

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES – CAPITAL IMPROVEMENT PROGRAM (CIP)
AUGUST 23, 2022

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, August 23, 2022, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 4:33 p.m.

Council Members present included Mayor Lehner, Vice Mayor Fisher, Mr. Duke, Ms. Hall, Mr. Klepacz, Ms. Duvall and Mr. Scott.

Staff Members present included City Manager Mark Schwieterman, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Fire Chief Mitch Robbins, Police Chief Chip Protsman, Public Service Director Dave Duritsch, Parks, Recreation and Cultural Arts Director Mary Beth O'Dell, Human Resources Director Jenny Smith, Finance Department Director Nancy Gregory, Budget Manager Kelly O'Connell, Volunteer Administrator Dawn Kirchner, Economic Development Manager Amy Schrimpf, Assistant City Engineer John Sliemers and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy, Mr. Jamie Greene and Ms. Sarah Bongiorno were also in attendance.

Mr. Schwieterman opened the Workshop by providing a schedule of agenda items, which included Capital Improvement Program (CIP) budget, strategic plan update, and executive session to discuss personnel matters.

Mr. Schwieterman stated that the CIP five-year plan development began in March, and the focus tonight would be on the 2023 CIP budget totaling \$14.1 million including projects that carried over from 2022 (\$785,000). Current CIP Outlay for 2023 is \$10.5 million which will be drawn down from the City's General Fund reserves (\$3.5 million); outside funding (\$2.4 million), Capital Improvement Fund (\$3.0 million), Gas Tax revenue (\$1.0 million); personnel underspending—ARPA funds (\$1.7 million) and Miscellaneous CIP revenue (\$1.3 million). He then turned the meeting over to Mr. Bergstresser who began presenting the 2023 Capital Improvement Program.

Mr. Klepacz asked if the City expects to receive as much outside funding in the future as we do now. Mr. Schwieterman stated the City would take opportunities to add to outside funding.

Mr. Scott asked when the Boonshoft funds would end. Mr. Schwieterman stated they are slated to be spent by 2028 with a partial amount possibly available, depending on how much is left at that time.

Mr. Bergstresser stated that the ARPA designations for CIP in 2022 and beyond include Golf Club Estates and the bikeway projects totaling \$1.7 million.

Mr. Duritsch presented the Public Service portion of the CIP plan for 2023 to 2027. He stated \$60,000 is being budgeted for the Indian Riffle park restroom improvements. He then noted improvements at the Recreation Complex, Water Park and KFWC including KRC floor refinishing (\$10,000), KRC concrete drive replacement (\$75,000), KRC conference room A/V upgrades (\$35,000), Water Park lighting and audio (\$20,000), Water Park slide maintenance (\$35,000) and Water Park concrete repair (\$60,000). Chillers will be replaced at the Rec Center (\$1.8 million) this year. Rosewood Arts Center renovations Phase 3 includes \$800,000 earmarked with \$690,000 donations from the Parks Foundation for the theatre totaling \$1.4 million. Lighting upgrades will be made outdoors at the Parks Maintenance facility on Valleywood (\$15,000).

Mr. Duke asked if the theatre design would be impacted if funding is not yet raised or identified. Mr. Schwieterman explained that the fundraising works like a loan from the CIP fund to complete the construction, and the City would keep Council updated on the fundraising efforts.

Mr. Duritsch stated that the rooftop/HVAC replacement at Fraze would cost \$35,000.

Ms. Duvall asked if lighting for Parks Maintenance is for safety. Mr. Duritsch stated that safety is part of the rationale, and energy efficiency is also considered.

Mr. Duritsch continued and stated that floor improvements at the VMC were necessary (\$50,000) as well as dry storage covering at the Public Service building (\$15,000). Other building improvements include Fire Station 36 attic heaters (\$50,000), miscellaneous improvements (\$140,000), ADA program (\$25,000), facility security-City Manager's Office (\$15,000), facility chargeback (\$117,000), court security and locker rooms (\$180,000).

Mayor Lehner asked for clarification on City Manager's Office security. Mr. Duritsch explained that permanent screens would be installed at the secretary and Clerk of Council desks.

Mr. Klepacz asked if there were plans for additional cameras. Mr. Duritsch stated that cameras were part of the KPD renovations, and the cell tower still needs to be finished.

