

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
February 13, 2018

The Council of the City of Kettering, Ohio met in a workshop session on Tuesday, February 13, 2018 in the Council Chambers, 3600 Shroyer Road, Kettering Government Center. The meeting came to order at 6:02 p.m.

Council Members Present included Vice Mayor Lautar, Mrs. Fisher, Mr. Wanamaker, Mr. Klepacz and Mr. Duke and Mr. Scott. Mayor Patterson 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, PRCA Director MaryBeth Thaman, Fraise Manager Karen Durham, Compliance and Inclusion Manager Anna Breidenbach and Economic Development Manager Gregg Gorsuch.

Mr. Sterling Abernathy was also in attendance.

Agenda Review – Mr. Schwieterman reviewed the agenda for this evening’s meeting with the Council members.

Fire Captain – Mr. Schwieterman noted the Fire Department has promoted Jim McGrath to Fire Captain.

2701 Wilmington Pike – Mr. Schwieterman noted the City’s Realtor (Fornes Realty) has contacted the owner (Speedway) of the property located at 2701 Wilmington Pike and the property owner has indicated the property is not currently for sale. The property owner will keep Fornes Realtor aware of any change in the status of the property.

Fire Fighter of the Year Award – Mr. Schwieterman stated the Fire Fighter of the Year Award ceremony will be held at 6:30 p.m. on Wednesday, March 21st at the Van Buren Middle School.

Local Preference Policy – Mr. Schwieterman discussed the “Local Preference Policy” that is on the agenda this evening. He mentioned he and Mr. Gorsuch met with a few vendors and they were both appreciative of the City’s effort in this area.

City Owned Properties – Mr. Schwieterman stated there was a meeting recently of the Kettering Development Corporation (KDC), the KDC advised staff to prepare a RFP to send to local Realtors to market the City owned land at the Miami Valley Research Park. In addition, staff will enter a contract with Mark Fornes Realty to market the PNC Bank building at Governor’s Place and the City owned property at 3809 Wilmington Pike.

3701 Wilmington Pike – Mr. Schwieterman reported staff would like to make an offer to purchase the property located at 3701 Wilmington Pike. The owner is interested in selling the property. Staff has had the property appraised and Council gave authority to begin negotiations with the property owner and get the property under contract for an amount not to exceed the appraised value. If the negotiations are successful staff will bring legislation back to Council to purchase the property.

Fiber Ring Project – Mr. Schwieterman stated staff will bring legislation to the February 27th City Council meeting to give the City Manager the authority to enter into a Memorandum of Understanding for the Fiber Ring Project. The Kettering portion of the project has been budgeted at an amount of \$270,000.

City Manager’s Office Renovation – Mr. Schwieterman updated the Council members on the renovations that will take place in the City Manager’s Office to accommodate the addition of the Compliance and Inclusion Manager in that department. The construction

is estimated to cost \$28,000 and the furniture is estimated at \$5,000. If the Council members are OK with the estimates staff will bring legislation forward at a future City Council meeting.

Norm Ruppert – Mr. Schwieterman noted Mr. Norman Ruppert the City’s DP&L ambassador is retiring. He will speak at tonight’s meeting to say his farewell.

Americans with Disabilities Act (ADA) – Mr. Schwieterman said Mrs. Breidenbach, Compliance and Inclusion Manager will be at the February 27th Workshop meeting regarding “next steps” in the ADA compliance program.

Prugh Woods Signage – Mr. Schwieterman displayed the latest rendering of the Prugh Woods/Recreation Complex sign. He noted the sign color will match the other Park signs and the sign will be lighted. Council approved of the sign’s appearance.

Fraze Update – Mrs. Durham noted the Fraze is having a strong start to the season. They have booked Roger Daltrey and the Fraze is the smallest venue he is playing on his tour. Reba McEntire has been booked and her show sold out in 17 minutes. It appears some artists who haven’t played at the Fraze in a long time will be returning this year. She also mentioned a new updated Fraze web site launched today.

Miami Valley Communications Council (MVCC) – Mr. Schwieterman asked if any Council member has spoken to George Bayless about remaining as a delegate on the MVCC Board. Mr. Wanamaker said he has spoken to Mr. Bayless and he has agreed to remain as a delegate.

Façade and Site Improvement Program – Mr. Schwieterman said there is an existing Kettering company that is completing due diligence with regards to moving into the old Pep Boys building located at 3022 Wilmington Pike. Part of the company’s budget for the project is to use the City’s Façade and Site Improvement Grant. If the project moves staff will be bringing legislation forward for the Grant at a future Council meeting.

City of Dayton Water Supply – Mr. Schwieterman stated he has received a letter from the City of Dayton that Dayton City Officials would like him to sign. The letter is addressed to Wright Patterson Air Force Base (WPAFB) and it is requesting the air force take immediate action regarding protecting the City of Dayton’s well field. Mr. Schwieterman noted the Dayton Development Coalition (DDC) is working with the City of Dayton and WPAFB on the issue. Mr. Schwieterman said he doesn’t want to sign the letter until all ideas and issues have been discussed and vetted. Mr. Schwieterman said his recommendation to Council is to not sign the letter at this time, but rather keep discussions open and have all sides continue working on the issue. All Council members, except Mrs. Fisher who recused herself, were in agreement to not sign the letter at this time.

Fire Station #34 – Mr. Schwieterman noted the Fire Department has now moved out of Fire Station #34 located at Woodman Drive and Patterson Road. He also noted Mrs. Fisher has an idea for reuse of that particular building. Mr. Schwieterman said staff has done some research on the site and it may be difficult to use the property for anything other than a public use due to deed restrictions. It appears the City of Kettering obtained a 99 year lease on the property in 2010 and that lease has the “public purpose” restriction. Staff will continue doing research on the situation and keep City Council informed on the situation.

Norfolk Southern Rail Line – Mr. Bergstresser stated the Norfolk Southern Rail Road is abandoning the rail line that runs from the City of Dayton to the Tenneco plant on Woodman Drive. He noted Dayton would like Kettering to jointly apply for a grant that would allow the cities to purchase a perpetual easement over the abandon rail line. The grant would be through the Clean Ohio Program. The plan would be to use the abandon rail line as a bike path in the future. Mr. Bergstresser said staff would like to put legislation on the next City Council meeting agenda to authorize staff to apply for the grant. He also noted the grant application is due by March 15th. The City Council members were in agreement staff should bring the legislation forward.

At 7:12 p.m. Mr. Klepacz made a motion to enter into executive session under Section 121.06 (k) of the Codified Ordinances for purposes of Labor Negotiations; the motion was seconded by Mr. Scott. The motion passed by a unanimous roll call vote.

At 7:28 p.m. Council exited the executive session and went back on the public record.

The workshop meeting adjourned at 7:28 p.m.

ATTEST:

BILL LAUTAR
VICE-MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council