

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
APRIL 12, 2022

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, April 12, 2022, in Council Chambers followed by 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 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, Chief of Police Chip Protsman, Economic Development Manager Amy Schrimpf and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy was also in attendance.

The workshop began in Council Chambers for active shooter training with Chief Protsman. He discussed what Council members should do in different scenarios involving an active shooter. He encouraged Council members to familiarize themselves with their surroundings and alarm buttons and incorporate the Run (preferred option), Hide (someplace safe), Fight (last resort) technique. He recommended throwing a monitor or something heavy at the perpetrator. The Police Chief attends most Council meetings for added protection, as well. There have not been threats to date. The group returned to the lower level conference room to discuss escape routes and protocol from that location. Chief Protsman discussed scenarios for Council members who might be suspiciously approached at their residences or via telephone, as well.

Mr. Schwieterman reviewed the agenda for this evening's Council meeting and advised there were 20 items.

Certifications will be moved to the beginning of the meeting followed by agenda items and then public hearings. Ryan Homs, City Planner, will present rezoning plan for 2125 E. Dorothy Lane, former Throckmorton location. Tom Robillard, Planning and Development Director, will follow with presentation to rezone 950 Forrer, formerly Synchrony. Economic development overlays (EDOs) were put in place for the Kroger development on Woodman Drive due to the impact on surrounding parcels. As a re-developing city, EDOs are important for re-use of land. In 2015, the EDO tool was eliminated; however, the zones are still in place. As projects are completed, the City changes the zoning code.

Mr. Duke asked if property owners impacted by EDOs are able to make changes in the old code or transfer to the new code. Mr. Hamer responded that if the property owner of current EDO wishes to stay in the EDO, they can oppose it. The new code offers advantages over the EDO for flexibility.

Mr. Schwieterman added that most rezoning occurs because the property owner requests new things. If the City does a blanket rezoning, there could be a property owner who does not want it.

Mr. Klepacz asked if sustainability is a consideration for the improvements to the ice arena costing \$200,000. The City has not discussed the future of the ice arena lately and he wants to ensure that money is not going into something that might be gone. Mr. Schwieterman stated that the ice arena would be placed back on the workshop agenda. The boilers are for the entire complex. The Plexiglas and dasher boards are safety issues. The City will get to the point where it will be about the ice rather than improvements.

Mr. Duke asked if the vans being purchased are single use vans and the possibility of using electric vehicles. Mr. Schwieterman stated the vans are wheelchair accessible, and the City will look at electric options.

Fountain Square Update – Mr. Schwieterman stated that the architect and construction firm met onsite today. A punch list and plan will be presented to the owner. If there is no progress, the construction firm will drop the project.

Mr. Duke asked if resolutions are being considered for the Fountain Square property.

Ukraine Event – Mr. Schwieterman stated that Polen Farm is the venue for the April 20 event. Polen Farm has a standard rental fee of \$400. In order to waive the fee, Council would make a motion to do so and record it in the minutes. The City Manager would direct the process with Parks, Recreation and Cultural Arts. Mayor Lehner made the motion to waive the \$400 fee, and Mr. Duke seconded it.

Building Safety Month – Mr. Schwieterman announced that the Planning and Development Department would offer educational activities to support building safety at Eudora Brewing Company. The City will not purchase alcohol but will have the facility reserved.

Tenneco Update - The Tenneco WARN notice was received late on April 11. The WARN notice advises everyone that layoffs will begin June 12, 2022. A 60-day notice is required. The City's Tenneco representative does not yet know an exact date or numbers. The company is still hiring and moving positions to fill vacancies. The company is still focusing on 2023 closure and wants to remain operational. Tenneco is keeping us apprised of what jobs they have and the skill level tied to those.

Sustainability Committee – Mr. Schwieterman stated that forming a sustainability committee was an immediate action item from the Council retreat. The City is gathering regional data and best practices to begin a working committee. An aggressive timeline is in place for information by either the April 26 or May 10 workshop.

