

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
APRIL 26, 2022

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, April 26, 2022, in Council Chambers followed by 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, Mr. Klepacz, Mr. Duke, Ms. Duvall, Mr. Scott and Ms. Hall. Vice Mayor Fisher had an excused absence.

Staff Members present included City Manager Mark Schwieterman, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Parks, Recreation and Cultural Arts Director Mary Beth O'Dell, Economic Development Manager Amy Schrimpf and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy was also in attendance.

Mr. Schwieterman began the meeting with the agenda review.

- Public hearing for property at 2001 E. Dorothy Lane will remove Economic Development Overlay for rezoning at the request of the end user.
- Ordinance in first reading to rezone the property located at 950 Forrer Boulevard (Synchrony) from an Office designation to a Business Park designation. A meeting was held with the owner and Richard Haas from Kettering Health with no concerns. Mr. Gansarto from Alternate Health Solutions is not opposed to the rezoning.
- Ordinance in first reading to rezone property at 2125 E. Dorothy Lane.
- Resolution to purchase tables, chairs and storage carts for the Charles Lathrem Center. The carts will be funded by donation.
- Rosewood Renovation Update – Mr. Schwieterman stated that the most recent estimated cost for Rosewood Arts Center renovation is \$160,128 greater than anticipated in July 2021. A donation for a new dance floor was made, and the City must make the purchase and later reimbursed. During Phase 1, unexpected building deterioration (asbestos, roof changes and brick replacement) required \$62,226 in change orders. The Phase 2 bid is \$68,532 greater than estimated; however, there is a \$45,000 contingency built in to bring that cost down. The City is moving \$300,000 budgeted for Phase 3 during 2023 to Phase 2, reducing the \$1.1 million budget in Phase 3 to \$800,000. The City must appropriate the \$300,000 being moved. And, the \$90,133 expenditure authorization that was not encumbered at the end of 2021 moved to this year. The \$388,000 for fixtures, furniture and equipment is being funded by donation. The Parks Foundation raised that money, and the City needs to appropriate it.

Mr. Duke requested a schedule with updated information, and Mr. Klepacz requested a simple timeline from beginning to now.

Government 101 – Mr. Schwieterman advised that a request for dates of availability would be sent to Mayor and Council to attend Government 101 sessions. The informational sessions would be eight hours in total. Kettering City Schools will be invited to present updates.

May 10 Meeting – Mr. Schwieterman assigned Mr. Bergstresser Acting City Manager beginning May 9 for at least one week while he is out of the office. Mr. Bergstresser will assume these duties later in May, as well.

Capital Improvement Project Update – Mr. Schwieterman stated that work will begin on the ramp at Polen Farm including concrete replacement on the top 24 inches of the south wall and wherever necessary on the north wall. The entire ramp will get a new asphalt overlay and handrails on both sides. The estimate is \$45,000 for the project.

Mr. Duke stated the ramp is unsafe and too steep. Transitions are too high. Mr. Schwieterman advised that an elevator installation is cost prohibitive at \$500,000. Hand rails will meet code as far as no one slipping through, but the ramp will not be appropriate grade for accessibility.

Mayor Lehner asked if the City has tried to stretch the ramp to make it ADA compliant. Mr. Bergstresser stated they have not.

The Parks Maintenance Center will receive an electrical upgrade estimated at \$125,000.

USGA Senior Women's Open - The USGA is hosting the Women's Senior Open in late August. This is not as large as the men's tournament with a more laid-back atmosphere. Fans can be next to golfers, and 2,500 are expected each day. NCR Country Club has 400 parking spaces designated for staff and players. Fans will be shuttled using eight buses from UD Marriott parking lot entering Kettering from Dixie to Stroop turning right onto Dogwood. Shuttles will leave NCR via Dogwood turning right onto Stroop and left onto Far Hills. First aid for the event is being contracted with Premier Health and will be administered in the men's locker room. Transports will be provided by Kettering Fire Department, if needed. Security is contracted, and no more than four police officers from Kettering will be necessary. There will be no onsite command center. Chief Robbins will coordinate with other entities, as needed. A significant amount of No Parking signs will be placed in neighborhoods. Tickets are not on sale yet.

Mr. Duke recommended banners for publicity.

Healthy Heroes – Mr. Schwieterman explained this new voluntary, preventive program and its efforts to prevent injury for full time public safety personnel. Public safety personnel would have free access to medical and fitness professionals to help avoid potential ailments that could develop because of their work environment. Each participant is allowed four visits per month at no cost. Healthy Heroes offers a 12-month contract at no cost with Premier Health. Approximately 24 other agencies in this region signed up for the program. Mr. Schwieterman stated he would contact Kettering Health before proceeding.

