

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
February 28, 2023

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, February 28, 2023, in 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, Ms. Duvall, Mr. Klepacz, Mr. Scott and Mrs. Hall. Mr. Duke had an excused absence.

Staff Members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Finance Director Nancy Gregory, Police Chief Chip Protsman, Economic Development Manager Amy Schrimpf and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy was also in attendance.

Mr. Greeson stated the workshop would cover updates regarding Flock cameras, American Rescue Plan Act (ARPA) funds, responses to important requests and unaudited 2022 income tax revenue report.

Unaudited 2022 Income Tax Revenue - Ms. Gregory presented preliminary, unaudited, unofficial numbers for Council members to bear in mind when looking at proceeding on different projects in 2023. The preliminary 2022 income tax revenue is below the revised forecast of \$53.2 million. Preliminarily, the City is at \$51.8 million--\$1.4 million less than revised. The City would be within \$200,000 had it stayed with the original forecast; but, this number reflects corporate tax which is unpredictable. Corporations file late in the year and do not make estimated tax until December so amounts get pulled back to the prior year. The City is in the midst of its audit and anticipates having complete financial statements by the end of March.

Mayor Lehner asked why the original forecast was revised. Ms. Gregory stated that in late summer it appeared that revenues were consistently on the upswing and appeared to be on track up until the very end of the year. She reminded Council that this revenue is separate from withholdings. The City receives the bulk of its revenue from withholdings.

Mr. Scott asked if the lower numbers are a result of fewer businesses. Ms. Gregory stated the City is unable to pinpoint the exact reason. It comes down to the corporations' bottom line. This is not connected to head count or employment as the City receives those receipts through withholding tax, and those revenues have slightly increased.

This paragraph seems very similar to above paragraph?

Mr. Scott asked if the City corresponds with what other municipalities are seeing. Ms. Gregory stated she had not talked with other jurisdictions to date. The City's largest employer is a nonprofit and doesn't pay corporate tax. Ms. Gregory advised Council that the number could bounce back. The good news is that withholding tax is still trending upward representing 75% of total income tax money.

Mr. Klepacz asked for confirmation that 75% of revenue is income tax and 25% is corporate. Ms. Gregory stated that 75% of revenue is withholdings followed by the next largest piece--individual income tax. Ms. Gregory stated that the Tax Division staff spends a lot of effort on non-filer work resulting in additional monies coming in to the City.

Mr. Greeson assured Council members that the number is not cause for alarm, but needs to be carefully monitored. Council will be regularly updated as new information is available. During 2023, City departments will take measures to evaluate slow budgeted spending to provide flexibility without services being impacted.

Gentile Park – Mr. Greeson reminded Council members that at last workshop, several questions were brought forth regarding the Gentile Park project. Mr. Scott asked about utilizing ARPA funds to assist with the project. ARPA funds were allocated in 2020 to capital equipment, community programs and capital improvements. The City received funds in two tranches in 2021 and 2022. Once the second tranche was received, Council approved CIP projects including touchless faucets, the Forrer Boulevard improvement project, a Gentile Park placeholder of \$1.5 million, Golf Club Estates Project improving storm sewers in neighborhoods, East Stroop Bikeway Project and the 2024 Pedestrian Bridge on West Avenue altogether totaling \$7.3 million. Capital equipment expenditures included a medic, tug grinder for the leaf farm, a heavy dump truck, utility truck for Public Service, fire engine and another medic. The Day Air Down Payment/Rehab Assistance Program was advanced \$1 million of which \$595,000 has been spent. The Forrer Boulevard Project was completed at \$2.4 million. The end-of-year balance was \$7,783,000 remaining. The revised estimate for Gentile Park is \$2,314,000, \$1.5 million for fire apparatus and heavy equipment for Public Service and PRCA. Phase 1 of Golf Club Estates is \$1.2 million and an additional million for Phase 2. Roadway money for paving is \$500,000. East Stroop Bikeway is \$200,000. There is \$1 million unallocated in

community programs. If all projects go forward, there will not be enough to cover expenditures. Mr. Greeson added that volunteers are trying to close the gap for the Rosewood Theatre Project and grants. Grant and fundraising totals will be available at the end of March.

Mayor Lehner asked for next steps. Mr. Greeson stated that there is not enough information yet, but that the City would operate within its means and determine what is critical and recommended waiting before acting. Gentile Park bids will be sought in April. The East Stroop Bikeway Project is out for bid. Authorization to bid and get clarity on Rosewood, will lead to exact costs by late April to have some certainty.

Mr. Scott asked about the urgency of Golf Club Estates. Mr. Bergstresser stated the City has been made aware of the potential that higher impact storm events could have on private property. It is a very old system with pipe size issues. Phase 1 would cost \$1.3 million for replacing undersized drainage pipes. Without a dedicated fund for storm water, this was an opportunity to tackle the drainage problem with one-time money.

Mrs. Hall asked about the \$600,000 needed for the Gentile Park Project. Mr. Bergstresser stated that the City does not have enough in the \$7.3 million allocated for capital improvements; however, funds could be taken from the community programs fund.

Mr. Klepacz asked if another entity could share the expense of Golf Club Estates. Mr. Bergstresser stated the root cause is that the neighborhood was built with pipes on hand inherited from Van Buren Township and that there is no other entity responsible for upgrades.

Mr. Greeson stated there are more requests and projects than dollars. Decisions will be made in late April on what will benefit from the \$7 million ARPA funds versus long-term CIP projects. The City will have hard numbers for Gentile Park and Golf Club Estates Phase 1 at the second meeting in April.

Agenda Items – Mr. Greeson stated that the second public hearing for electric and gas aggregation would take place tonight along with an additional resolution for authority to work with Miami Valley Communications Council (MVCC). MVCC is getting bids, and the City will participate in the process to pick the best vendor for all jurisdictions. A resolution will accepted the opioid litigation settlement agreement with businesses under OneOhio. Mr. Hamer stated the more entities that participate, the better the recovery will be. Mr. Greeson stated that the State of the City would be presented, and David Roller would present a zoning map amendment.

Flock Cameras – Chief Protsman provided an update on the Flock Cameras stating they have been beneficial to Kettering and surrounding cities. Since January 1, 2 million license plates have been read, 1700 people have run searches and there have been 300,000 plates the camera has never seen. Cameras were placed on the outskirts of town. Thefts and post office box thefts, burglaries, criminal damaging, assaults and arson have been solved using these cameras. Since June, 35 arrests and 24 incidents have been assisted by the cameras. Recovery of 18 stolen vehicles and 4 stolen license plates has resulted, as well. The pursuit policy changed due to danger, and the cameras provide officers opportunity to make arrests in a safer way.

Vice Mayor Fisher asked how much the cameras cost. Chief Protsman stated they were \$2,500 each and \$250 to install.

Ms. Duvall asked if there have been issues. Chief Protsman explained that batteries were not charging properly initially, but the problem is resolved.

Mr. Scott stated that news on the cameras should be publicized so residents are aware of their benefit and how their tax dollars are used.

Ms. Duvall handed Council members information from the Board of Community Relations to discuss at a future workshop.

Vice Mayor Fisher asked for a list of action items, such as ARPA, for future meetings.

The City Council Workshop Meeting adjourned at 7:11 p.m.

ATTEST:

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PEGGY LEHNER  
MAYOR

LASHAUNAH D. KACZYNSKI  
Clerk of Council

