Dayton-Kettering HOME Consortium – Mr. Schwieterman stated on July 31, 2017 sent a letter to the City of Dayton regarding Dayton's performance as lead agency under the Inter-Governmental Agreement establishing the Dayton-Kettering HOME Consortium. The letter stated, "in light of the latest problem to surface where HUD de-obligated \$476,624 in Dayton funds for other program violations, fundamental program reforms are needed". Mr. Schwieterman noted staff has received a response letter from the City of Dayton; the letter was an admission of responsibility for these problems and assurance that the problems will be corrected.

Key Terrace – Mr. Schwieterman handed out a memo he received from Tom Robillard, Planning & Development Director. The memorandum was a list of facts regarding Key

Terrace housing units located at 3908 Wilmington Pike. The complex will contain 40 single bedroom units and the building is owned by Miami Valley Housing Opportunities (MVHO). The apartments were built to all city zoning and building code standards. The memo also noted the City does not regulate who owns structures nor regulates who lives in housing units in Kettering. Mr. Duke said he feels strongly that MVHO and the City should hold a public meeting to let residents know about the Key Terrace facility. No decision was made at this time if a public meeting would be held. Mr. Scott asked if this was an all-male or coed facility. Mr. Schwieterman said staff will get that answer to the Council members.

Volunteer Firefighter Pension – Mr. Schwieterman described the Volunteer Firefighter Pension fund and how the system functions. He noted that after 20 years of service the retiree receives a pension of \$2,160 a year. He noted the current fund balance is \$2.1M with an annual expense of \$85,000, the life of the plan is 68 years. He also noted the current estimated payoff to close the plan is \$700,000. The current calculations indicate it would be an 8 year payback to close the plan. The City Manager asked the Council members to approve the concept of closing the plan and let staff do some work to determine what the actual cost would be. All Council members present approved of the idea. Mayor Patterson said this appears to be good for the retired Volunteer Firefighters and good for the City. Staff will get an accurate payoff number for closing the plan and update Council at that time.

Polen Farm Elevator – Mr. Schwieterman distributed a floor plan and an elevation rendering of where the proposed elevator would be located in the Polen Farm barn. The estimated cost of the elevator is expected to be approximately \$175,000. Mr. Duke asked if there will be a handicap “push button” on the door to enter the elevator vestibule. Mr. Schwieterman said he believes there will be, but he will double check.

Wilmington Pike Underground Storage Tank – Mr. Bergstresser informed the Council members during the Wilmington Pike sidewalk construction an underground storage tank was found in the right-of-way. It is located in front of the Party Time Carry Out. The City will have to hire a certified contractor to remove the tank and mitigate and associated problems. Mr. Bergstresser said the estimated cost is between \$25,000 and \$50,000. The Mayor asked if there were any recourse from the property owner we purchased the property from. Mr. Hamer said he has not seen the contract, it was prepared by the right-of-way agent, however he will review the document. Mr. Bergstresser said staff is not asking for an appropriation at this time, staff will collect additional information and report back to Council.

David Road Handicap Ramps – Mr. Bergstresser stated the Miami Valley Regional Planning Commission (MVRPC) has surplus funds available. Staff would like to apply to MVRPC for funds for the future paving of David Road. In order to receive the funding all handicap curb ramps must be up to ADA standards by October 1, 2017. There are approximately 20 handicap curb ramps on David Road that would need to be replaced. Mr. Bergstresser noted the City currently has a contractor doing concrete work in the City and this work would be a \$72,000 change order to the contractor’s existing contract. Mayor Patterson asked how much money the City could receive from MVRPC for the paving of David Road. Mr. Bergstresser said the City could get as much as 80% of the approximately \$500,000 it will cost to repave the roadway. Council approved moving forward with replacing approximately 20 handicap curb ramps on David Road in 2017.

Opioid Interview – Mayor Patterson said he recently was interviewed by a reporter from London England; the interview was regarding the Opioid epidemic in the United States and specifically in Ohio. The reporter was speaking to the Mayor and gather information about the epidemic in Ohio, Montgomery County and the City of Kettering. The reporter will also be speaking with Ohio Attorney General Mike DeWine, Sheriff Phil Plummer, the County Coroner and the Head of Childrens Medical Center.

Contact with Kettering – Mr. Schwieterman said the Fall edition of Contact with Kettering will be the City’s Annual Report. Contact is currently at the printer and will be distributed soon to our residents and businesses.

The workshop meeting adjourned at 7:20 p.m.

ATTEST:

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DONALD E. PATTERSON  
MAYOR

LASHAUNAH D. KACZYNSKI  
Clerk of Council