

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES – CAPITAL IMPROVEMENT PROGRAM (CIP)
AUGUST 22, 2023

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, August 22, 2023, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 5:35 p.m.

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

Staff Members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Public Service Director Dave Duritsch, Parks, Recreation and Cultural Arts Director Mary Beth O'Dell, Finance Department Director Nancy Gregory, Budget Manager Kelly O'Connell, Economic Development Manager Amy Schrimpf, Assistant City Engineer John Sliemers and Community Information Manager Mary Azbill.

Mr. Greeson opened the workshop by thanking the team for their efforts including Mr. Bergstresser, Ms. Gregory, Ms. O'Connell, Mr. Sliemers, Mr. Duritsch and Ms. O'Dell.

Mr. Greeson stated that the CIP five-year plan development began in March demonstrating financial sustainability with a focus on necessary projects and wise investments. Improvements will be made to business areas and neighborhoods. The City will invest \$58 million in community and infrastructure during the next five years not including the ice arena, Frazee and potential dog park. The proposed 2024 CIP budget totals \$12.4 million (\$14.1 million in 2023). Current CIP outlay for 2024 is \$7.9 million (\$10.5 million in 2023) to be drawn down from the following sources: Capital Improvement Fund (Estate Tax) - \$3.0 million; Gas Tax revenue - \$500,000; miscellaneous CIP revenue - \$1.3 million; ARPA assignment - \$190,000; General Fund transfer - \$2.9 million; outside funding - \$3.8 million.

Mr. Klepacz suggested including a 2023 reference document for workshop. He then asked why gas tax revenue reduced from \$1 million to \$500,000. Mr. Bergstresser explained that increased fuel efficiency standards and electric cars are resulting in less gas tax revenue being generated on an annual basis.

Mr. Scott asked if citizens have an interest in the ice arena. Ms. O'Dell will share a prior report on this.

Mr. Scott asked if the totals will plummet in 2027 with the end of the estate tax. Mr. Bergstresser explained that the City knows what to expect during the first three years, and it will be less defined after that. When the Boonshoft Capital Improvement Fund is depleted in 2028, another funding source will need to be identified to sustain the City's Capital Improvement Program. Ms. Gregory added that keeping a balanced budget and living within the City's means will sustain the things the City needs to achieve.

Mr. Duritsch presented the Public Service portion of the CIP plan for 2024 to 2028. He stated that, since 2015, the City has been building new facilities (like fire stations) or making major renovations to some facilities (like Rosewood); 2024 represents the first time since 2015 that efforts will focus on maintaining current infrastructure. He stated that restroom improvements will be made at Indian Riffle Park (\$60,000). He then noted improvements at the Recreation Complex, Rosewood Arts Center and Water Park including KRC and Rosewood floor refinishing (\$7,000); Water Park and Main Pool Painting (\$40,000); Water Park lighting audio maintenance and lightning detection (\$35,000); maintenance of slides (\$24,000); concession improvements (\$15,000) cashier security (\$20,000).

Mr. Klepacz asked if security cameras were installed at the Recreation Complex as complaints have been made about not having them in place. Mr. Duritsch stated that some cameras have been installed based on requests from the Police Department.

Mr. Scott stated that the City will spend \$134,000 on the water park and asked for revenue information.

Mr. Duritsch stated that the roof on the house at Polen Farm would be replaced for the sun porch and banquet hall (\$30,000).

Mr. Duritsch presented improvements to be made at Lincoln Park / Civic Commons including air handler replacements in concessions (\$35,000) and fountain light replacement (\$45,000).

Mr. Scott inquired about switching to a metal roof at Polen Farm. Mr. Duritsch stated he had not looked into it, because it might change the aesthetics of the farm house.

Mr. Duritsch explained that seats at Frazee would be replaced two rows at a time in phases, and the old seats would be kept for replacement parts.

Ms. Duvall asked about long-range Frazee plans. Mr. Duritsch stated that maintaining the City facilities is the mission; but, at some point, a decision will need to be made as far as larger investments.

Mr. Duritsch stated the orchestra courtesy rails would be replaced at Frazee (\$15,000), as well as the rooftop HVAC (\$175,000).

Mr. Duritsch stated that the Government Center north building would receive roof repairs near KPD parking (\$20,000) and a water valve would be added to the south building (\$25,000). Salt dome repairs will be made at the Public Service Center (\$25,000), the pond will be dredged at the Leaf Farm in 2024 and the aerating system replaced in 2025 (\$40,000).

Mr. Duritsch presented maintenance projects at fire houses including: TOX sensor replacements – one per year for four years (\$35,000); four fold doors rust removal and sealed (\$35,000); miscellaneous improvements (\$140,000); ADA improvements (\$25,000); and facility chargebacks (\$123,000).

Mr. Duritsch stated that carpet replacement would take place at the Courts building (\$60,000), and the security system needs replaced to tie into the City's system (\$50,000).

