

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
May 23, 2023

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, May 23, 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 Mrs. Hall. Mr. Duke and Mr. Scott had excused absences.

Staff Members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Planning and Development Director Tom Robillard, Community Development Manager Angela Rahman, Volunteer Administrator Dawn Kirchner, Economic Development Manager Amy Schimpf and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy and Sustainability Committee Chair Leah Ceperley were also in attendance.

Sustainability - Mr. Greeson started the meeting by introducing Ms. Ceperley who shared recommendations to Council members on behalf of the Sustainability Committee. Ms. Ceperley reported that Sustainability Committee members have been researching available resources to foster a sustainable community. The Sustainability Committee requested a resolution to partner with Power a Clean Future Ohio (PCFO) to accomplish their goals. Launched in 2020, PCFO partners with local governments and helps to develop regional resources, policies, procedures, grants and share best practices.

Ms. Duvall asked how PCFO is funded. Ms. Ceperley explained that it is a non-profit organization that receives funding from national initiatives like the Audubon Society.

Ms. Ceperley went on to share that over 40 local governments have joined PCFO including Lima, Worthington, Columbus, Dayton and Montgomery County. PCFO will assess the city to determine what resources the community requires, network among other communities and provide media coverage of Kettering's effort towards sustainability.

Mr. Klepacz asked what determines Kettering's current level of sustainability. Ms. Ceperley explained that the Sustainability Committee would determine what needs to be measured (i.e., transportation, energy efficiency, storm water and flooding).

Ms. Duvall then asked what success would bring. Ms. Ceperley stated that once needs are established, themes would be created and outcomes would be achieved such as local food production or reducing emissions.

A resolution to formalize a partnership with PCFO will appear on a future agenda.

Mr. Bergstresser stated that the City would talk with other communities about the organization, as well.

Community Development Block Grant – Mr. Greeson asked Ms. Rahman to explain the functions of the Community Development Block Grant (CDBG) preceding the discussion regarding childcare. The City receives \$530,000 annually in CDBG funds. The City also receives \$250,000 in Community Housing Impact and Preservation Program funds (CHIP) every three years. Kettering is an entitlement community because its population exceeds 50,000 making it eligible for CDBG funding from HUD. The City must also submit a five-year plan at the start of each session, as well as a one-year action plan annually explaining how the funds will be spent. The mission of CDBG funding is to create viable urban communities by providing principally for persons of low and moderate income, decent housing, a suitable living environment and expanded economic opportunities. Eligible activities using CDBG funds include: housing, public facilities, economic development and public services. Ms. Rahman discussed ineligible fund usage, as well, mainly associated with government functions. The 2023 budget includes entitlement amount (\$513,392), income from loan repayment and property sales (\$31,000) and unexpended funds from prior years (\$774,186) totaling \$1,318,578. She explained the current budget period starting with a 30-day comment period from April 7 to May 8 slated for adoption June 13 and submitted to HUD before June 15. Housing activities this year include owner occupied housing rehab, as well as down payment and loan assistance. Economic development activities this year include Business Loan Program, Job Training Program (Child Care Capacity) and Microenterprise Assistance Program. Public facilities and neighborhood vitalization activities include demolition, disposition of property, cleanup and acquisition for demolition. Housing is the primary expenditure.

Mayor Lehner asked if the program allows for public comment. Ms. Rahman stated that surveys are presented to the public each year.

Child Care – Ms. Rahman stated that a survey of STAYPUT money recipients was conducted, and a majority stated that child care is an issue as far as availability and affordability. Kettering has adequate facilities but not enough workers to staff child care centers. Ms. Rahman explained that she continues to work with Montgomery County Job and Family Services to develop a program to bridge the child care gaps in our community.

American Rescue Plan Act (ARPA) – Mr. Greeson explained that bids were received for Gentile Park and Golf Club Estates, and Mr. Bergstresser presented the information. The Gentile Park project received a bid of \$2,340,242 which excludes the purchase of playground equipment (\$195,000); ODNR funding (\$141,000); and includes installation of equipment. Mr. Bergstresser explained that the Golf Club Estates Drainage Project, Phase 1 received a bid of \$1,273,438. If these projects are awarded, the City would be left with \$2,452,542 in funds that can be attributed to capital improvement projects, capital equipment purchases, and community programs. City staff recommends using all or a portion of the remaining funds toward current and proposed capital improvement projects and capital equipment purchases that were identified as ARPA expenditures, including the use of the \$1,000,000 unallocated community programs funds to cover the additional cost of projects and purchases. Funding for community programs could continue to come from the City’s traditional sources for those types of programs, such as CDBG funds and the City’s General Fund.

Mr. Greeson recommended moving forward with Gentile Park and Golf Club Estates projects.

A motion was approved by Council to move forward on the Gentile Park project and Golf Club Estates.

At 7:16 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, seconded by Mr. Klepacz. The motion passed unanimously upon roll call.

At 7:27 p.m., the Council exited Executive Session and went back on public record.

The City Council Workshop Meeting adjourned at 7:27 p.m.

ATTEST:

PEGGY LEHNER
MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council