

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
July 25, 2023

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, July 25, 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, Parks, Recreation and Cultural Arts Director Mary Beth O'Dell, Economic Development Manager Amy Schrimpf and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy was also in attendance.

Mr. Greeson reviewed the agenda including:

- The Taste is rescheduled for Sunday, July 30, from 3:00-6:00 p.m.
- The second of three hot dog roasts will take place from 5:30-7:00 on July 28.
- Possible Joint School Board meeting dates being explored are October 30 or November 1.

Rosewood Landscape Project – Ms. O'Dell began her presentation explaining that landscaping is one of the last components for the project. She stated that the overall Rosewood renovation budget increased from to \$4.2 million originally to \$4.8 million to add the parking lot. Landscaping was included in the \$4.8 million balance using an anticipated \$15,000 funding through the Parks Foundation. Ms. O'Dell presented the current design with greenery around the property perimeter, the patio and parking medians. The project consists of landscaping and an option for irrigation installation to complete the renovation of the exterior of the Rosewood Arts Center. The irrigation option is based on funding. Ms. O'Dell outlined funding sources for this unbudgeted project including \$75,000.00 (Parks Irrigation CIP underspending), \$39,230.00 (Parks Fencing CIP underspending) and \$19,316.00 (Kettering Parks Foundation donations) with a net of \$752. Grant funding opportunities are pending.

In response to a question from Mr. Klepacz, Ms. O'Dell stated the patio is not accessible from the parking lot.

Ms. O'Dell stated that this would be the final project for Rosewood's renovation, in response to Mr. Scott's inquiry about possible additional costs.

Mr. Scott asked what is planned in three years when the Boonshoft funds are depleted. Mr. Greeson stated this is being discussed, as well as a strategic plan goal. Mayor Lehner added that the City's budget has always been conservative and continued responsible budgeting is necessary.

Mr. Klepacz requested a future presentation regarding the Boonshoft dollars and next steps.

Ms. O'Dell stated that Indian Riffle Gardens is 100% donated by a family. It consists of a three-seasons shelter with fire place, pond area seating and shuffleboard. The total budget is \$460,000. A celebration with the Lathrem family will take place once completed.

CIP Update - The hydraulic lift for the Vehicle Maintenance Center is included in the 2024 CIP projects. The Southern Boulevard Project will be funded by a 0% interest loan.

Economic Development Policy Issues – Ms. Schrimpf reconfirmed with Council that the Wilmington Pike Facade and Demolition Project is approved for projects throughout the city and referred to as Economic Development Grants. She stated that broadening the program to other smaller businesses would help fill vacant buildings for those not qualified for other assistance such as the microenterprise funding. She stated that terms would be similar (up to \$25,000 for owners who put \$50,000 into improvements). Parameters would be put into place to cover varying qualifiers.

Community Reinvestment Area (CRA) – Upon Council approval of implementing a CRA, Planning and Development researched processes in other municipalities and will emulate the process that Blue Ash has in place. This would allow for demolition and rebuilds. Kettering does not currently include these allowances and has a \$20,000 cap on home investment. The new policy will have no cap for home owners.

Ms. Duvall asked why rental units are excluded. Ms. Schrimpf stated that the concept encourages owners to stay and rebuild the neighborhoods.

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 purposes of Property Matters; and Economic Development, seconded by Mr. Scott. The motion passed unanimously upon roll call.

At 7:18 p.m., the Council exited Executive Session and went back on public record.

Mr. Klepacz voiced his concern about people who didn't receive a letter regarding aggregation. Mr. Greeson stated that it is required to send to residents eligible to opt out even though ineligible parties may have an ability to leave their contract, as well.

Vice Mayor Fisher suggested that everyone make a phone call to their current provider to ask about switching to aggregation. Mr. Greeson added that those who shopped for energy should look at what they're currently paying, look at apples to apples for offerings and look at the City. He stated those residents are a relatively small percentage of population.

The City Council Workshop Meeting adjourned at 7:26 p.m.

ATTEST:

PEGGY LEHNER
MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council