

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
May 8, 2018

The Council of the City of Kettering, Ohio met in a workshop session on Tuesday, May 8, 2018 in the Kettering Meeting Room, 3600 Shroyer Road, Kettering Government Center. The meeting came to order at 6:12 p.m.

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

Staff Members Present: City Manager Mark Schwieterman, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Police Chief Chip Protsman, Fire Chief Tom Butts, Public Service Director David Duritsch, Planning and Development Director Tom Robillard 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.

School of Advertising Art (SAA) Rezoning Update – Mr. Schwieterman stated he and Mr. Gorsuch recently met with Jessica Barry owner of the SAA and informed her the SAA and Vectren portion of P.C. 17-035 will be on the City Council meeting agenda of May 8th. We also informed Ms. Barry the City owned property portion of the Zoning Amendment will not be on the May 8th agenda, City Council has decided that portion of the Zoning Amendment needs further review and discussion. Mr. Schwieterman asked Ms. Barry for clarification of who would be living in the student housing facility if that portion of the rezoning were to pass. Ms. Barry said it will be a requirement for first year students who live more than 50 miles away to live in the student housing, if there are living units left after that they will be offered to second year students who lived in the units during their first year and then units would be offered to third and fourth year students. Mr. Schwieterman also asked Ms. Barry if she had looked at the 8 acres of property that is available at the corner of David Road and Display Lane. Ms. Barry said she did look into the property, however the owner doesn’t want to subdivide the property and they are asking \$70,000 per acre for the site. Mayor Patterson said he spoke to the Realtor for the 8 acres and he had indicated the owner would subdivide the property. Mr. Schwieterman reported he had asked Ms. Barry if there was a large apartment complex on the 8 acre site if she would be interested in having a portion of the complex dedicated to SAA students. Ms. Barry said no, she wants her students in an area with students only, she is not interested in mixing them in with City residents, that is the situation they have now and some of the student’s parents have concerns about that. The Council members thanked Mr. Schwieterman for the information and will act on the rezoning request at a future Council meeting.

Kettering Police Department Renovation – Mr. Schwieterman displayed a rendering of the Police Department renovation project. He explained the next step would be to bring legislation to City Council to authorize funding for the design of the project. Mr. Schwieterman also reviewed a preliminary time line for the project with the Council members. Mayor Patterson asked Chief Protsman who would be moving upstairs if this plan is implemented. Chief Protsman said the Chief’s office, two Captains and their secretaries as well as the Internal Affairs Division would be moving upstairs. Mr. Lautar asked if we follow the proposed time line does staff feel it will allow us to receive favorable bids for the project. Mr. Duritsch said the project is projected to take approximately 18 months, so we would work through an entire season, but the sooner we go to bid the better is his opinion. Mr. Klepacz asked when we look at a project like this do we look at the 10 year cost of ownership and the 20 year cost of ownership. Mr. Schwieterman stated the renovation is so extensive it should have the life span of a new building; in addition we made the improvements to the back lot because we felt like this

was the best location for the Police facility. Mr. Klepacz asked how much room is there for growth in the proposed lay out. Mr. Duritsch stated there was a lot of discussion regarding future growth during the planning process and that was a big factor in deciding to locate the facility here. Mayor Patterson said the underlying concern is Council understands this plan works well now, but will it continue to work well 15 to 20 years from now. Chief Protsman said another big factor in deciding to locate the renovated facility here is the jail; it would be too expensive to build a new jail today because of all of the new regulations. The biggest concern the officers have is if we lose the jail they will have to transport prisoners downtown more often and that would take a great deal of time. Mayor Patterson said other communities do it, so it is possible to take all prisoners downtown. Chief Protsman said yes, it is possible. Mr. Schwieterman noted staff will be mindful and try and build in as much room as possible for future growth. Staff will bring legislation forward at the May 22nd City Council meeting to authorize the design of the project.

C7 Site – Mr. Bergstresser said the fence has been erected and the contractor is in the process of getting Stony Hollow landfill permits. Once the permits have been obtained the clean-up project will begin.

MVRP Commercial Realtor RFPs – Mr. Schwieterman noted the request for proposals from Commercial Realtors that the Kettering Development Corporation (KDC) requested have been received. The KDC subcommittee will review the proposals and make a recommendation to the full body of the KDC. The purpose of hiring a Commercial Realtor is to market the Miami Valley Research Park (MVRP) land.

At 6:51 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 and Conference with Attorney; the motion was seconded by Mr. Duke. The motion passed by a unanimous roll call vote.

At 7:10 p.m. Council exited the executive session and went back on the public record.

Maplecrest Drive Sanitary Sewer – Mr. Schwieterman discussed the Maplecrest Drive sanitary sewer situation, there are some homes in that area that has a sanitary sewer line that runs through another owners property then connects to the sanitary sewer line at the street. Property owners in that area are requesting Montgomery County conduct an assessment project to correct the situation. County staff will be meeting with Mr. Schwieterman to explain the process. Mr. Schwieterman will keep the Council members updated on the project.

Hot Head Burrito Rapid Fired Pizza HHB/RFP – Mr. Gorsuch said he met recently with the owner operators of HHB/RFP. The corporate offices of HHB/RFP are currently located at 2795 Culver Avenue. The company is growing and either needs to renovate and add on to their existing building, including building a new parking lot on the adjacent vacant lot they own or relocating their facility. If they relocate they have indicated it will be to a no income taxing jurisdiction. Mr. Gorsuch reviewed the projected increase in employees as well as the capital investment the company feels it would need to make to stay at the current location. Mr. Gorsuch suggested a \$50,000 grant or forgivable loan may be appropriate or a Kettering Incentive Program-Retention (KIP-R) grant of approximately 30% for a five year period may be an option as well. City Council was in favor of staff continuing negotiations with HHB/RFP.

Stroop Road Bridge – Mr. Bergstresser stated the substantial completion date for the Stroop Road project is May 18th weather depending. He also noted there has been a request from a resident for the placement of a handrail on the north side of the bridge similar to the one that was placed on the south side. Staff has asked the contractor to give us a quote for the cost of the handrail. Once all the information is gathered a decision can be made regarding the hand rail.

The workshop meeting adjourned at 7:27 p.m.

ATTEST:

DONALD E. PATTERSON
MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council