

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
FEBRUARY 22, 2022

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, February 22, 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, Mr. Klepacz, Mr. Duke, Ms. Duvall, Mr. Scott and Ms. Hall. Vice Mayor Fisher had an excused absence.

Staff Members present included Acting City Manager Steve Bergstresser, Law Director Ted Hamer, Chief of Police Chip Protsman, Economic Development Manager Amy Schrimpf and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy was also in attendance.

Mr. Bergstresser reviewed the agenda for this evening's Council meeting including voting on the emergency ordinance regarding flood plan regulations; several Frazee items; and the annual computer and server replacement program. The City has used Dell for the past ten years. Mr. Bergstresser also reminded Council members that a presentation would be given at the Council meeting regarding homelessness with interest in obtaining data on how evictions are handled through municipal court. A memo from the Clerk of Courts was included in the Council packet as a guide through current processes.

Mr. Klepacz asked for an explanation on the five year computer replacement purchases. Mr. Bergstresser explained that the City buys computers on a five year rotation schedule. Rather than replacing computers for an entire department as was done in years past, Administrative Systems is responsible for planning which computers need replaced and receives chargeback money from respective departments.

City Council Retreat Pre-Interviews – Mayor Lehner, Mr. Schwieterman and Mr. Bergstresser met with retreat facilitators Susan Bodary and Angie Hance to discuss the preparation plan for retreat. Council members were asked to complete a Doodle poll and will participate in pre-retreat interviews with facilitators. Department Directors will also be interviewed by facilitators. A survey for all employees will also be used to get feedback on similar themes.

Mr. Duke asked when an agenda would be available for retreat and who is coordinating data information. Mayor Lehner stated that she and Mr. Schwieterman will act as liaisons for Ms. Bodary. Mr. Bergstresser advised that the retreat agenda would be available in the next week or two after interviews are completed. The retreat will take place March 24 and 25.

Racial Equity Survey Results – Mr. Bergstresser stated that the results from the 2021 Racial Equity Survey would be released February 23. Ms. Duvall asked for copies of the actual survey to give to BCR members.

COVID Update – Mr. Bergstresser reported there are no new staff COVID cases and the City is prepared to lift the mask requirement. Masks will remain optional.

Lathrem Center Program Improvements – Mr. Bergstresser stated the list of projects for the Lathrem Center program improvements were developed primarily by staff with input from the Lathrem family who donated \$1 million for the cause. Plans for a shelter and garden built near the shuffleboard courts will cost \$500,000. Other updates include upgrades to the billiards room, furniture for the meeting rooms and updated AV equipment. Vehicles being replaced will be placed on the auction list. Legislation will allow the City to continue with the purchasing process.

Mr. Duke recommended donating the vans to someone in need rather than listing them on an auction site.

Frazee Pavilion Point of Sale System – Mr. Bergstresser explained that Frazee retail operations will have a more enhanced point of sale that will include more than credit card use capability such as the ability to track purchases. Frazee would like to seek proposals to learn what is available and pricing. This would not be implemented until 2023.

Mr. Klepacz asked if Shuttered Venue funds could be used. Mr. Bergstresser will look into that.

Flood Plain Maps – Mr. Bergstresser explained that FEMA plans to make flood mapping changes that go into effect March 8. An emergency ordinance is required to ensure flood information is current. The current process began three years ago after the previous update in 2005. Map updates include the Little

Miami in east Kettering where most flood plains exist and the Great Miami River in west Kettering. A website is dedicated to this with an access button on Kettering's main page to link to technical information. Postcards will be sent to property owners on the flood plain. Flood elevation changes will be made, as well as area modifications. A page will be dedicated to the information in the summer edition of Contact With Kettering. Mr. Bergstresser showed two examples of areas in Kettering where the new flood plain maps will differ from the current maps, one in the Wiles Creek / Acorn Walk neighborhood, and another south of East David Road between Hempstead Station Drive and Bigger Road.

Mr. Scott asked if residents in the affected areas will be notified. Mr. Bergstresser stated the City is notifying people that flood boundaries are changing, and there is no need to seek flood insurance unless the property owner chooses to, outside of a new mortgage or home loan. If an owner sells or borrows money, the mortgage company or bank will know that flood insurance is needed.

Mr. Duke recalled that in 2005, Wiles Creek area owners were upset, and he wondered if the City is obligated to send a letter to individual homeowners that the flood maps have changed. Mr. Bergstresser stated that postcards will meet that obligation. There will also be one-on-one technical assistance provided by City staff.

Mr. Scott asked about doing a targeted mailing. Mr. Bergstresser explained that a targeted mailer would require a significant amount of staff hours.

