

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
MAY 24, 2022

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, May 24, 2022, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 6:06 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, Police Chief Chip Protsman, Economic Development Manager Amy Schrimpf and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy was also in attendance.

Mr. Schwieterman reviewed upcoming events in the city including: the annual Police Memorial May 26; Adventure Reef employee preview night May 27; remembrance ceremony at Beavertown on Memorial Day; Golf Club Estates meeting May 25 at 7:00 p.m., at Southdale Elementary School; Terry Welker's retirement party May 26 at 2:00 p.m.; and Juneteenth celebration at Polen Farm June 20 for which Ms. Duvall has tickets for sale. There will be no joint meeting with the Kettering School Board May 31. Potential date for the next joint meeting is August 30.

Mr. Schwieterman reviewed the agenda for tonight's Council meeting.

- Ordinance in second reading to rezone 2001 East Dorothy Lane from Economic Development Overlay to Business District.
- Resolution for continuation of Charles I. Lathrem Center improvements. These will be funded by the Parks Foundation.
- Resolution to install security cameras around the exterior of the Recreation Center due to recent car break-ins. Approximately seven cameras will be installed at the main entrances, water park, Lathrem Center and Rec Center. Additional cameras will be placed in parking lots. Cameras are currently in place at Rosewood and the Government Center.
- The City and Kettering Schools will share in the cost of maintaining the Engineering Department's Transportation Safety Section services for Adult Crossing Guard functions and transportation safety education in elementary schools for the 2022-2023 school year. This is part of the Kettering Safe Routes to School program provided to designated Kettering elementary schools.
- Three projects were awarded funding from the Ohio Department of Transportation (ODOT) including resurfacing Woodman Drive that will go out for bid late in 2022. Wilmington Pike from Stroop Road to just south of Dorothy will take place next year. Marshall Road project will bid several years from now. These are standard maintenance projects.
- Resolution for Rosewood renovation project allowing for Kettering Parks Foundation to purchase furnishings, fixtures and equipment failed to include landscaping portion. The resolution is being revised to include landscape.
- The Community Update will include announcement of the amendment of Section 476.03 of the Codified Ordinances regarding operation of snowmobiles and all-purpose vehicles and declaring an emergency - emergency ordinance on firearms.

Ms. Hall asked in which cases are firearms allowed to be discharged in Kettering. Mr. Hamer responded general prohibition and exceptions are in place, such as self defense.

COVID Update – Mr. Schwieterman announced that there were 11 positive cases during the past week. With the new protocol, the City moved through it and currently have one positive and one sick case relative to COVID.

Healthy Heroes Program – Mr. Schwieterman stated the City is working through the program specifications including mental health services from Kettering health. Premier Health offers participants four on-site visits per employee. These services are contracted for 12 months. At the end of the contract, the City will revisit Kettering Health as a provider of the entire program.

Habitat for Humanity Project – Mr. Schwieterman stated that at the June 14 meeting, a resolution will be presented related to Habitat for Humanity housing improvement project dollars seeking approval for how community housing improvement grant dollars are spent. New housing is proposed at 2808 and 2810 Gaylord – City-owned lots - forgivable loans at \$1000 each. This will be the 11th home since 2006. The City has used this method before.

Ms. Duvall asked if the lot was originally sold as one and split into three. Mr. Schwieterman stated three properties were made into two.

Mr. Scott asked what the original cost of the lots were that are being sold for \$1000. Mr. Schwieterman confirmed they cost more than \$1000 as they were not part of the demolition grant.

Mr. Scott asked if the City has an inventory of lots it owns and is there a plan behind it? Mr. Schwieterman stated the City has several lots. Many have been Habitat for Humanity and some funded by Community Housing Improvement Plan.