Ms. Duvall asked about Kettering Health having mental health program.

Mr. Duke expressed concerns about backfilling positions to cover appointments. Mr. Schwieterman advised that this will be a consideration.

Military Pay – Mr. Schwieterman explained the City's military pay ordinance that allows military reserve staff members to be paid their City salary minus their military pay. If military pay is greater than City salary, the City contributes nothing. The Ohio Revised Code states that employers will pay military their regular salary in full unless local policy states otherwise. Kettering's policy allows for the difference to be paid. One patrol officer thinks the City should abide by the state and pay full salary regardless. After the City lost a lawsuit, an ordinance was adopted to protect the organization. The officer asked to speak with City Council. KPD is free to put this on the table during union negotiations. The inquiring officer was advised that the current policy would be followed. Ohio Task Force 1 members receive overtime, and when they return, FEMA reimburses the City.

Veterans Day Ceremony – Mr. Schwieterman explained that, in response to a request from a Council member to have a Veterans Day ceremony at Delco Park each year, the City began working with the American Legion to make it happen. The 11:00 a.m. time slot is popular; but, the Legion is willing to help at 9:00 with honor guard functions at 9:20. Mr. Scott would like to have a ceremony on Memorial Day at Veterans Plaza, as well. City staff will work on this.

Mr. Scott stated that Vice Mayor Fisher spoke with a Gold Star family concerned that Kettering does not do anything on Memorial Day even though each day has its own purpose. Vice Mayor Fisher reached out to the VFW. Our fellow communities do something. Rotary and Dor-wood could help. This might be the opportunity. It is less expensive for military honor guard than police and fire.

Kettering Leadership Academy Graduation – Scott Inskeep will be the guest speaker at the KLA graduation.

Dayton Business Journal – Mr. Schwieterman stated that he was able to get a one-time special offer at \$900 for a digital version of the magazine for multiple users 10 per subscription. Council stated they would like to try it for a year.

Spring Leaf Collection – Mr. Schwieterman stated that spring leaf pickup is complete. Public Service collected 81 cubic yards - 4.5 truckloads.

Fraze Update – Mr. Schwieterman stated that Fraze calendar has 23 shows, 9 free, 5 \$5 Fridays, 4 offered and not accepted yet, 4 confirmed but tickets not for sale totaling 45 events. To date, ticket sales total \$1.35 million. Performance contracts to date total \$2.1 million and the budget is approximately \$3 million. Fraze is under budget on performance side. The City pays contractors to perform, but staff and concessions are paid, as well. A decision needs to be made if this is how it should be. Fraze hires more than 200 employees, and hiring is as difficult as it has been, and they are still hiring. An interim General Manager is in place because recruitment did not end in hiring. Options are: hire a General Manager who does the booking; hire a firm to book for us; or hire a firm to run the facility from May to September. Third option would alter the number of community events.

Mr. Scott asked if there is concern with the effort from the entertainment company. Mr. Schwieterman stated he is not concerned with effort, but power to get acts.

Sustainability Committee – Mr. Bergstresser researched local and regional communities to assess different sustainability programs.

- **Dayton** is advanced on this issue and has a formal Environmental Advisory Board similar to BCR. Official board is appointed by the Mayor and Commission with three-year terms and a defined purpose to work to advise City on environmental issue. Dayton has a Sustainability Manager in the City Manager's Office. Over time, two entry level staff positions were added. An ordinance was developed setting things in motion. EAB in cooperation with Sustainability Manager working toward a strategy for sustainable Dayton. Ground and surface water, air pollution, climate change, solid waste, developing strategy and putting the onus back on the department. Similar to our ADA Manager. Sustainability Manager does the same thing.
- **Centerville** is less formal and spread out among departments. Sustainable Centerville includes City staff, council and the county. They are doing things we are already doing and did under the Kettergreen initiative.
- **Dublin** is more formal and has a Sustainability Advisory Committee that oversees departments and advises council.
- **Upper Arlington** is the least formal, but strategy is similar to strategic plan item.

Mr. Bergstresser stated that at the very minimum; Kettering should establish an advisory committee with a somewhat dedicated staff liaison similar to the Bike Committee. Have the committee build a framework for Kettering and bring information back to council. Discussion will continue on May 10.

Mayor Lehner would like to see staff involved and include an education component.

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