Mr. Klepacz asked if there was a postcard in 2021. Mr. Bergstresser confirmed that postcards were sent to invite residents to participate in meetings. Postcards would remind people and give them opportunity to read the City's website, contact their lender or call City staff using the same process as in 2005.

Mayor Lehner requested flood mapping and public engagement be included in the retreat agenda.

CIP Projects – Mr. Bergstresser stated that significant inflation is impacting asphalt, curb and concrete prices. In the past several years, the City has continued to see higher bid prices for asphalt. This year the cost was \$80 per ton which increased continually over the past four years from \$60 per ton. The concrete bid price for the Curb, Sidewalk, & Drive Approach Repair Program also came in higher than estimated.. The Traffic Signals Phase III project received one bid. A supplemental appropriation will be required to supplement the City's local match for this project. The Smithville Resurfacing project requires specialized asphalt, therefore the low bid price came in at \$100 per ton. Council will need to approve an additional expenditure of funds for the Smithville project, due to the low bid being greater than 25% of budget.

Mr. Scott asked if the City solicits competitors. Mr. Bergstresser explained that it is not allowed due to the bid process.

Mr. Duke asked why the traffic signals are so expensive. Mr. Bergstresser explained that only one company in the area chose to bid, and due to the rising cost and availability of labor, diesel fuel, and materials..

A third of properties in the Curb, Sidewalk, & Drive Approach Repair Program will see an increase from their original estimated assessments, and all the properties in the Smithville Resurfacing project will see an increase from their original estimated assessments.

ARPA Funds – Mr. Bergstresser explained that a memo was given to Council members to outline the purchase process of Capital Equipment using ARPA funds. For the recent medic purchase designated with ARPA funds, City Council authorized the use of general fund dollars for the purchase and in turn used equivalent ARPA funds to pay for public safety payroll costs. City staff would like to utilize this process for other pieces of equipment, as well, that have been designed for purchase with ARPA funds. Federal procurement rules are very restrictive when buying equipment.. The Finance Department feels that this process provides the City the most flexibility to purchase what is needed for the City's fleet. City Council agreed with this accounting process for the purchase of ARPA-designated Capital Equipment items.

Mr. Klepacz asked what has been committed against the ARPA numbers thus far. Mr. Bergstresser presented an itemized list totaling \$4.5 million for Capital Equipment, and a pie chart with other ARPA commitments to Community Programs (\$2.0 million) and Capital Improvements (\$7.5 million).

MVRPC Age Friendly Network – Mr. Bergstresser explained MVRPC's Age Friendly Network comprised of community partners who meet quarterly to share information on an aging community and how to make it more livable looking at education, employment, health, housing, etc. Ms. Carraher and Mr. Bergstresser joined the network. Within the network there will be a funding process called a cohort consisting of ten organizations that would, upon application approval, receive a \$10,000 grant. These funds would be committed to becoming an age-friendly community from AARP and a community survey and focus group during the first year is a requirement. Receiving the funds requires a City's commitment toward becoming an AARP age-friendly community. The City plans to conduct a community survey this

year and could include questions required by AARP. The City has concerns about making the five-year commitment during the strategic planning process.

Mayor Lehner asked for confirmation that Kettering is the only city that has a Senior Services Coordinator. Mr. Bergstresser confirmed and stated the City already does very well on the index score compared to comparable cities.

Mr. Scott asked what other cities are doing and fears that not joining will work against us.

Mr. Klepacz stated that being a part of the network might help when seeking federal funds in the future.

Mr. Duke stated that it would be good livable marketing for the community and recommends proceeding.

Ms. Duvall liked the program, as well.

Mayor Lehner asked for legislation to be placed on a March agenda.

Flock Cameras – Chief Protsman stated that a presentation was given to discuss the functionality of Flock cameras at a workshop meeting last July. He then demonstrated the Flock online tool based on a scenario for its use. He reconfirmed that its use would be in response to criminal activity only (i.e. stolen vehicles, hit and run incidents, providing mutual aid to other cities, etc.). He explained that Flock cameras have no personal information stored, only vehicle identifiers. If officers use this for non law enforcement purposes, they will be fired and charged criminally. KPD has a policy in place. Other jurisdictions opting to use the cameras include Centerville, Moraine, Beavercreek and West Carrollton. Placing cameras along the perimeter is important based on our location. All jurisdictions must give permission to share data. Flock reserves the right to use data for demonstrations and provide services to customers. A vote on legislation will take place at the March 8 Council meeting.

At 7:23 p.m., Mr. Duke made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for purpose of Property Matters, seconded by Mr. Scott. 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:

PEGGY LEHNER
MAYOR

LASHAUNAH D. KACYNSKI
Clerk of Council