

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
NOVEMBER 23, 2021

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, November 23, 2021, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 6:01 p.m.

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

Staff Members present included City Manager Mark Schwieterman, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Assistant Law Director Maggie Pasqualone and Economic Development Manager Amy Schrimpf. Community Information Manager Mary Azbill joined the meeting virtually.

Mr. Todd Elzey, Mr. Sterling Abernathy and Ms. Peggy Lehner were also in attendance.

Mr. Schwieterman opened the meeting with a review of tonight's Council agenda items.

- Ms. Duvall and Mr. Scott will take their seats on the dais and step to the podium for the ceremonial oaths of office. Clerk of Courts Rob Scott will swear in Mr. Scott, and Mayor Patterson would administer the oath to Ms. Duvall.
- The Kettering School Board and City Council joint meeting will be held Tuesday, November 30 at 6:00 p.m., at the 500 Lincoln Park building (first building) on the third floor.
- The Mayor's Annual Christmas Tree Lighting will take place from 6:00 to 8:00 p.m., December 3, at Lincoln Park Civic Commons.
- City Council photos will be taken Tuesday, December 7 at 5:00 p.m., and the 2022 Budget Workshop will begin at 5:30 p.m. Workshop on December 14 will return to the 6:00 p.m. start time.
- Mr. Schwieterman reviewed supplemental appropriations for current expenses and other expenditures during the fiscal year ending December 31, 2021, including:
  - Human Resources Department - \$72,000 for personnel changes
  - Finance Department - \$25,000 for retirement payouts.
  - Fire Department - \$140,000 for personnel overtime due to the deployment of Task Force 1 to Miami, FL, for the Surfside Condo Building Collapse (\$37,018) and the COVID vaccine administration program coordinated by Public Health - Dayton Montgomery County (\$28,192). The City will receive reimbursement for both of these efforts. KFD experienced increased vacancies due to use of COVID-related leave and several retirements.
  - Dispatch - \$23,800 for personnel expenditures relative to a wage increase in a signed agreement with the Kettering Association of Dispatchers.
  - Community Information Manager - \$6,000 for Kettering School Board's portion of Zencity expenditures which will be reimbursed.
  - Volunteer Office - \$29,000 to cover a retirement payout.
  - Street Lights - \$18,000 for maintenance.
  - Salt for Snow Removal - \$206,400 for the purchase and use of salt. Purchase, utilization and salt left over inventory and it all washes. The City is in the second part of a two year contract with a 10% increase for salt. The bin is full, and the contract allows the City to fill the bin. The City only pays for the amount taken at delivery. Of this amount, \$132,400 is required to enter into a contract with Cargill, Inc., for the encumbrance of salt for the 2021/2022 winter season. The 2021 annual budget includes \$180,000 in funding for the upcoming winter's salt requirements, however, the City is contracting to purchase up to 5,500 tons totaling \$312,400. The \$132,400 difference is now requested, as well as a transfer from the General Fund for the same amount. An additional \$74,000 is requested for the use of salt in inventory. This is a non-cash expenditure.
  - Far Hills Resurfacing Project - \$57,000 for additional costs for Phase 1 from David Road to North Corp. line to cover union contracts and overtime.
  - Police Pension Fund - \$30,000 for pension costs related to salaries and overtime in the Police Department.
  - DESC Re-Use Fund - \$10,000 for increased water costs at Kettering Business Park. The expanded irrigation system repaired was run consistently to ensure new plant materials and turf are established.
  - Electric Vehicle Charging Station Grant - \$18,000 for increased project costs of installing a charging station at the Kettering Recreation Complex.
  - Other supplemental appropriations are being requests related to shared projects and grants to avoid negative balances.

Proposed Shared Mobility Device Revisions – Ms. Pasqualone stated that Mr. Elzey had concerns with the original proposal for shared mobility devices. Ms. Pasqualone met with Mr. Elzey and a representative from the National Federation of the Blind of Ohio. Recommended revisions included the need for individuals who are blind to identify shared mobility devices in their path, contact information to report issues, app features that are easily used by blind individuals to report issues, quick removal of incorrectly parked or hazardous devices and addressing the fact that devices are electric and quiet making it more difficult for individuals who are blind or deaf to hear them coming. A section was added to the Operation and Maintenance section stating all operators must affix a tactile sign that identifies an operator's name and contact information. A second revision stated all shared mobility device program websites and apps must be accessible to blind individuals. Companies are keen to these issues and have the ability to make apps and websites accessible. The third revision adjusted the time operators have after receiving notice of an incorrectly parked device to two hours to relocate that device. If it is a hazard, they must respond immediately. In conjunction, operators are required to sweep at the end of the day. A clause to suspend, terminate or revoke their permit is included in the proposal. Finally, when a person is riding a shared mobility device upon a sidewalk, the

rider must disengage the motor, and each person shall yield the rights of way to any pedestrian and shall give an audible signal before overtaking and passing such pedestrian. Specific language was added from the Ohio Revised Code that riders will read before they ride. Mr. Elzey communicated he felt those changes were helpful. This proposal will move forward in second reading December 7.

