

CITY OF KETTERING  
CITY COUNCIL  
CIP WORKSHOP MINUTES  
September 12, 2017

The Council of the City of Kettering, Ohio met in a Capital Improvement Program workshop and a regularly scheduled workshop session on Tuesday, September 12, 2017 in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. Mayor Patterson called the meeting to order at 5:34 p.m.

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

Staff Members Present: City Manager Mark Schwieterman, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Assistant Law Director Maggie Pasqualone, Finance Director Nancy Gregory, Budget Manager Kelly O'Connell, PRCA Director Mary Beth Thaman, Planning & Development Director Tom Robillard, Fire Chief Tom Butts, Public Service Director David Duritsch, Assistant City Engineer John Sliemers and Economic Development Manager Gregg Gorsuch.

Resident Sterling Abernathy was also in attendance.

Mr. Schwieterman announced this meeting will be the Capital Improvement Program (CIP) budget workshop. Mr. Schwieterman noted the proposed CIP Outlay for 2018 is \$8,647,000, he then turned the meeting over to Mr. Bergstresser.

Mr. Bergstresser gave a power point presentation regarding the Capital Improvement Program for 2018-2022. Mr. Bergstresser discussed several Capital Improvement Projects including traffic controls, roadway improvements projects, streetscape projects and drainage projects.

During the Traffic Controls portion of the presentation, Mr. Bergstresser mentioned \$10,000 has been budgeted for 2018 for traffic controls maintenance items, \$20,000 has been budgeted in 2018 for miscellaneous transportation and \$25,000 for the pavement marking program. In addition, \$60,000 has been placed in the budget for the West Stroop Road and Tait Road signal repairs.

Mr. Bergstresser also reviewed the Roadway Improvement Summary with the Council members. He mentioned \$1,051,000 will be spent on the general asphalt resurfacing program in 2018. Mr. Klepacz asked how is it determined where in the City the asphalt resurfacing will be done. Mr. Bergstresser stated once Council is OK with the budget number he will instruct Mr. Ingle to put the resurfacing plan together based on the information staff continuously collects regarding existing roadways. Mr. Bergstresser noted \$200,000 has been put in the budget for a residential rebuild project on Valleywood Drive. Mr. Bergstresser indicated \$200,000 is also in the budget for the reconstruction of a parking lot on Valleywood Drive. The City does not own the parking lot, it is owned by a church, but City employees have been using the parking lot for a number of years. Mayor Patterson said he has an issue spending money on property the City does not own. Mr. Duke said the City has used that lot for years and we don't pay anything, he feels we owe the church something for letting our employees park there all these years. Mr. Bergstresser said all staff is looking for at this time is permission to begin conversations with the church to look at possible ways to get the parking lot rebuilt. The budget number is the worst case scenario, we may share costs with the church or any number of other possible solutions. City Council agreed staff should begin conversations with the church to look for possible solutions. The thoroughfares, arterials and collector street improvements have been budgeted at \$550,000 for 2018. Mayor Patterson noted he would like the roadways in the Miami Valley Research Park to be done so they can be used as a marketing tool. Staff said they will assess the conditions of those roadways and plan accordingly. Mr. Bergstresser stated curb, sidewalk and drive approach work would be done in the Rockhill/Cushing/Lewiston area in 2018 totaling \$700,000. Also \$260,000 is in the CIP budget for curb, sidewalk and drive approach work to be done on North and South Bromfield. Mr. Bergstresser noted there is \$125,000 in the budget for ADA curb