Mayor Lehner encouraged Council members to mention the Sustainability Committee to anyone interested and send her the names to start a list.

Dayton Business Journal Subscription – Mr. Schwieterman deemed DBJ subscription an immediate action item from Council retreat. The annual subscription for printed copies is \$950. The individual subscription for digital copy without ability to print is \$150 per year. The City has a digital subscription. Ms. Duvall will bring the paper copy to share with Council members.

Rosewood Renovation Update – Mr. Schwieterman announced that on April 26, the City should have resolutions and authorizations for Phase 2 of the renovation project. Public Service and Finance should have everything prepared and ready.

Bobbie Place Training Center - When KPD was being renovated in 2019, there was a proposed police training center at Building 46. The training center was put on hold due to cost. The City is now considering Bobbie Place (former fire station 33) near Wilmington and Dorothy for a training center. The building has a smoke tower and training facilities. Using Bobbie Place would be a significant cost reduction as the training center would not need to be built from nothing. There is space for a simulator and a training room. The Dayton Veterans Administration has a training simulator and would like Kettering to house it in return for use of the equipment. The Tactical Crime Suppression Unit could also make good use of the facility. The upper level conference room holds 75 people. A computer forensics lab would be incorporated in the upper level, as well. The bay where engines once parked is currently used by Public Service to clean equipment and operational storage. This space could be used for the tactical unit special response team vehicle storage. The exterior training facility is still used by Fire. This project would be 20% of the cost to renovate Building 46 as it would only require small structural improvements and security for the computer forensics area. The equipment would be offered to other TCSU member municipalities for use.

Ms. Hall inquired about assessment costs to property owners for sidewalk, curb and driveway approaches for the Marshall Road resurfacing project. Mr. Bergstresser offered a list of property owners and costs provided in the Council packet.

Mayor Lehner asked if the land adjacent to Bobbie Place could be redeveloped Mr. Schwieterman confirmed and stated there has been interest to include tearing down the Fire training center.

Ms. Hall asked if households pay the entire assessment cost. Mr. Bergstresser stated that some of the addresses on the list are commercial properties, and owners are typically assessed between \$1,000 and \$4,000 with 10 years to pay for it. If it is not paid off by August, the remainder will be added to their 2023 property taxes with 10 years to pay. These properties are not reconstruction projects.

Golf Club Estates – Mr. Bergstresser presented drainage issues occurring in the Golf Club estates plat between Dorothy Lane near Southdale Nature Center and Southern Boulevard. In 2021, residents advised the City about street flooding and water backing up in the neighborhood. There are larger pipes draining into smaller ones causing flooding. The City's on-call civil engineering consultant, LJB, did an analysis and recommended a standard ten-year storm design (meaning there is a one in ten chance of flooding). It is recommended that significant work be done to replace and upgrade pipes to redirect and handle water flow near the hospital and throughout the neighborhood. As part of the second phase, the City proposes upgrading pipes north of the plat, as well. Gas lines would be replaced by CenterPoint and water main replacements would be necessary on several streets. Water main replacement and sanitary sewer work would be taken care of by Montgomery County. The City handles storm sewer work. There is a lot of work to be done requiring heavy communication to residents and businesses impacted. The timeline is not set in stone and could be changed. The streets, curbs, gutters and sidewalks will need improvement work, as well. This neighborhood is an anomaly not to be compared with the rest of the city. A phasing plan coordinate with the county will take place.

Vice Mayor Fisher asked what changed to create flooding and if more drainage would occur. Mr. Bergstresser stated that Kettering Medical Center is required to accommodate onsite retention if they plan further development.

Mr. Duke asked if KMC has financial responsibility. Mr. Bergstresser stated that KMC built retention accommodations onsite. They have a sump tank that releases every 15 minutes re-routed for use onsite. Overlay plans will be made for residents.

The City Council Workshop Meeting was adjourned at 7:27 p.m.

ATTEST:

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PEGGY LEHNER  
MAYOR

LASHAUNAH D. KACYNSKI  
Clerk of Council