

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
March 23, 2021

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, March 23, 2021, in the Deeds Meeting Room, 3600 Shroyer Road, Kettering Government Center. The meeting came to order at 6:03 p.m.

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

Staff Members Present included City Manager Mark Schwieterman, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Economic Development Manager Gregg Gorsuch and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy was also in attendance.

Agenda Review – Mr. Schwieterman provided a review of the agenda for tonight’s City Council meeting.

Annual Action Plan Amendment – Mr. Schwieterman stated that a resolution will amend the Annual Action Plan for Program Year 2019 to accept CARES Act funding for CDBG from the US Department of Housing and Urban Development and to authorize the City Manager to sign all required HUD forms. The City of Kettering was awarded \$261,647 in CDBG funds under Round Three of the CARES Act (CDBG-CV). These funds will be used for the following projects and will be submitted for HUD approval as an amendment to the 2019 Annual Action Plan: COVID Public Services \$194,317.60; CDBG-CV Planning and Administration \$52,329.40; and Business Assistance \$15,000.00.

Police Department Renovation Update – Mr. Schwieterman explained that KPD is in the final phase of the lower level interior renovations. Furniture delivery is expected in early April. A supplemental is necessary for the Dispatch Center completion. A previous supplemental was submitted, and funds from that were used to add a fifth workstation. He recommended adding a sixth workstation including extending the square footage of the raised flooring while the center remains shut down for renovation.

Mayor Patterson stated this would provide room for growth in dealing with other municipalities that may need the same services as Miami Township. Mr. Schwieterman confirmed and stated that currently Dispatch uses up to four workstations on a given shift. Depending on large events and anticipated service requirements with the addition of Miami Township, as many as five workstations could be utilized. Building a sixth would allow offering service to another community, and it would be more cost effective to add it now. Funding would come from the General Fund (\$95,000) and the 911 Fund (\$100,000). The City would use approximately \$100,000 from fees from cell phone bills.

Vice Mayor Klepacz inquired if \$195,000 would allow for a sixth workstation. Mr. Schwieterman confirmed and added that the additional workstation would enable Dispatch to handle a regional event.

Capital Improvements and Bid Updates – Mr. Bergstresser stated that bids are open on all roadway projects including Marshall Road and County Line Road. All totaled, everything came in under budget by \$800,000 taking into consideration the breakdown with Beavercreek for the County Line Road project and federal funding. These funds would provide a buffer for potential project changes. He recommended that \$50,000 be used to replace the ADA ramp that leads to the lobby of KPD. While prices are low, the City would like to spend \$225,000 of those funds to complete more concrete street replacement and other necessary projects. The City would ask Council to validate expenditures for these additional projects as spending more than 25% over the original price needs approval.

County Line Road Project – Mr. Bergstresser stated that R. B. Jergens will be the contractor for the County Line Road project and will begin in June and will likely complete it this year. Final asphalt may not be completed until spring of 2022. The price is locked.

Road Closures – Mr. Bergstresser stated that overnight work will be required the second week of April as beams will be delivered and set for the Ridgeway Road bridge replacement. Vectren will be repairing a gas main at Far Hills and Stroop overnight during the first week of April.

American Rescue Plan – Mr. Schwieterman announced that the American Rescue Plan (ARP) could provide Kettering an estimated \$13.1M under CDBG entitlement city with population over 50,000.

Mayor Patterson asked why the City of Dayton is slated to receive so much more money. Mr. Schwieterman explained that funding is based on a modified CDBG formula including population, poverty and housing instability.

He went on to explain that half of the ARP money would be available 60 days from passage and the other 50 percent would be received 12 months from that point. Funds need to be spent by 12/31/24. Eligible expenses are still being reviewed by the Treasury. It is anticipated that eligible expenses would include response to public health emergency and essential workers' premium. Funding potential for revenue reduction incurred through the pandemic is also anticipated. This bill is less restrictive than CARES Act. The City needs to discuss uses for this money. It could also be used by not-for-profit organizations that help owners with rent or assistance. The City needs to establish priorities and projects. Caution is critical as far as committing to things that lead to an unsustainable future. The City of Dayton created a grant application review process to prioritize projects. A retreat will be beneficial to discuss eligibility, priorities and ideas.

Mr. Duke asked if the City knows how many businesses closed and would like to re-open, as well as how many residents are behind on mortgage payments. He also asked how much money the City lost due to venues not opening last summer. He recommended that the City begins gathering data.

Mayor Patterson stated that cities are hiring people to administer the grant and asked if that should be a consideration for Kettering.

Mr. Schwieterman stated that the City collects data. Finance will compare 2019 actual numbers with 2020 estimates to get a clear picture. He went on to say that if the administrative burden for ARP funding is great, the City will consider other options.

Mayor Patterson stated the City needs to prepare an outline or wish list prior to regulations and retreat. Mr. Schwieterman stated the City will prepare modeling and priorities with data.

Vice Mayor Klepacz recommended giving 50% of the money back to those who need it most.

Parks, Recreation and Cultural Arts Recruiting – Mr. Schwieterman explained that due to last summer's decrease in summer programs and staff, the City does not have the traditional pool of returning employees and is starting fresh. Applications for positions are far fewer than necessary. The City needs to offer competitive wages or hire through a temporary agency. Options are currently being evaluated.

Tax Filing Extension – Mr. Schwieterman announced that the filing deadline is still April 15 as the state has not yet changed it.

Cox Mansion – The Cox mansion is for sale, and the City is getting a lot of calls from potential buyers asking to run the property as an event venue. Zoning for that property does not allow for an events venue. A corporate guest house is allowable.

Mayor Patterson recollected the decision not to allow an events venue due to parking in the street not being feasible. He added that people who bought homes nearby could be negatively impacted both in property value and neighborhood life.

First Tier Suburbs Grant Opportunity – Mr. Duke presented a grant opportunity available to members of First Tier Suburbs. TIP Strategies, Inc., a consulting company, is seeking proposals for a \$10,000 grant. The grant is offered annually. TIP will work with First Tier Suburbs members to gather data, analyze it and put together a consultative package and present it to elected and non-elected leaders throughout the Miami Valley. This year's topic is "Talent, Attraction and Retention - How to do you get them, keep them and grow them". Phoenix was awarded last year. Host communities coordinate the event. The application deadline is Friday.

COVID Update – The City has one positive case, three sick and three in quarantine. Directors have been instructed to keep up policy adherence and continue to follow the protocol.

Ron Hundt Retirement- Ron Hundt's retirement reception will take place on the plaza from 2:00 to 4:00 tomorrow. No gathering is allowed and guests are asked to walk through and say goodbye.

At 7:16 p.m., Mr. Wanamaker made a motion to enter into executive session under Section 121.06 (k) of the Codified Ordinances for purposes of Personnel Matters; the motion was seconded by Mrs. Fisher. The motion passed by a unanimous roll call vote.

At 7:23 p.m., Council exited the executive session and went back on the public record.

The City Council Workshop Meeting was adjourned at 7:23 p.m.

ATTEST:

DONALD E. PATTERSON
MAYOR

LASHAUNAH D. KACYNSKI
Clerk of Council