ramp replacement program. In addition there is \$597,000 for replacing the curb ramps on Bigger Road from David Road to the south corporation line. Of the \$597,000 the City's portion would be \$181,000, \$271,000 would come from FAST Act STP and \$145,000 would come from OPWC. Mr. Bergstresser also discussed a planning project (\$25,000) for the widening of County Line Road; the construction would begin in 2021. Basically Kettering would add a south bound lane and Beavercreek would add a north bound lane from Dorothy lane north. Mrs. Schrimpf asked if the traffic in that area warrants that type of roadway. Mr. Bergstresser said yes, it gets very congested at certain points in the day. There is \$170,000 being placed in the budget for the Government Center parking lot resurfacing. Mr. Bergstresser mentioned there is \$1,265,000 in the budget for the curb, sidewalk, drive approach and asphalt overlay project in the Oak Creek neighborhood. Mayor Paterson said he would like to see staff send a "public relations" letter to the residents in neighborhoods we are going to be making improvements in, so the residents know their tax dollars are hard at work. Mr. Bergstresser said we can do that this Fall for this particular project.

Mr. Bergstresser stated there is \$50,000 in the budget for the Wilmington Pike Streetscape Improvements, this will include a multi-use path extension to the new library. He also informed Council the under-ground tank that was found and removed from in front of the Party Lane store only contained ground water, so there will be no remediation needed. Mr. Bergstresser noted there is \$50,000 for landscaping vacant City owned lots along Wilmington Pike. Mr. Bergstresser informed Council staff received four proposals for converting all of the City owned street lights to LED. Staff is recommending entering into a contract with Capital Electric, there is \$350,000 in the budget for this project.

Mr. Klepacz asked if there are mast arms and signals in the 2018 CIP budget. Mr. Bergstresser said the Ackerman Boulevard and David Road intersection is scheduled to get mast arms in 2019, there are 6 to 8 intersections scheduled to get mast arms in 2020 and another 6 to 8 intersection are scheduled to receive them in 2022. All signal rebuild projects in the future will have mast arms where possible.

Mr. Bergstresser said \$25,000 will be spent next year on miscellaneous drainage projects.

Next Ms. Thaman reviewed with Council several miscellaneous PRCA improvements including; dog park design at \$50,000 (C/O), PRCA unplanned CIP items \$30,000. Ms. Thaman said \$30,000 has been budgeted for miscellaneous concrete repair, \$60,000 has been budgeted for the Skate Plaza concrete repair.

Ms. Thaman also discussed the budgeted improvements for park infrastructures that totaled \$187,000.

Mayor Patterson asked if there any room to expand the existing pickle ball courts, he noted he receives many requests for more pickle ball courts in the City. Ms. Thaman said the pickle ball courts are on school property, if the schools would let us use more land we could build more pickle ball courts.

Ms. Thaman the budget includes \$144,000 (C/O) for the Gentile Park design and \$1,400,000 (C/O) for the Gentile Park construction. Finally she noted there is \$20,000 in the budget for lobby improvements at the Fairmont Fitness Center.

Mr. Duritsch noted the KRC/CIL/KIA improvements for 2018 include floor refinishing, cooling tower system evaluation, water line replacement program and electric panel replacement program the total costs for these projects is \$87,000.

Ms. Thaman stated the budget contains \$100,000 for main pool deck replacement, \$20,000 for the water park concrete caulking program and \$40,000 for water park amenities repairs.

Mayor Patterson said could we look at doing the caulking repair all at once, it always looks like patchwork when we do small sections at a time. Ms. Thaman said we could look at that for next year; she has no answer right now.

Mr. Bergstresser said \$80,000 has been placed in the budget for resurfacing the north parking lot at the recreation center.

Ms. Thaman stated \$25,000 would be the cost for the Lincoln Park Civic Commons landscape improvements design.

Ms. Thaman noted \$50,000 has been budgeted for fence replacement at Delco Park along with \$85,000 for path repair and \$100,000 for landscaping. Mayor Patterson asked if we were going to replace the trees that were taken down along Dorothy Lane in Delco Park. Mr. Schwieterman said yes, the new trees will be located behind the power lines.

Ms. Thaman said \$30,000 is in the budget to replace amenities at Kennedy Park. She also noted tree planting and landscaping City wide will be budgeted at \$215,000. This includes the citizen tree planting program, public street landscaping, street construction tree replacement and Ash tree removal and replanting.

