

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
JANUARY 11, 2022

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, January 11, 2022, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 6:04 p.m.

Council Members present included Mayor Lehner, Vice Mayor Klepacz, Mr. Duke, Ms. Fisher, Ms. Duvall, Mr. Scott and Ms. Hall.

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

Mr. Sterling Abernathy and Mr. Todd Elzey were also in attendance.

Mr. Schwieterman opened the meeting with a review of responsibilities for tonight's Council agenda items. He advised that once a motion for Vice Mayor appointment is made, seconded and voted upon, relative individuals will change seats. Mr. Bergstresser will switch nameplates.

Mr. Schwieterman addressed several items on this evening's Council agenda.

Ohio Department of Development– Execution of the Housing Revolving Loan Fund Agreement for the Ohio Department of Development allows income-eligible individuals to request funding for home repairs and rehabilitation in Kettering. The City currently has \$85,000 in the fund balance as opposed to the \$91,000 when the agreement was written. There is currently \$190,000 in outstanding receivables on loans. As money comes in, the City loans it back out to residents. These are five-year agreements and not an annual fund.

Community Housing Improvement Program (CHIP) – Mr. Schwieterman explained the CHIP program which is an agreement with Ohio Development Services Agency. The application for funding was approved to receive \$250,000 for a 2-year cycle. These funds are used for income qualifying down payment and home improvement assistance. This is a regular program not be confused with the DayAir collaboration with City of Kettering.

Contact With Kettering Budget – Mr. Schwieterman stated that the City budgeted \$37,900 for 5 printed publications including 4 quarterly Contact With Kettering magazines and 1 Resident Guide. Printing costs have escalated because of price increases for paper. The City is nearly \$9,000 short in funding and will find money to cover the difference or add it to the City's year-end supplemental appropriation. Purchases more than \$25,000 must come before City Council.

Hewitt Bikeway - This project provides a bicycle connection between the Iron Horse Trail and the Bigger Road Trail to connect Kettering and Centerville over I-675. This project is located in both Kettering and Centerville, so the construction cost will be shared 50/50. The total project cost is \$495,000. Kettering's share is \$129,000, and Centerville will pay \$119,000. The administrative cost is \$10,000 which Kettering will split with MVRPC Transportation Alternatives (TA) funds. The City will appropriate the MVRPC and Centerville funding.

Mr. Duke asked if Kettering's share could come from ARPA funds. Mr. Bergstresser stated that ARPA funds cannot be used to cover local match costs.

Flesher Drive - No Parking – This ordinance in first reading will eliminate parking on the west side of Flesher Drive from Patterson to Pauline. This coincides with another project involving Hank's Pub and residents' concerns about noise and blocking roadways. Kettering Police Department will cite vehicles in violation. KPD will increase presence as necessary.

Ms. Duvall stated that people are parking on the sidewalk in front of Hank's. Mr. Schwieterman will look into this.

MVCC and MVRMA Training – Mr. Schwieterman stated that every two years, Miami Valley Communications Council and Miami Valley Risk Management Association conduct training that may be helpful for public officials. A link for this all-day training will be emailed to Council Members to register online or Council Clerk can register for you. The training will be held on March 9 at Yankee Trace.

American Rescue Plan Purchases – Mr. Schwieterman advised that the purchase of capital equipment may not yield the best results using ARPA funds. After reviewing concerns with the Finance Department, the City may adjust its approach in using ARPA funds while arriving at the same outcome. The City may use ARPA funds for public safety payroll and use standard procurement processes to purchase equipment. More information will be available at the next workshop.

Pickle Ball Court Update – Mr. Schwieterman announced that the Kettering Parks Foundation and pickle ball citizens group are raising funds for additional pickle ball courts costing over \$200,000. The City agreed to cover resurfacing costs at \$50,000 if the Parks Foundation raised the remainder. PRCA will present at a future workshop. Other miscellaneous agreements will be drawn for naming rights, etc. There will be six courts added, doubling the current number.

Mayor Lehner asked what would happen if pickle ball is a fad and the courts eventually go unused. Mr. Bergstresser stated the courts could easily be converted to tennis courts or a combination of both.

District Change Evaluation – Mr. Schwieterman recommends no changes be made to the current Council district map for Kettering. Census tracts were evaluated to assess geographic and population changes with minimal change. Population changes range from 1.56% from highest to lowest in 2020, which is the same as 2010. Total changes in population are minimal and do not require change. Re-drawing districts is governed by City of Kettering's code. The City Charter is not being challenged with new numbers.

Vice Mayor Klepacz asked about the little section on Dorothy Lane in District 4 recommending it really should go into District 1.