Recent Funding Awards – Mr. Bergstresser presented recent funding awards to include:

- Flesher Avenue Bridge – The City received unofficial notice that the Flesher Avenue bridge replacement which is a \$485,000 project and a \$200,000 grant. The project would start in Spring 2023.
- Montgomery County Environmental Services –
  - Water Main Replacements - Regent area (Golf Club Estates) - \$1,718,000; Dell Ridge - \$817,000\*\*; Dellwood Estates - \$647,000 \*\*; and Locust Camp area - \$1,457,000. \*\*Project includes OPWC funding for street resurfacing.
  - Traffic Signals Phase 4 (2020 MVRPC Application) –\$1,882,000 total estimated project cost: MVRPC Congestion Mitigation Grant - \$1,379,000 and City cost is \$503,000; Anticipated project start is spring 2026 in the Research Park area. Mayor Patterson asked if the City could do some of the work now and get reimbursed for it. Mr. Bergstresser explained that the City could not work ahead and be reimbursed but could consider moving the project to an earlier year.
- West Avenue Bridge – The City must choose one of two funding options—ODOT Municipal Bridge Program or Ohio Public Works Commission (OPWC). West Avenue bridge is in the Wiles Creek neighborhood and is a small bridge that will connect to Gentile Park. Due to deterioration of the outside beams, the east half of the bridge was closed. Option #1, the Municipal Bridge Program, which funded Schantz bridge, Ridgeway bridge and the upcoming Ansel bridge project. The estimated project cost is \$568,227, and the grant would provide \$473,315, costing the City \$94,912. If the City chooses this option, the earliest start date would be fall 2023. Option #2 is OPWC which offers a lower project cost at \$452,934 with grant funding at \$200,000 and City cost of \$252,934. The project would start in spring 2023. Gentile Park is slated to start construction in 2022 and complete in 2023 with ARPA funds. The question is: Do you want the project completed sooner for less grant money or wait for 2024 after Gentile Park is complete? The east side of the bridge will stay closed. There is no risk between either type of funding. There is no acquisition of right-of-way involved. Construction is identical. The difference of money is on the front end. The City is monitoring West Avenue bridge closely. It may have to close entirely. Mr. Bergstresser was unsure if waiting an extra nine months to repair the bridge would matter. There are 500 cars or less using the bridge each day. The need increases with the park being built. ODOT is sensitive to municipalities doing work on projects. A pedestrian walkway is not proposed with the bridge rehab, but an adjacent pedestrian bridge will be proposed in a future CIP budget. Council directed staff to move forward with Municipal Bridge Program.

Pickleball Update – Fundraising is going well for the pickleball group working with the Parks Foundation, and the City is moving forward with the project to add six courts at John F. Kennedy Park.

Trap Neuter Release Program Update – The City has been advised of animal issues on Aero. A resident is concerned about the City's TNR program. Montgomery County will no longer take Kettering's stray cats, but SICSA will, and animal control returns them from where they came once spayed or neutered. Cats are allowed to be fed; but, residents are limited to 5 per household. Shelly Davis is having trouble with capacity at the County.

Lincoln Park Civic Commons Landscaping Update – Mr. Schwieterman stated that the City included money in the capital improvement budget to change the phasing so that other areas receive new landscaping first, instead of the areas behind the Frazee grandstands

Community Programs from ARPA Funds – The City is working on a plan that addresses assistance for home ownership and repair to launch soon. An allocation of \$500,000 was made for Down Payment Assistance for First-Time Homebuyers Only (HUD defined); 120% area median income; paired with our partner; 10% up to \$20,000 – 20% of down payment forgiven each year similar to CDBG programs. The Home Renovation Assistance Program also allocated \$500,000; home equity loan provided by partner for interior and exterior improvements; 40% is forgivable loan from City; 29% forgiven each year. Maximum loan is \$50,000 and minimum is \$5,000. The City will forgive up to \$20,000 and the partner will lend the remaining amount; The City will approve all projects except luxury requests; 120% AMI is middle income designation; funding can be adjusted based on demand; press release will launch next week; publicized on City's social media.

Mayor Patterson asked what middle income equates to. Mr. Schwieterman stated that those at 120% AMI with 4 people in the household would equal \$90,840. One person at 120% equals \$63,600. Mr. Scott asked how this program compares with other cities. Mr. Schwieterman stated cities are trying to do something like this with ARPA funds. Kettering is already an entitlement city and receives HUD funds directly; therefore, the City is able to adapt quickly. Of Kettering's \$14 million ARPA funds, \$2 million is earmarked for the community and taking a million for this and another funding source of \$1.5 million for STAYPUT program to keep people in their apartments. The City will determine what to do with the other million. The City has four years to spend the money. We could adjust the buckets.

Mr. Lautar expressed the value of communicating these programs to residents. Mayor Patterson and Mrs. Fisher agreed.

Mr. Lautar asked for an update on the bar near Flesher. Mr. Schwieterman stated Chief Protsman had dinner there in an attempt to resolve issues.

At 7:11 p.m., Mrs. Fisher made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for purposes of Property Matters and Economic Development, seconded by Mr. Lautar. The motion passed unanimously upon roll call.

At 7:20 p.m., the Council exited Executive Session and went back on public record.

The City Council Workshop Meeting was adjourned at 7:20 p.m.

ATTEST:

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DONALD E. PATTERSON  
MAYOR

LASHAUNAH D. KACYNSKI  
Clerk of Council