Mr. Duke asked how big the trees for the citizen tree planting program were. Ms. Thaman said she believes they are about 2" in diameter. Some discussion followed regarding the cost of the program.

Mr. Duritsch then discussed facilities projects including the Public Works Center/VMC. He noted \$200,000 is being budgeted for the parking lot paving, \$75,000 for the Public Service Building HVAC and \$200,000 (\$30,000 C/O) for the VMC fuel pump upgrades. In addition, \$1,039,000 is being budgeted for the fire station plan and \$160,000 for the demolition of the Kettering-Moraine Museum demolition project.

Next Mr. Bergstresser reviewed the signage and landscaping portion of the Kettering Business Park (KBP) master plan. He noted the KBP master plan steering committee had settled on three entry way signs for Council to review; Mr. Bergstresser displayed renderings of the three sign choices. Several of the Council members noted they preferred the sign option that included the stone work. Mayor Patterson asked if the signs would be lit. Mr. Bergstresser said yes the signs will have some back lighting as well as up lighting most likely.

Mr. Bergstresser also displayed some preliminary landscaping plans for the entrance to the Park and the area around the round-a-bout. He noted the steering committee will continue to work with the consultant to define the landscape work. Mr. Bergstresser said the goal is to try and get the entry signs and entry way landscaping out to bid this year. Then staff will be back in 2018 to get Council input on the master plan. Mr. Duke asked if there would be a public art piece included in the Park improvements. Mr. Bergstresser said yes, that is the plan. Mr. Schwieterman stated staff will include Shayna McConville in the planning portion of the Park. The City Council members stated they approved of the entry sign concepts and directed staff to move forward with that portion of the project. Mr. Klepacz asked if we have to keep the name "Kettering Business Park". Mayor Patterson said from his experience tenants like the name "Business Park" because it makes them feel like they are in an area dedicated for commercial and business use.

At this point in the meeting Mr. Klepacz made a motion to appoint Amy Hayslip as Acting Clerk of Council to serve in the absence of the Clerk of Council, the motion was seconded by Mrs. Schrimpf and passed unanimously upon roll call.

At 7:06 p.m. Mr. Klepacz made a motion to enter executive session under Ohio Revised Code Section 121.22 for the purpose of considering the purchase of property for public purposes, the motion was seconded by Mr. Duke and passed unanimously upon roll call.

At 7:22 p.m. Council went back on the public record.

Mr. Schwieterman said the Mayor would like to put a resolution on a future Council meeting agenda stating City Council supports the Human Services Levy. All Council members in attendance approved of placing the Resolution on the agenda.

Mr. Schwieterman noted Sinclair Community College would like to come to a future City Council meeting to present information on their Levy. The Council member present

approved of having Sinclair attend a Council meeting to present information; Council requested the time of the presentation be limited to 10 minutes.

Mr. Schwieterman stated staff would like to hold a community meeting regarding Site C7 in the Acorn Walk area. He noted the excavation work is scheduled to take place in late November of this year. Council members agreed it was a good idea to hold a meeting and keep the residents in the area updated on what is going on at the site.

Mr. Schwieterman said staff has been marketing fire station 36 at the corner of David Road and Bigger Road for sale, the property is zoned residential. We received 5 offers to purchase the property, but all 5 wanted to use the property for commercial uses. Currently staff is having work done to reduce the size of the drive apron and reduce the size of the driveway to make the property appear more residential. Once the work is completed the property will be placed back on the market.

Mr. Schwieterman stated the City received an email from a concerned citizen because her service dog was not permitted into the Courts building. There was nothing identifying the dog as a service dog, but under the new ADA laws that is no longer a requirement. Staff has reached out to the citizen and apologized. All Police personnel will be updated and trained under the new ADA law so the incident will not happen again.

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

ATTEST:

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DONALD E. PATTERSON  
MAYOR

LASHAUNAH D. KACYNSKI  
Clerk of Council