Kettering / Oakwood Boundary – Mr. Bergstresser stated that in the course of the Ridgeway Bridge design, the City had to resolve the right-of-way and identify the corporate boundary. The current corporate boundary is in the middle of private property in rough correlation where old Dorothy Lane used to be. The current boundary along Fairmont Avenue stays on the west side and crosses the road north of the first house on the east side of the street (321 Fairmont). Under the proposed boundary change, two sections would go to Oakwood (portion of Fairmont Ave and a portion of private property at 2765 Ridgeway Road) and one to Kettering (portion of Ridgeway Road north of the bridge). Kettering would swap maintenance on Ridgeway, and Oakwood would maintain all of Fairmont Ave north of Dorothy Lane. The house at 321 Fairmont would stay in Kettering. Legislation would be brought forth in two readings as soon as a review is complete.

Ms. Duvall asked if sidewalks would be constructed along the north side of Dorothy. Mr. Bergstresser stated that there are no plans for sidewalks at this time, but the proposed corporate boundary change would allow room for a sidewalk in the future without needing to further change the boundary.

Mayor Lehner asked if this would cause fiscal change. Mr. Bergstresser stated there would be no change.

Vice Mayor Klepacz asked how the owner at 2765 Ridgeway feels about the change. Mr. Bergstresser will investigate. Oakwood plans to contact the owner.

Electric Vehicle Charging Stations – Mr. Bergstresser explained that the City has two new EV charging stations in operation at Delco Park. Two more stations will be installed at the Kettering Rec Center near the Water Park main entrance in the south parking lot. The City is working on a methodology of charging for this service. Electricity usage requires a nominal fee. EV stations came about using the Volkswagen Diesel Mitigation Grant funds. VW was altering catalytic converters, and Ohio received several million dollars for funding EV charging stations. The first round of funding came through Miami Valley Regional Planning Commission. Round two will be involve next level, fast charging stations—30 minutes to charge vs. overnight. With Council's approval, the City would like to submit an application for fast charging stations at the Government Center's north lot near Frazee. These stations are required to be within a mile or two of a main arterial road, and must be within a half mile from shops or restaurants. Shops and schools are eligible to apply for stations on their own.

Mr. Duke stated that 30 to 45 minute car chargers currently cost less than \$10 and asked if the City would have to pay for that. Mr. Bergstresser stated that staff is trying to assess a rate based on electricity usage. It is roughly \$5.00 for a couple of hours. Level 2 charging for 1.5 hours is equivalent to typical gas prices.

Mayor Lehner recommended a Council Retreat topic to devise a master plan for electric vehicles.

Stay Put Program – Mr. Schwieterman stated that the program began with \$500,000 and increased to \$1.5M in funding. Montgomery County anticipates another \$2.5M in funding. To date, the City has processed 318 applications and distributed \$1.4M—an average of \$4,333. 97% receive one month forward, 278 are in process, and the denial rate is 7%.

Community Development Block Grant CV Funds - CDBG CV funds are still available in the amount of \$250,000. The City would like to offer utility assistance mirroring the Stay Put Program. People are struggling, and the City is looking at a February timeframe to start. All utilities would be included—gas, electricity and water. This will help bridge the gap. A contractor was hired to help administer these programs.

First Four Sponsorship – Mr. Schwieterman stated that First Four asked for City sponsorship of \$5,000. This request will be brought to Council in a resolution January 22. The City gives away the tickets received to businesses. No tickets go to staff or Council members.

Mr. Duke asked if those sponsor dollars could be designated for combating human trafficking situations. Mr. Schwieterman stated he would inquire with the First Four committee.

Mr. Scott asked about the City's participation in Flyin' to the Hoop. Mr. Schwieterman stated that the City buys space for a welcome letter from the Mayor for less than \$1,000. The City does not charge the event for police and no parking signage placement.

COVID Mandate Inquiry – Mr. Schwieterman advised that Dayton Daily News asked why City Council has not enacted a mandate of any kind, including masks in public indoor spaces and would this be a consideration to reduce the spread and strain on hospitals. The City's response was as follows: "The City of Kettering follows the guidance and recommendations of the Centers for Disease Control, Ohio Department of Health and Public Health - Dayton and Montgomery County. The City also keeps close watch on the health of our community and the safeguards businesses and schools have in place to ensure our processes align with one another. The City recommends visitors wear masks, and our employees are required to do so when outside of their individual work spaces. Masks are required during in-person meetings where six feet of distance is not possible. While our processes have been effective, the City continues to monitor and stay prepared to make changes, as necessary." If necessary, this will be revisited during the next workshop if desired by City Council.

At 7:13 p.m., Mr. Duke made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for purposes of Negotiations with Organizations or Individuals; and Conference with Attorney, seconded by Ms. Fisher. The motion passed unanimously upon roll call.

At 7:26 p.m., the Council exited Executive Session and went back on public record.

The City Council Workshop Meeting was adjourned at 7:26 p.m.

ATTEST:

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PEGGY LEHNER  
MAYOR

LASHAUNAH D. KACYNSKI  
Clerk of Council