

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
May 28, 2019

The Council of the City of Kettering, Ohio met in a workshop session on Tuesday, May 28, 2019 in the Kettering Meeting Room, 3600 Shroyer Road, Kettering Government Center. The meeting came to order at 6:04 p.m.

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

Staff Members Present: City Manager Mark Schwieterman, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Police Chief Chip Protsman, Public Service Director Dave Duritsch, Assistant Public Service Director Rob Baker, Community Information Manager Stacy Schweikhart 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.

Fiber Lighting Ceremony – Mr. Schwieterman stated the Fiber Lighting Event to celebrate the completion of the fiber ring will be held at the Miami Valley Communication Council facility at 3:00 p.m. on Thursday, June 13<sup>th</sup>. All are invited to attend.

Joint Meeting – Mr. Schwieterman stated the School Board has suggested October 29, 2019 at 6:00 p.m. for the next City Council/School Board joint meeting. The Council members stated they were available to meet on that date.

City Block Party – Mr. Schwieterman reminded the Council members the annual City Block Party will be held on Wednesday, June 12<sup>th</sup> from 6:00 p.m. to 8:00 p.m. at the Lincoln Park Civic Commons.

Bring Kids to Work Day – Mr. Schwieterman stated Clerk of Council Kaczynski is putting together this event and it will be held on Friday, June 14<sup>th</sup>. Employees can bring their children ages 8 to 16 to work. The employee must register for the event prior to the day of the event. The children will be welcomed by the City Manager then take tours of the Police Station, the Fire Stations, spend an hour with the Mayor in a question and answer session, be provided lunch then the children will then spend the last hour of the day shadowing their parent.

Massage Facilities Ordinance – Mr. Schwieterman noted staff will be giving a presentation at the June 11<sup>th</sup> Workshop Meeting regarding proposed changes to the Massage Facilities Ordinance. Staff will be proposing enacting additional regulations for the facilities.

Gentile Park – Mr. Schwieterman stated the public meeting to gather input on Gentile Park was delayed. Staff feels there are a few more details that need to be addressed prior to discussing the Park with the Public. Staff will keep Council updated on the progress of the Park.

Storm (Tornado) Update – Mr. Schwieterman reviewed the City response to the severe storm and tornado activity in the Dayton region last evening. He noted the Fire Department sent a medic/engine and crew to Trotwood at 1:00 a.m., the Kettering Public Service Department has sent 21 employees, 15 dump trucks, 2 front end loaders, 2 backhoes, 2 service trucks to the City of Dayton to assist with clearing the roads. He noted the locations where the Red Cross has set up shelters to provide shelter and water

to victims of the storms. The City sent out a Code Red alert informing our citizens of the situation and the need to boil and conserve water. The Code Red alert made 26,000 phone connections, 1,400 text connections and 750 email connections. Mr. Schwieterman noted the Kettering Recreation Center pool was closed today to help conserve water, but the recreation center remained open. He also thanked Silvercreek Township for loaning Kettering a 3,000 gallon tanker fire engine and crew. The engine and crew are being housed at Fire Station #32 in case of a fire emergency.

Mayor Patterson arrived to the meeting at 6:24 p.m.

Local Government Fund Resolution – Mr. Schwieterman stated the Ohio Municipal League is requesting Ohio communities pass a resolution encouraging the State of Ohio reinstate the Local Government Fund. City Council members had no objection; a resolution will be placed on the City Council meeting agenda of June 11<sup>th</sup>.

Board of Community Relations – Mrs. Fisher informed Council the Board of Community Relations will be holding a 50<sup>th</sup> Anniversary celebration on September 24<sup>th</sup> at 7:00 p.m. She would appreciate it if we could conclude the Workshop Meeting that evening at 7:00 p.m. and attend the celebration from 7:00 p.m. until 7:30 p.m. Mayor Patterson will be presenting a Proclamation to the Board of Community Relations at that evening's City Council Meeting.

Construction Manager At Risk – Mr. Duritsch stated he would like to discuss the Construction Manager At Risk (CMAR) Process versus the Traditional Design-Bid-Build Process as it relates to the Police Department renovation project. Mr. Duritsch described the differences between the two processes and noted he is recommending we proceed with the CMAR process. Mayor Patterson asked how we will know we are getting the competitive price on the project. Mr. Duritsch stated one big benefit of this process is the City gets a say in what sub-contractors get an opportunity to bid on the project and the City gets to review all of those bids with the primary contractor. Mr. Baker stated 90% of the project would still be bid out the only part of the project that would not be competitively bid would be the selection of the design firm and that would be done through an RFQ process. Mr. Lautar said it sounds like the construction firm the City selects could reject bids easier than the City could; Mr. Duritsch said that is correct. Mayor Patterson said he is not opposed to the process he just wants to be sure we are getting a competitive price for the project. Mr. Duritsch said this process lets us get the general contractor of our choice and then they would be involved through the entire process. Mr. Klepacz asked when we would know what the final cost of the project would be. Mr. Baker said we will get a cost estimates at the 30% preliminary design stage, a cost estimate at the 60% preliminary design stage and a cost estimate at the 100% final design stage, so the City doesn't have to commit to constructing the project until we know the final cost. Mr. Duritsch said the only part of the project being sole sourced is the \$6,000 design contract everything else in the project is being competitively bid. Mrs. Fisher said if the cost of the design comes in too high we can review the products and the cost and adjust accordingly; Mr. Schwieterman said that's correct. Mr. Schwieterman said in the CMAR process the value engineering takes place before going out for final bid. Mr. Schwieterman said the city of Brookville used this process for their latest fire station and was very pleased with the results. Mayor Patterson said he wants a quality product, competitive prices and the project to be completed on schedule, Mr. Duritsch agreed. Mr. Schwieterman said staff will produce a memo that summarizes the process and get the memo to Council for their review.

Ohio Municipal League (OML) Board Retreat – Mr. Schwieterman noted he will be out of the office attending the OML Board Retreat Thursday evening 5/30 and Friday 5/31.

At 7:00 p.m. Mr. Klepacz made a motion to enter into executive session under Section 121.06 (k) of the Codified Ordinances for purposes of Conference with Attorney; the motion was seconded by Mr. Lautar. The motion passed by a unanimous roll call vote.

At 7:11 p.m. Council exited the executive session and went back on the public record.

The workshop meeting adjourned at 7:12 p.m.

ATTEST:

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DONALD E. PATTERSON  
MAYOR

LASHAUNAH D. KACZYNSKI  
Clerk of Council