Aggregation Plan – Mr. Schwieterman stated that residents voted for gas aggregation years ago, and the City opted into it. Electric prices are slated to increase. Mr. Schwieterman presented a scenario with fictitious numbers to demonstrate the aggregation plan as follows: *The current rate was \$4 for supply, On June 1, it will increase to \$10, and the aggregation rate for the City of Dayton is \$7. Residents are not paying \$10, but would pay \$7 through aggregation when they were paying \$4.* The City is not guaranteed savings with aggregation, but likely better than AES charges. The City of Dayton joined a Council of Government like MVCC--Sustainable Ohio Public Energy Council. MVCC met with SOPEC which does aggregation with government. If the City joined, a liaison would sit on that Council. Dayton has a renewable energy aggregation program. Residents would need to opt out of the program by following specific procedures if they chose not to use it. Those wanting to participate would do nothing at all. SOPEC would petition to allow the City to be a member, and they get their money from the fee added to the rate. The City becomes a member of the council of government while SOPEC is on the market getting the best rate. Then they come to us with the rate they can give us. We can then say “not yet” and they will return in the next months with current rates. They come back the third time and the City can lock in. City of Dayton entered with SOPEC in May 2021, and pulled the trigger in February 2022 that starts June 1. They’re locked in for 12 months. Because Dayton is in our region, we could get into the program that would end same as Dayton so that next bids would increase the demand. We could have the aggregation program as early as September.

Mr. Scott asked about residents and small businesses below a certain consumption. Mr. Schwieterman advised that the City is asking people to visit the Apples to Apples website to compare prices and make a decision. Aggregation is a few months out, if at all. The next GovTech meeting is June 13 and this topic will be on the agenda.

Ms. Duvall asked about the downside of aggregation. Mr. Schwieterman stated that the administrative processes take a lot of time. But, saving money for residents has value. Dayton is saving \$10 million equating to \$300 per household for a year. Bills will be up 30 percent with AES. Kettering currently participates in a facilities aggregation system for City-owned buildings.

Mr. Klepacz asked what the City can do to prepare people for sticker shock at the beginning of June. Mr. Schwieterman stated that the City could develop a story and put it out there,

Mayor Lehner stated the City has \$1 million of Community undefined ARPA funds and asked if it could be used toward administrative fees for SOPEC? Mr. Schwieterman stated that likely would not be a workable option. The City Manager’s office will start a campaign.

Pickle Ball Courts – The bid costs were nearly \$60,000 over the anticipated amount not including \$28,000 in alternatives which were picnic tables, benches, signage and things that aren’t imperative, but nice to have. There is \$90,000 allocated--\$50,000 is City money to resurface courts and the Lathrem family allocated money. It is recommended that pickle ball donors fund \$30,000, and the City will use CIP funds available for the difference of roughly \$60,000. There is a 90-day window to award the bid. Council agreed with the recommendation.

Fireworks – Mr. Hamer explained that Chapter 3743 of the Ohio Revised Code regulates fireworks, permits the manufacture and sale of fireworks and allows purchase and possession of consumer grade fees in Ohio, but they have to be removed from the state within 48 hours of purchase. House Bill 172 made changes in the regulations for consumer-grade fireworks effective July 1. Currently, the City’s code 672.04 prohibits possession of fireworks for sale at retail and sale of fireworks and use of fireworks. The exception is for those who have a permit from the City, such as Delco Park. Mr. Hamer recommended cleaning up the current language and amend 672.04 to remove the wording that conflicts with state law without the sale of and leave everything else to ban the use of fireworks in Kettering.

Council agreed with Mr. Hamer’s recommendation. Staff will begin working on an amendment to the City code.

Strategic Plan – The City is currently on task with the calendar created after Council retreat. A draft of the request for proposals is slated to be sent to Council next Friday.

Bobbie Place Training Center for KPD - Staff has estimates, renderings and general cost estimates of \$300,000 for the project to renovate the interior to allow simulator, classroom, forensics level, offices and securing the building. The next step is to get it on the Council calendar, get quotes and bring them to Council.

Sustainability Committee – Mr. Bergstresser reminded Council that models from other communities were presented at an earlier workshop. He recommended the Sustainability Committee be modeled after the Bike Committee with a staff liaison. He recommended Dawn Kirchner who has a background and passion to lead this effort. UD has a graduate certificate in Sustainability that Dawn would consider taking.

Mayor Lehner asked how people would be selected for the committee. Mr. Bergstresser stated there would be interviews by Council and staff. Council agreed with the recommendation for the committee model.

The City Council Workshop Meeting was adjourned at 7:22 p.m.

ATTEST:

PEGGY LEHNER
MAYOR

LASHAUNAH D. KACYNSKI
Clerk of Council