Mr. Duke asked if the security screens were hammer and bulletproof. Mr. Duritsch stated the screens are bullet resistant.

Vice Mayor Fisher asked if Facilities CIP work completed last year was within budget. Mr. Duritsch stated the work scheduled for this year will be completed on time. There are very few extras. The ramp repairs at Polen Farm are under budget.

Mr. Duritsch explained that a facility chargeback is the annual payback from facilities for work completed. Court security locker room was on the schedule two years ago and will be included in the 2023 CIP budget.

Mr. Schwieterman asked that the cost of core fiber network on Dorothy Lane (\$180,000) be verified.

Ms. O'Dell presented the proposed CIP budget for Parks, Recreation and Cultural Arts. Improvements to parks infrastructure include unplanned CIP items (\$20,000), park asphalt path repair (\$75,000), park concrete repair (\$20,000), playground surface at Kennedy Park (\$150,000), park painting / repair program (\$30,000), irrigation improvements at Polen Farm (\$125,000 – carry-over \$50,000), park fence replacement at Kantner Park (\$50,000), sports field renovations at Indian Riffle (\$60,000), aggregate path repair at Pondview (\$100,000), infrastructure repairs (\$25,000), park naturalization of wetlands at State Farm (\$20,000), park naturalization - \$20,000 to study wetlands at State Farm. Tennis / basketball courts at Ernst Park (\$110,000), paver/bench replacement at Polen Farm (\$145,000), Civic Commons concrete repair (\$30,000), Delco Park BMX track repair (\$70,000) and Indian Riffle fence replacement (\$40,000). Parking lot improvements will be made at Kennedy Park at \$110,000, and Beavertown Cemetery improvements will cost \$40,000 including 1% for the Arts. Tree Planting & Landscaping will include street construction tree replacement (\$15,000), citizen tree planting program (\$10,000), tree maintenance and planting (\$150,000) and public street landscaping (\$40,000).

Mr. Klepacz asked if the new trees planted in the Woodman Drive medians would be replaced if they do not survive. Ms. O'Dell stated the trees will be replaced as needed.

Vice Mayor Fisher asked why there is a \$30,000 increase this year for Parks CIP. Mr. Schwieterman stated the directors stay within a parameter he sets. Amounts vary each year.

Vice Mayor Fisher requested a pie chart to give perspective by category.

Mr. Bergstresser began his portion of the presentation with Traffic Control Projects. The traffic signal replacement program began in 2011, and the City is starting construction on Phase 3. Right-of-way acquisition for Phase 4 (\$100,000) will begin in 2023 including Research Park, Meijer, Delco Park and Woodman. Also included are traffic maintenance items (\$10,000), pavement marking program (\$25,000) and miscellaneous transportation (\$20,000). The City partners with Miami Valley Communications Council for traditional maintenance items on thoroughfares which are replaced every 12 to 15 years.

Ms. Hall asked why signals by the high school are not a priority. Mr. Bergstresser stated safety is a priority, which is why the flashing signs were upgraded for the crosswalk in 2021, but that there are no plans for new signals. To put a new traffic signal in, the City would need to conduct a feasibility study, and then the findings would have to justify a new signal. Ms. Hall asked the cost of a new signal and was told that just a few years ago the cost was \$200,000 but the estimated to now be \$350,000.

Mr. Duke asked if the City has researched roundabouts. Mr. Bergstresser stated it is something the City could look into.

Ms. Duvall asked for clarification on the signal replacement process and why the mast arm signals along Research Blvd need to be replaced. Mr. Bergstresser explained that the signals need to be replaced due to age.

Mr. Bergstresser presented Roadway Projects next and explained that general asphalt resurfacing project budget increased from \$1 million to \$1.2 million. Projects include concrete repair (\$230,000) on Windemere and other locations, miscellaneous roadway (\$25,000), asphalt resurfacing (\$1,126,000) on several west Kettering streets, general asphalt resurfacing (\$1.4 million--\$1.3 million Kettering and \$51,000 OWPC), miscellaneous roadway repair (\$25,000) and crack sealing program (\$25,000).

Mayor Lehner asked why concrete streets aren't always overlaid with asphalt. Mr. Bergstresser explained that it leads to premature reflective cracking. It is the City's practice that if an exposed concrete street needs to be repaired, it will be repaired and not overlaid with asphalt because of the reflective cracking issue.

