

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
MARCH 22, 2022

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, March 22, 2022, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 6:02 p.m.

Council Members present included Mayor Lehner, Vice Mayor Fisher, Mr. Klepacz, Mr. Duke, 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 was also in attendance.

Mr. Schwieterman opened the workshop with a review of the agenda for this evening's Council meeting.

Ohio Mayor's Alliance Work-From-Home Committee – Mr. Schwieterman attended his first committee meeting today with representatives from Cincinnati, Cleveland and Akron to name a few. The committee will work with a consultant from Texas who will research work-from-home trends to help City leaders plan next steps.

County Line Road Widening Project – Mr. Schwieterman explained that the County Line Road Widening Project will begin in two weeks working on the west side of the street with additional concrete and final paving.

Juneteenth Celebration – Mr. Schwieterman announced that the Board of Community Relations and Parks, Recreation and Cultural Arts are planning Kettering's first Juneteenth celebration June 20 from 11:30 to 1:00 p.m. at Polen Farm.

Community Block Party – Mr. Schwieterman stated that the Community Block Party will be held at Frazee Pavilion in early June. An exact date will be set soon.

Zoning Code Text Amendment – Mr. Schwieterman explained that this ordinance would be in first reading tonight. Changes will be made to the zoning code as recommended by the staff report and members of the Planning Commission. The zoning code will appear before City Council in first reading, second reading and for the final vote. Updates to the zoning code are not retroactive. Mr. Schwieterman highlighted a few updates including: revised language for better readability throughout; residential parking (reduces minimum from 2 to 1); removal of salvage yard references; clarification for deck and patio expansions; front yard patio specifications; porch and patio definitions; residential parking clarification; excessive widening of a driveway for more parking no longer allowed; requirement that materials for new fences will be made of vinyl and composites not prone to rust; no planting on basin slope; plant diversity verbiage; specifications for telecommunications associated with easements and private property (broadband and fiber to home); ground, temporary and campus signage specifications amended; dwelling unit definition (30 days); façade, parking island and peninsula clean up.

Mr. Scott asked if schools with chain link fencing would be included in the new vinyl-type requirement. Mr. Schwieterman confirmed.

Vice Mayor Fisher expressed concern about consistency when comparing requirements prior to and after zoning code changes. Mr. Schwieterman explained that non-conforming properties are required to meet the new requirements when remodeling properties.

Mr. Schwieterman stated he would provide more signage information to Council members.

Capital Improvement Plan 2022 Bid Results – Mr. Bergstresser reviewed the 2022 bid results showing \$1,384,133.02 over budget. The cost to replace signals at Stroop and Southern almost doubled. The bid for the Forrer Boulevard improvement project was higher due to an increase in asphalt and concrete prices. These are issues out of the City's control due to supply and demand.

Mr. Duke asked about the lifespan of mast arm signals. Mr. Bergstresser stated 50 to 60 years.

Vice Mayor Fisher asked how many signals are left to replace. Mr. Bergstresser stated there are 75 total traffic signals in Kettering and more than half have been converted to mast arms. Most of the span wire signals that have yet to be converted are newer and not yet in need of replacement. Legislation for

supplemental appropriation for both Forrer and the Stroop/Southern signal will be included in the April 12 council agenda.

ARPA Update – Mr. Schwieterman explained that the City received \$7 million in ARPA funds in 2021 and will receive \$7 million this year. The City allocated \$14 million--\$2 million to community programs, \$4,460,300 for capital equipment and \$7,300,000 for capital improvements. Due to ARPA reporting requirements, the Finance Department would like to use ARPA funds for public safety personnel and use corresponding General Fund dollars for community programs, capital equipment and capital improvement items. This reassignment is simpler to report and allows for administrative flexibility. The City is qualified for the revenue loss provision allowing ARPA funds to be spent on public safety services. Original ARPA projects will be completed, just tracked a simpler way. Reporting to council will show fund activity similar to the reporting for the Economic Development fund allocations.

Mr. Duke stated he would like to spend the extra million in ARPA funds on community programs.

Annual City Audit - Auditors have gone over City files and processes and intend to sign the audit March 23. The 2021 year end results show a General Fund profit of \$5,255,032. The City's fund balance is not inflated in the General Fund because of funding from 2020 and ARPA. These are separate funds. The General Fund balance is \$50 million. The work-from-home impact is still unknown but being monitored. There is concern that large corporations will decide not to withhold for resident city and city of work in 2022. Last year, pension was a hindrance on entity-wide numbers. This year, the pension numbers are helping City reporting.

At 7:07 p.m., Mr. Scott made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for purposes of Economic Development; Negotiations with Organizations or Individuals; and Personnel Matters, seconded by Vice Mayor Fisher. The motion passed unanimously upon roll call.

At 7:23 p.m., the Council exited Executive Session, went back on public record and the doors were re-opened.

Council discussed the dress code, logistics and accommodations for the upcoming Council retreat.

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

ATTEST:

PEGGY LEHNER
MAYOR

LASHAUNAH D. KACYNSKI
Clerk of Council