

**KETTERING CITY COUNCIL
REGULAR MEETING MINUTES
May 23, 2023**

The Council of the City of Kettering, Ohio, met in regular session on Tuesday, May 23, 2023, at 7:30 p.m. in Council Chambers at the Kettering Government Center South Building, 3600 Shroyer Road. Mayor Lehner presided and the Clerk of Council, LaShaunah D. Kaczynski, recorded. This meeting was telecast live on the cable access channel and streamed live at mvcc.net.

Council Members Present: Lehner, Fisher, Klepacz, Hall, and Duvall

Council Members Absent: Duke, Scott (Excused)

Total Members Present: Five (5)

Mayor Lehner led the audience in the Pledge of Allegiance.

Mayor Lehner introduced the Miami Valley Communications Council TV Operator Mike Sopronyi. She thanked him for his assistance.

Mayor Lehner mentioned Mr. Duke and Mr. Scott have excused absences.

APPROVAL OF MINUTES

May 9, 2023- Council Meeting & Workshop Minutes

Mrs. Fisher reported that she reviewed the above minutes and moved the minutes be approved. Mr. Klepacz seconded the motion of the above minutes and there being five (5) yea votes and no (0) nay votes for the May 9, 2023 Council Meeting & Workshop Minutes, the motion was declared carried followed by a roll call vote.

Mayor Lehner gave the invocation.

PROCLAMATIONS, SPECIAL PRESENTATIONS, AWARDS, SPECIAL RESOLUTIONS, APPOINTMENTS TO BOARDS AND COMMISSIONS

Proclamation- Police Memorial Week

Mr. Klepacz read the above proclamation and the proclamation was accepted by Chief Protsman, Police Chief. Chief Protsman thanked Mayor Lehner and City Council for the proclamation. The Kettering Police Department is very grateful when residents take a moment to remember those that have fallen within this profession. It is a sad state of affairs when violence against police officers is rising in this country. It is nice to see that people do care and recognize the sacrifice police officers make. This year has been a very busy year for the Kettering Police Department and he appreciates the grace and professionalism the department has shown during tragic and difficult calls they have been on. He greatly appreciates the support.

Proclamation- EMS Week

Ms. Duvall read the above proclamation and the proclamation was accepted by Chief Robbins, Fire Chief. Chief Robbins thanked Mayor Lehner and City Council for the proclamation recognizing EMS Week. Emergency Medical Services is 80% of the functionality of the Kettering Fire Department. It is 80% of operations and all 80 operational members of the Kettering Fire Department are paramedics. The Kettering Fire Department works closely in conjunction with the Kettering Police Department with EMS operations and public safety dispatchers. Chief Robbins thanked the public safety dispatchers for the service they provide to the Kettering community.

Mayor Lehner thanked both the Kettering Fire Department and the Kettering Police Department for all the services they provide to the community.

Presentation- Montgomery County Auditor

Karl Keith, Montgomery County Auditor made the presentation. Auditor Keith expressed he will be giving a preview regarding property values updates which will be taking place this summer throughout Montgomery County. Auditor Keith mentioned here this evening is Mike Brill who is the communications and community engagement manager and Dorian Beaufort who is a communications specialist. Property values will be updated in 2023 which is an exciting time. Auditors within the State of Ohio are required to update property values once every six years to do a complete revaluation. Midway through that six year cycle they are required to do a market update. Property values will be updated once every three years and the last time this was done was in 2020. Not every county is on the same cycle but Montgomery County is on the same cycle as Greene County and Butler County. There are 41 counties across the state that will be participating in doing updates this year. The 2020 county-wide revaluation saw an increase in property values by \$3.5 billion dollars. It allowed the county to recover most of the value that was lost during the Great Recession where roughly around

