

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
March 13, 2018

The Council of the City of Kettering, Ohio met in a workshop session on Tuesday, March 13, 2018 in the Council Chambers, 3600 Shroyer Road, Kettering Government Center. The meeting came to order at 6:06 p.m.

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

Staff Members Present: City Manager Mark Schwieterman, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer 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.

Oakwood Trench Rescue Operation – Mr. Schwieterman stated on March 8th there was a trench collapse while City of Oakwood workers were working on installing sewer lines. The City of Kettering was the lead organization in the rescue effort and there were public safety workers on the scene from several surrounding jurisdictions. Mr. Schwieterman noted the rescue resulted in a safe and successful outcome, the trapped workers are expected to make a full recovery.

Kettering Business Park (KBP) Master Plan – Mr. Bergstresser gave the Council members an update on the KBP master plan. He said the plan is the product of input from the steering committee comprised of business owners within the Park, a survey that was sent to all employees within the Park, input from City staff, and the professional experience of the consultant (The Kleingers Group) that was retained to assist us in the development of the master plan. Mr. Bergstresser also mentioned some very preliminary cost estimates that were developed by the consultant for various phases of improvements that are included in the master plan. After hearing the report and viewing the slide presentation the Mayor noted we may have to eliminate some of the existing earth mound to give the building sites more visibility from Wilmington Pike. Mr. Bergstresser also noted staff has met with a few local developers to get their opinion on the plan and their response was mostly positive. Mayor Patterson asked about the public art portion of the project. Mr. Bergstresser said that is currently being discussed with the steering committee and the tenants/owners in the KBP. Mr. Bergstresser said staff is budgeting the demolition of Building #2 in the 2019 CIP Budget. Mayor Patterson said he feels like staff should look at demolishing that building in 2018. Mr. Klepacz asked if there were any funds available in 2018 to demolish the structure. Mr. Schwieterman said staff can look into the possibility of demolishing the structure this year. Mr. Klepacz asked if we are talking to any of the property owners in the triangle area across Wilmington Pike to the east about doing some redevelopment. Mr. Schwieterman said that area might be where some of the supportive retail for the KBP could be located. City Council members gave staff the go ahead to begin sharing the plan with developers in the area.

Waste Management (WM) – Mr. Schwieterman noted in July of this year Waste Management will be entering the fourth year of their five year contract with the City. The contract states WM can increase the price for refuse removal by three percent for years four and five of the contract. WM will be sending this price increase information to residents in the near future and Mr. Schwieterman wanted to make the Council members aware in case they received any inquiries regarding the price increase from residents.

Montgomery County Environmental Services Projects – Mr. Bergstresser said the County will be conducting a water line and storm sewer replacement project on Waving Willow

Drive in the near future and then the City will come in and repave the street. He also mentioned as part of the City's 2019 CIP plan there will be a total street reconstruction of Hilton Drive from Cardington Road to Stockton Avenue. Mr. Bergstresser also described to the Council members the capital improvement projects that would be happening in the Wenzler Park neighborhood. Those projects included a two phase water line replacement project that would replace all of the water lines in the neighborhood. In addition, there will be a concrete repair and replacement project on Benfield Drive and Kenosha Road; this will complete the concrete improvements in the entire neighborhood. All of the streets in the neighborhood will be repaved by the end of 2019 after the water main and concrete work is complete. A letter will be going out in the near future to inform the residents of the activity that will be taking place in the Wenzler Park neighborhood.

At 7:05 p.m. Mr. Klepacz made a motion to enter into executive session under Section 121.06 (k) of the Codified Ordinances for purposes of Property Matters; the motion was seconded by Mr. Scott. The motion passed by a unanimous roll call vote.

At 7:22 p.m. Council exited the executive session and went back on the public record.

The workshop meeting adjourned at 7:23 p.m.

ATTEST:

DONALD E. PATTERSON
MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council