

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
January 28, 2020

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, January 28, 2020, in the Kettering Meeting Room, 3600 Shroyer Road, Kettering Government Center. The meeting came to order at 6:02 p.m.

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

Staff Members Present: Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Parks, Recreation and Cultural Arts Director Mary Beth O'Dell, Public Service Director Dave Duritsch, GIS Manager Andy Aidt, Economic Development Manager Gregg Gorsuch and Community Information Manager Mary Azbill

Mr. Sterling Abernathy was also in attendance.

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

Informational Items:

- FEMA Funds – Emergency sirens were last upgraded in the 1990s. An audit was completed, and the mechanical systems are in good working order; but, the electronic controls need replaced. The project will cost \$60,000 or less. The grant is a 75%/25%, and City would pay \$15,000. Sirens will stay in their current locations. After the Memorial Day tornados, grant money became available. The money would come through the state. Project will take place mid 2020.

Mayor added that any time the City is eligible for grant funding is great.

- Emails Inquiring About NCR Country Club Banquet Room Repair After Fire – Planning and Development advised earlier that NCR is looking at operations holistically.
- Kettering Police Department Renovation – As construction begins, the south end of the rear parking lot will be impacted causing relocation of dumpsters and vehicles. An exact plan is not in place yet. The north lot is key location for Fanfare member parking. Dumpster may be moved to side lot.
- Frazee Sales – To demonstrate ticket sales, Mr. Bergstresser compared earnings from November through January during the past three years. During those months beginning in 2017, earnings were \$409,000; in 2018, earnings were \$326,000; and in 2019, earnings are \$517,000.

Mayor Patterson stated that the ticket sales depend on what acts are booked.

Mr. Bergstresser advised that earlier announcements drove ticket sales.

Mayor Patterson repeated it depends on performers booked. He added it is good to know people are buying early.

Mr. Scott advised it is one act drawing the ticket sales.

Mr. Klepacz requested a periodic look at the numbers throughout the year.

Mayor Patterson stated he did not want to wait until October to see the numbers. He, again, stated that numbers depend on who is booked at the Frazee.

- Potential Visitors at Council Meeting –

Maplecrest Drive Residents

Mr. Bergstresser advised that Maplecrest Drive residents may attend this evening's Council meeting. He asked that all inquiries from those residents be turned over to him. Mr. Bergstresser talked with Michael Colbert, Montgomery County Administrator. The design process is accurate as stated in the letter sent from the County to residents. The plan is to stay in front of the residents. Blue flags are in the yards and soil borings will be done next week. Mr. Bergstresser will continue to work with Mr. Colbert and will update Council. John Sliemers, Assistant City Engineer, will continue to get weekly updates from David Swanson, County Engineer.

Mr. Duke requested an update at every Council Workshop until the project is completed.

Mr. Bergstresser stated that he will be the liaison between the County and City Council members. As Mr. Sliemers learns information, Mr. Bergstresser will pass it on to Council on a more frequent basis.

Mr. Klepacz stated that residents matter. They need updates. Maplecrest needs updates.

Mr. Bergstresser stated that Andy Aidt is working on email notifications for residents. Michael Colbert will provide updates.

Mayor Patterson asked about the City's participation. He said that, in the past, the City found money for things not covered like Brigid's Path sewer lines. He inquired about options.

Mr. Bergstresser stated there are CDBG funds available if residents qualify individually by income. This is not a low- moderate-income neighborhood, but if someone whose income qualifies, they should apply. The County may provide more than they initially agreed to, but cannot confirm that.

Mr. Bergstresser stated he will handle these details with Michael Colbert.

Massage Therapists

Massage therapists with concerns about the new ordinance may be at the meeting. Mr. Robillard spoke with them, but they have not had a meeting. Mr. Bergstresser will handle questions at the Council meeting, if necessary.

Mr. Duke asked about their concerns.

Mr. Bergstresser replied that backgrounds and fingerprinting were of concern. The law now allows cosmetologists to do full-body massage, but they are exempt from City ordinance. The City is looking into closing that gap.

Census Update – Mr. Aidt presented the 2020 Census process as he is working with Regional Complete Count Committee. The City confirmed areas to be counted and reconciled addresses. The boundary and annexation surveys with Greene County show that James Madison Trail North is not in Kettering. This will be corrected. There is only one area in Kettering considered Hard to Count. In 2010, 72.3% of that area responded, compared to an 87% response rate for the rest of the City. This area is mostly low-income apartments. The promotional plan developed by Ms. Azbill was then covered by Mr. Aidt. He will continue working with the City of Dayton and Montgomery County. A meet and greet will be held Thursday, January 30. April 1 is Census Day and kickoff for reporting. Hard to Count areas will be contacted during March.

Mayor Patterson asked about working with apartments directly.

Mr. Aidt stated that if residents in Hard to Count areas do not respond, census takers will go door to door.

Mr. Klepacz asked if cross referencing with schools is possible.

Mr. Aidt stated the schools were contacted six months ago and are easily ready to be used as a tool.

Mr. Duke asked about senior housing and if someone will work with those facilities as there could be 1500 residents involved.

Mr. Klepacz asked if Mr. Aidt is the representative at MVRPC.

Mr. Aidt will look into this. He explained that all information is confidential and not sold. He estimates that, based on the number of school aged population, the numbers will be similar to the 2010 Census.

Rosewood Arts Centre – Ms. O’Dell presented the scope and budget plans for the renovation of Rosewood. She explained the new floor plan which involves renovations. Nothing is being torn down. There is a new north entry to the building allowing better opportunities for ADA. The old entrance will be eliminated, and a patio will be added. It is less expensive to make a north entrance. Renderings were shown including a new art gallery with glass walls, information desk and exposed rafters. A new roof, HVAC, windows and masonry repairs are necessary.

Mayor Patterson asked for square footage.

Ms. O’Dell stated the facility is 37,000 square feet.

Mr. Klepacz asked if electric will be replaced.

Mr. Bergstresser confirmed that it would.

The construction cost is estimated at \$4.3 million. The Parks Foundation is seeking private donors to raise a minimum of \$500,000. An OFCC Grant will cover \$450,000 requiring the scope for use of funds by March 1. The project will be phased beginning at the end of 2020 through 2022.

Mayor Patterson asked why so long.

Ms. O’Dell explained that it is a phased project based on capital improvement approval.

Mr. Bergstresser added that it is 12 to 18 months of construction spread over 3 fiscal years. Design and bid of the first phase will take place in 2020. City managed projects include roof and windows. A general contractor will manage interior, HVAC and plumbing in 2021 and 2022.

Mr. Klepacz asked about road construction associated with project.

Mr. Bergstresser stated that extending the road is still in discussion phase. The building is the current focus.

Mayor Patterson asked if there are any identified donors.

Ms. O’Dell stated there are 10 to 15 possible donors, and fundraising will be a private campaign to raise \$500,000, and potentially \$750,000.

Mr. Bergstresser explained that staff recommends that we continue the design contract with Lorenz Williams who has been with the City since 2012 on this project, selected through a competitive bid process. . Legislation for the design contract will be included in one of February Council meetings.

Mayor Patterson asked if six to seven percent is the same for renovating a building.

Mr. Duritsch said that it depends on how much detail is involved.

At 6:54 p.m., Mr. Klepacz made a motion to enter into executive session under Section 121.06 (k) of the Codified Ordinances for purposes of Economic Development and 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 record.

The workshop meeting adjourned at 7:22 p.m.

ATTEST:

DONALD E. PATTERSON
MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council