

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
April 11, 2023

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, April 11, 2023, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 6:03 p.m.

Council Members present included Mayor Lehner, Vice Mayor Fisher, Ms. Duvall, Mr. Klepacz, Mrs. Hall and Mr. Scott. Mr. Duke had an excused absence.

Staff Members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Planning and Development Director Tom Robillard, City Planner Ryan Homs, Parks, Recreation and Cultural Arts Director Mary Beth O'Dell, Public Service Director Dave Duritsch, Volunteer Administrator Dawn Kirchner and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy and Meg Maloney, presenter for Miami Valley Regional Planning Commission (MVRPC) were also in attendance.

Mr. Greeson introduced Sustainability Specialist Meg Maloney with the City of Dayton who presented information for a pollution reduction planning grant. Ms. Maloney is working with Ms. Kirchner and the MVRPC to educate communities and introduce the grant. Communities throughout the region would come together to determine ways to reduce pollution. States are eligible to receive \$3 million to be allocated to different communities. The Ohio EPA applied on behalf of the state to get the \$3 million. Cincinnati, Columbus and Cleveland will receive money. The City of Dayton will likely be awarded. Dayton has focused on energy savings to reduce carbon emissions and enhance programs that benefit residents and city facilities. Examples of progress include the aggregation program and transportation-related work converting vehicle fleets to EV. The funding could help identify and implement programs. MVRPC is seeking letters of support from interested communities. Letters are due April 28. All jurisdictions will be represented to include the interests of City Council. Jurisdictions involved so far: Yellow Springs, MetroParks, Montgomery County and City of Dayton. Parts of Miami and Greene Counties will be asked to join.

Mr. Greeson stated the Workshop would cover Rosewood Arts Center and zoning amendment modifications.

Rosewood Arts Center – Mr. Greeson recommend moving forward with Rosewood Phase III based on Brumbaugh's current bid. The Schiewetz Foundation along with the hard work of Ms. O'Dell have narrowed the budget gap. Brumbaugh, who is our preferred contractor, is holding numbers for a limited time. This resolution will authorize the City to contract with Brumbaugh Construction for Phase III at \$1,748,924. This covers remaining classroom spaces and theatre renovations. The FF&E is separately contracted at \$276,993. A total of \$1.4 million was budgeted with a remaining gap of \$167,000. The City is anticipating covering that gap through underspending in PRCA through delayed or canceled items. Additional fundraising will be done through Rosewood theater seat dollars and other foundation dollars.

Ms. O'Dell stated \$300,000 may be available through the Eichelberger Foundation in July.

Mr. Klepacz asked about the level of confidence that prices would not increase in the next few months. Mr. Duritsch stated Brumbaugh would begin construction before dollars increase.

Mr. Scott complimented PRCA on their fundraising to narrow the budget gap. He then asked how much more money PRCA expected to receive. Ms. O'Dell stated that they anticipate receiving \$50,000 for theater seat sales. She stated the Eichelberger money would be difficult to achieve. Mr. Scott asked if costs were fixed. Mr. Duritsch confirmed.

Ms. O'Dell stated that enrollment is stronger than ever including printmaking, ceramics, metals and glass. Ceramics was touted the best in the U.S. by one visitor. The Modern College of Art and Design will use the facility for printmaking classes.

Zoning Code Amendment Modification Update – Mr. Greeson reminded Council members that Mr. Homs presented changes to the zoning code during the public hearing at the March 28 City Council meeting. These changes were made to give staff more flexibility for property allowances. Mr. Homs stated that after the public hearing, he met with the car wash owner and potential buyer who voiced concerns about the zoning code's impact on the use of the property at the March 28 meeting. Mr. Homs stated that property use is conditional and would need approval from the Planning Commission. The proposed change prohibiting land use in that district will remain conditional.

Mr. Klepacz asked if the car wash is contingent upon changes. Mr. Homs stated the conversation continues.

Vice Mayor Fisher expressed concern that businesses are not aware of changes. Mr. Hamer explained that before there are zoning code amendments, there is a staff report reviewed by the Planning Commission followed by a public hearing. If the Planning Commission agrees with zoning changes, it goes to Council for public hearing. At the next meeting, Council considers the ordinance that would actually change the zoning code. Anyone interested has access to the information.

Mayor Lehner agreed that with all of that transparency, it is up to the business to stay tuned.

At 6:49 p.m., Vice Mayor Fisher made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for purpose of Conference With Attorney, seconded by Mr. Scott. The motion passed unanimously upon roll call.

At 7:08 p.m., the Council exited Executive Session and went back on public record.

Mayor Lehner asked how Senior Services would learn about those in need. Mr. Greeson stated that referrals would be made from EMS calls and police.

Mrs. Hall inquired about an email received regarding smoking. Mr. Greeson stated the sender was pleased with staff's interaction with users and that he would get an update from Ms. O'Dell.

Mrs. Hall also asked about correspondence concerning monarch butterflies. Mr. Bergstresser stated that Ms. Kirchner would communicate encouraging residents to plant plants that attract pollinators.

Ms. Duvall received a complaint from a resident whose street and basement floods and asked if it was similar to the Golf Club Estates situation. Mr. Bergstresser stated that water in the basement is a common problem for which the property owner is responsible for handling with a sump pump or land elevation. Washing water is completely separate from rain water in Kettering and is not the same as the Golf Club Estates issue.

Vice Mayor Fisher requested a CRA package timeline. Mr. Greeson explained that several things need to happen first, such as opportunities for individuals in that neighborhood – home repair and rehab programs, HVAC assistance, etc.

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

ATTEST:

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PEGGY LEHNER  
MAYOR

LASHAUNAH D. KACZYNSKI  
Clerk of Council