

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
March 28, 2023

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, March 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 and Mr. Scott. Mr. Duke and Mrs. Hall had excused absences.

Staff Members present included City Manager Matt Greeson, Law Director Ted Hamer, Human Resources Director Jenny Smith, Planning and Development Director Tom Robillard, City Planner Ryan Homs, Economic Development Manager Amy Schrimpf and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy was also in attendance.

Mr. Greeson began the meeting discussing current projects and their impact on ARPA funds. He stated that the E. Stroop bikeway bids are within budget, and bid information for Gentile Park should be available by the end of April. Permission to go out for bids for Golf Club Estates will come before Council in April, as well. The Schievetz Foundation awarded the City \$400,000 for the Rosewood renovation. Mr. Greeson thanked the Parks Foundation, Mary Beth O'Dell and the Parks, Recreation and Cultural Arts Department. Fundraising continues.

Mr. Scott asked what the shortfall is with these funds in play. Mr. Greeson stated it is less than \$200,000.

Mr. Klepacz encouraged fellow Council members to purchase seats at the Rosewood Theater and said solicitations were made to the Kettering Rotary Club and Kiwanis Club.

Mr. Greeson reviewed the agenda items with Council members.

- Public hearing for zoning text amendments presented by Tom Robillard and Ryan Homs.
- Ordinance to approve Civil Service Rules updated to include six positions currently in the Personnel Ordinance. These positions include P&D Technician, Equipment Mechanic I & II, Lead Equipment Mechanic, Civilian Dispatch Supervisor, and Crime Analyst. The P&D Technician, Equipment Mechanic I & II, and Lead Equipment Mechanic positions were placed within the Classified Service and the Civilian Dispatch Supervisor and Crime Analyst positions were placed within the Unclassified Service.
 - Mr. Klepacz asked if the positions were functioning now. Mrs. Smith confirmed.
- A resolution to establish and describe the boundaries of the Aragon-Oak Park Community Reinvestment Area (CRA). The City desires to encourage the remodeling of existing structures and the construction of new ones to encourage economic stability, maintain real property values, generate new employment opportunities and constitutes a public purpose for which real property tax exemptions may be granted. CRA legislation would allow a 10 year/75 percent for \$15,000-\$20,000 investment, 12 years/ 75% for \$20,000 and up or 15 years/ 75 percent for 200 units and \$30 million investment. ICP's
 - Ms. Schrimpf stated the CRA will breathe new life into the area and dovetails on the effort to update the Miami Valley Research Park covenants, conditions and restrictions (CCRs). The amended CCRs would allow for a 200 unit apartment complex. Once approved, the resolution will appear in the newspaper for two weeks and the packet sent to Ohio Department of Development for final approval and recording.
 - Mr. Greeson stated that the City has been in contact with the schools and they are not opposed to this effort. The parcels that would be abated do not contribute much funding to the school tax base.
 - Ms. Duvall requested heavy communication to advertise this to impacted homeowners. Ms. Schrimpf stated that heavy advertisement would be in place and the City's Community Development Block Grant Program would also be offering multiple related programs.

Zoning Code Amendments Presentation – Mr. Homs stated that nine different chapters of the zoning code would be impacted by the amendments. Major changes would take place in Chapter 1135 relative to changes to business and business park zoning districts. Changes will create more flexibility and strengthen existing buildings for re-use.

Vice Mayor Fisher asked if the amendments help City-owned properties on Wilmington Pike be redeveloped. Mr. Homs provided examples of how the amendments could help. Mr. Greeson stated the amendments will assist with future opportunities for allowable uses in industrial business parks, storage and car washes to avoid higher value land being absorbed by uses that generate less value.

At 6:48 p.m., Vice Mayor Fisher made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for purposes of Property Matters; Economic Development; Negotiations With

Organizations or Individuals; and Personnel Matters, seconded by Mr. Scott. The motion passed unanimously upon roll call.

At 7:23 p.m., the Council exited Executive Session and went back on public record.

The City Council Workshop Meeting adjourned at 7:23 p.m.

ATTEST:

PEGGY LEHNER
MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council