Mr. Bergstresser explained projects on thoroughfares, arterials and collectors (\$380,000) including Patterson Road (\$180,000) and Hempstead Station Drive (\$200,000).

He then discussed curb, sidewalk and drive approach repairs (\$825,000) and the State Gas Tax Revenue Program (\$1,000,000). Repairs on Aragon and Galewood will be covered by the Gas Tax Program. Mr. Bergstresser will come to Council in October with a resolution for assessments in 2023.

Mr. Bergstresser stated that the ADA replacement program (\$125,000) is used to replace curb ramps on streets that may be eligible for Federal funding in the future, to make them simpler projects to fund and construct when Federal funds are used.

Other projects include Research Boulevard concrete medians (\$125,000), which ODOT will be resurfacing in 2024, Southern Boulevard resurfacing – Stroop to Big Hill (\$400,000 carryover), East Stroop Bikeway – Glengarry to East Dorothy (\$200,000) making a continuous pathway from Hempstead Station to downtown Dayton, Wilmington Pike Resurfacing – East Stroop to Beaverton (\$1,658,000 - \$1,064,000 Kettering and \$594,000 Federal STP Grant), and Woodman Drive resurfacing from Wilmington to Stocker (\$800,000 - \$335,000 Kettering carryover and \$465,000 MVRPC CRRSAA Grant),

Bridge repair projects include Danube Court Bridge replacement (\$45,000 right-of-way, 2024 construction, Flesher Avenue Bridge replacement (\$485,000 - \$285,000 Kettering and \$200,000 OPWC Grant) and West Avenue Bridge rehabilitation (\$568,000 - \$95,000 Kettering and \$473,000 ODOT Municipal Bridge).

Vice Mayor Fisher requested a list of bridges completed and yet to be finished.

Streetscape projects include West Stroop Sidewalk Stonebridge to Ridgeway (\$140,000 right-of-way - 2025 construction, Bike Program (\$10,000) and pole painting (\$20,000).

Mr. Klepacz asked if the sidewalk on West Stroop would impact ground cover on residences. Mr. Bergstresser stated it will take out a significant portion of it.

Drainage projects include Golf Club Estates (\$1,550,000 – Drainage Phase 1 - \$1,375,000 and Street Improvements Phase 1 - \$175,000). Golf Club Estates drainage will be submitted to the Ohio Public Works Commission for potential grant funding. Other projects include the Storm Water Master Plan (\$100,000) and miscellaneous drainage (\$25,000)

Mr. Bergstresser introduced presenters Jamie Greene and Sarah Bongiorno from Planning NEXT to discuss the City's strategic plan. Presenters reviewed their list of clients and communities with high expectations namely, Upper Arlington and Dublin in Ohio and then, Overland Park, KS, Roswell, GA and Franklin, TN. Mr. Green said there is no point in doing a strategic plan unless there is commitment and structure. He provided other benefits Planning NEXT will bring to the process, such as a community engagement approach and bringing a national perspective to Kettering. They will facilitate the process that will continue even after they leave. He also discussed the various components, such as Prep phase - laying a strong foundation. Robust engagement. Communications outreach network plan. Establish and facilitate a steering committee. Representative of larger demographic of community. Conduct analysis. Two rounds of engagement. Plan development, mission statement, vision. Implementation plan.

Mayor Lehner asked if doing this during the City Manager transition is a bad time. Mr. Greene said it could go either way, but he still recommended moving forward.

Mr. Duke asked about how the steering committee comes to be. Presenters stated the steering committee represents community as opposed to someone else being in charge. A core group will step up to do this. Planning NEXT wants residents that are typically not engaged and recommended a steering committee of 30 people. Leadership is important to keep a cohesive respectful group.

Mr. Klepacz asked how the strategic plan remains comprehensive. Planning NEXT suggested an annual report be done for the strategic plan.

Mr. Scott asked if measurable action items would be included. Planning NEXT builds them into the plan.

Mr. Duke asked if the price stays the same if Council decides to wait until January. The presenter confirmed.

Mr. Duke informed City Council members that Schuerholz Graphics has been sold by Charley Schuerholz. His staff will remain with the company and the new owners will transition the company to become a Minuteman Press franchise. He said the new owners are committed to being as involved in the community as Mr. Schuerholz and his family have been.

At 6:13 p.m., Mr. Duke made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for purposes of Personnel 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