\$3.5 billion dollars were lost. For the 2023 revaluations the county will move passed that number. Residential property values in Kettering in 2020 increased by 17% which was the largest growth from any community in Montgomery County. The Kettering community gained more than \$510 million dollars in value which was 15% of the total gain for the county. It is expected that the 2023 revaluation will be a good year for the City of Kettering. The 2023 update will be a triennial update which is also known as a market update. Appraisers won't be sent out in the field to do visual inspections of homes and images will not be updated. It will be a market updated based on valid real estate sales in 2022 which then will develop sales ratios by comparing sales to what current values are. The real estate market has been robust and what determines the property market values depends on the characteristics of the home which includes the number of bedrooms, square footage, age of the home, construction and location. The primary driving factor for determining market value will be valid real estate sales of subject properties or valid sales comparable properties throughout different neighborhoods. It is expected that 2023 will have record-setting rise in values based upon how active and robust the real estate market has been. In 2021, Montgomery County saw a record setting year with 13,000 valid sales. The number of sales dipped in 2022 but there were 10,500 valid sales. In 2020, the governor issued a stay-at-home order but the real estate industry was considered vital so the Montgomery County Auditor's Office continued to process real estate transactions throughout the entire pandemic. There was an upward of 70-100 properties that were transferred a day, five days a week. Even during the pandemic that market remained very active. Of the 10,000 sales in 2022, 83% sold for more than the market value and only 17% sold for less than market value. This trend is something that is driving the rise in values overall. Kettering sales in 2022 were over 1,000 and of those 1,000 sales 88% of them sold for over market value. Some media has reported that the market is in decline which is referring to the number of sales have declined but the price per property has continued to grow. A property that sold in Kettering a few weeks ago sold for 87% more than the market value. Prices continue to grow at an incredible speed throughout Ohio and the country. Montgomery County has received a recommendation from the tax commissioner for this year and is recommending an aggregate increase in property values of 37% for residential and 13% for commercial. This aggregate number is very rare and it is a recommendation. Of the counties that are doing an update this year, most are seeing a recommendation of a residential increase of 34% and Montgomery County received a recommendation of 37%. Some counties are receiving recommendations in the 40% range. Depending on the community in Montgomery County, there could be an increase of 25-40% and the average county-wide increase will be around 30%. The Auditor's Office is currently finalizing a schedule to submit to the tax commissioner by the end of May or the first week of June. The tax commissioner will review the final numbers and if approved notices will be sent out to property owners in Montgomery County with the new tentative values which is expected to take place in July and August. Property owners will have an opportunity to ask questions if they have concerns or issues. It is expected that final adjustments will be sent to the tax commissioner in the fall. Auditor Keith expressed he would be happy to answer any questions of City Council.

Mayor Lehner asked if this update would impact property owner's tax bills?

Auditor Keith informed City Council that an increase in property values does not equate to an increase in taxes. There isn't a one-to-one correlation between tax and value. The State of Ohio has mechanisms in place to prevent that from happening and to prevent large inflationary increases from impacting property owner's tax bills. This is not to say that property owners won't see their taxes increase because they will but it won't be at the proposed 37% level.

Mrs. Hall asked if there is an estimation of the percentage that property taxes will increase?

Auditor Keith informed City Council that there are 97 different tax districts in Montgomery County which means there are 97 different tax rates both residential and commercial. Between now and next year depending on levies that may appear on the ballot and new construction, it is very difficult to give an accurate answer of what a tax burden would be for a property owner. This can't be determined until everything is finalized in December. He has given estimates in the past but giving estimates can be misleading because there are a lot of factors that can change from now to next year. It won't be a 37% increase and some property owners may see their taxes go down.

Mrs. Hall asked if the mathematical equation is established by county auditors or by the state?

Auditor Keith informed City Council that the tax rate is set by the voters, which is a function of what levies have been approved by voters and how levies mix within tax districts. The state determines the reduction factors and they do provide counties with final tax rates to apply to tax bills but that is determined based on what voters approved in terms of tax rates.

Mrs. Hall expressed the 37% increase is great for property owners but she is concerned how that increase will impact property taxes for residents.

Auditor Keith mentioned the 37% is a recommendation from the state but he believes it may be approved for less which is a county-wide average. Rates will vary based on neighborhoods throughout the county which is an average. Some values will go up and some will go down, this is a wide-range which is why it is hard to predict the impact to tax bills without having all the numbers finalized.

Mayor Lehner expressed she appreciates all of Auditor Keith's work with explaining this process to residents.

Auditor Keith expressed he is aware the tax consequence is a concern for residents especially those who are already shouldering a heavy burden. He was the auditor during the recession period and during that time property values were lowered between 30-40%. There were some that were lowered 50%. That was a very difficult time because some homeowners lost all equity in their home and some homes were not worth what property owners paid for them 20 years ago. He is aware of tax consequences but the increase is good news for the community. The real estate industry is an economic engine and a sign that the community is growing.

PUBLIC HEARINGS

PUBLIC COMMENT ON LEGISLATION

ORDINANCES IN SECOND READING

RESOLUTIONS

A RESOLUTION
NO: 10908-23
BY: MRS.FISHER AND MR.KLEPACZ

AUTHORIZING COMPLETION OF OHIO DEPARTMENT OF TRANSPORTATION ("ODOT") PROJECT MOT-48-6.49, PID 111571, WITHIN THE CITY OF KETTERING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO ONE OR MORE RELATED CONTRACTS WITH ODOT

Mrs. Fisher read the above resolution and moved for approval. Mr. Klepacz seconded the motion.

Mr. Greeson, City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Klepacz, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mayor Lehner, Yea. There being five (5) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

ORDINANCES IN FIRST READING

CERTIFICATIONS AND PETITIONS

MANAGER'S REPORT/COMMUNITY UPDATE

Mr. Greeson, City Manager updated Council on upcoming and community events.

- Coming to the Frazee:
 - Get The Led Out- Wednesday, August 16 at 7:30 p.m.
 - Clint Black- Saturday, August 26 at 8:00 p.m.
 - Gin Blossoms & Sugar- Wednesday, September 6 at 7:00 p.m.

Tickets can be purchased at Frazee FanFare at Town & Country Shopping Center, www.fraze.com, www.etix.com or by phone at 1-800-514-3849.

- Nominations are now being accepted for Neighborhood Pride Awards. To learn more or to nominate a neighbor residents can contact the Volunteer Office at 937-296-2433.
- Adventure Reef will open for the season on Saturday, May 27.
- City offices will be closed on Monday, May 29 in observance of Memorial Day. Rumpke trash will be delayed by one day.
- Memorial Day Ceremony will be held on Monday, May 29 at 10:00 a.m. at Beavertown Cemetery.
- Joint School Board meeting will be held on Tuesday, May 30 at 6:00 p.m. at the Board of Education Building.
- Kettering Block Party will take place at the Frazee Pavilion on May 31 from 6:00-8:00 p.m.
- To download a block party request form residents can contact the Engineering Department at 937-296-2436 or visit the city's website at www.ketteringoh.org.
- Touch A Truck will be held on Saturday, June 3 from 9:00 a.m.-11:30 a.m. at the Kettering Recreation Complex.
- Free lunch summer program will be available to children ages 0-18 starting June 5 through August 7 from 12:00-2:00 p.m. at various locations throughout the community.

OTHER BUSINESS NOT ON WRITTEN AGENDA

Audience Participation (5 Minute Limit per Speaker)

COUNCIL COMMITTEE REPORTS

Mrs. Fisher reported:

- The Kettering Leadership Academy Graduation was a wonderful event.
- She attended the mobile grocery store at the Trails of Oakcreek and residents over 60 can receive \$50.00 worth of free produce.
- Etix is the only official website for Frazee tickets, if residents receive communication from another platform to purchase tickets it could be spam.

Mr. Klepacz reported:

- On May 11 he attended the Police Memorial Ceremony.
- On May 12 he attended the ribbon cutting for Bath and Body Works at Town & Country Shopping Center.
- On May 13 he attended Mayor's Party with a Purpose.
- Spass Nacht will be held on Wednesday, June 21 at the Frazee.
- Good things come to those who shop local; shop Kettering.

Mrs. Hall reported:

- On May 13 she attended the Mayor's Party with a Purpose.
- 38 students from Ukraine received scholarships to attend Kettering College.
- On June 7 she will be speaking at the University of Dayton about the importance of preserving Ukrainian culture.

Mr. Scott reported:

- Absent.

Ms. Duvall reported:

- The Kettering Leadership Academy Graduation was a wonderful evening.
- Residents and business owners who would like to participate in the Kettering Leadership Academy can apply for a scholarship through the Bruce Duke Fellowship Fund.
- Juneteenth Celebration will take place at the Frazee on Monday, June 19 from 4:00 p.m.-7:00 p.m.
- The Board of Community Relations is now accepting applications for the Good Neighbor Award.

Mr. Duke reported:

- Absent.

Mayor Lehner reported:

- Recognizing small acts of kindness truly goes a long way.
- There have been wonderful events going on throughout the community.
- Mayor's Party with a Purpose had a great inaugural year and raised roughly \$85,000.00 for Brigid's Path.
- On May 18 there was a ribbon cutting for the new Hewitt Bike Way Connector.

There being no further business to come before this meeting of the Kettering City Council; Mayor Lehner adjourned the City Council Meeting at 8:05 p.m.

ATTEST:

PEGGY LEHNER, MAYOR

LaShaunah D. Kaczynski
Clerk of Council