Vice Mayor Fisher requested data from which to make decisions, determine core services and make quantitative assessments. She stated that Council needs to understand the true costs of items, along with a cost-benefit analysis of the services provided.

Mr. Klepacz asked about the addition of an elevator at Polen Farm and how to get it on the to-do list. Mr. Bergstresser stated the cost would be \$500,000 and said from a cost-benefit standpoint, this project is not currently a priority.

Ms. O'Dell presented the proposed CIP budget for Parks, Recreation and Cultural Arts. Improvements to parks infrastructure include miscellaneous CIP items (\$30,000), park concrete repair at State Farm Park (\$40,000); Oak Park playground surface replacement (\$197,000); amenities including benches, trash cans and grills at Southdale Park (\$65,000); park painting / repair program (\$30,000), park aggregate path repair at Pondview Park to replace ADA material (\$100,000); tennis / basketball courts at Kantner, Berwin and Van Buren Parks (\$41,000); paver replacement at Polen Farm (\$120,000); and Civic Commons landscaping improvements (\$85,000) and tree grate replacement (\$100,000).

Mr. Scott inquired about the need of paying for Frazee landscaping aesthetics. Ms. O'Dell stated that the City should maintain Lincoln Park as the crown jewel and maintain parks at the level to which the community desires.

Ms. O'Dell continued her presentation with PRCA CIP inclusions: Delco Park BMX track repair (\$125,000); 1% for the Arts to be determined (\$40,000); and Tree Planting and Landscaping for street construction tree replacement, citizen tree planting, tree maintenance and planting and public street landscaping (\$209,000).

Mr. Bergstresser began his portion of the presentation with Traffic Control Projects. The traffic signal replacement program began in 2011, and the City will begin right-of-way acquisition for Phase 4 (\$50,000) in 2024. In 2025 and 2026, traffic signals will be replaced at Research at both County Line and Founders, Wilmington and Meijer, Dorothy and Delco Park and Woodman and Vale. Other traffic-related items include maintenance (\$10,000), pavement marking program (\$25,000) and miscellaneous transportation (\$20,000). The City partners with Miami Valley Communications Council for the annual pavement marking program. The school flashers will be installed on Shroyer and Glengarry during fall of 2023.

Mr. Bergstresser presented Roadway Projects next and explained that the general asphalt resurfacing project budget increased from \$1.2 million to \$1.5 million in 2024 to include Avon Way, Canterbury, Chatham, Indian Hill, Claridge, Windingway, Lenox to Far Hills, Greendale, Pellham, Tamarac, Wygate, Foxridge and Strathmoor, Ansel, Peach Orchard, Acorn Walk, Twilight Hill, Meadow Lane and Sylvandale. \$75,000 will be budgeted to bring in a consultant to drive and record street conditions City-wide and will use the evaluation to develop a City-wide pavement condition assessment. The City undertakes this evaluation process every four years.

Mr. Bergstresser explained that the Thoroughfares, Arterials and Collectors budget is \$465,000 with resurfacing on Woodman Drive from Danube to E. Dorothy and South Dixie from Stroop to Hoyle.

He then discussed curb, sidewalk and drive approach repairs (\$2,180,000) and the State Gas Tax Revenue Program (\$500,000). Repairs on Newcom Knolls Phase 3 include resurfacing to be covered by the Gas Tax Program paired with concrete work. Also included in this budget are the Dell Ridge and Dellwood Estates neighborhoods. Montgomery County is working on a water main replacement program now, and the City will

follow up next year to replace deteriorated concrete curb and drive approaches, and resurface the roadways. OPWC grants for Dell Ridge and Dellwood Estates will offset the cost of resurfacing.

Mr. Bergstresser stated that the ADA replacement program (\$165,000) is used to replace curb ramps on streets that may be eligible for federal funding in the future, to make them simpler projects to fund and construct when federal funds are used. Ramp replacement will take place on Dixie north of Dorothy.

Mr. Bergstresser discussed several roadway improvements to be completed in 2024, including: E. David Road improvements from Far Hills to Ackerman (\$1.2 million for which Kettering will cover \$228,000 with Federal and OPWC grants paying the balance) to replace traffic signals and repair curbs on David over the hill toward Far Hills to better establish road edge; resurfacing on Far Hills Avenue from Talawanda to David Road (\$540,000 for which Kettering will pay \$110,000; ODOT will pay the balance); improvements on Marshall Road in 2026 from E. David to Wilmington (\$80,000); resurfacing Research Boulevard from Woodman to County Line (\$.5 million for which Kettering will contribute \$350,000).

Mr. Bergstresser stated that new bike and pedestrian facilities will be installed on Marshall Road from Lincoln Park to Wilmington Pike to tie into assigned bike routes. MVRPC requested the City install bike and pedestrian facilities as part of the project. The City is working to re-configure bike routes. Long term, the City would like to put a bike path on the parcel behind the old Schuerholz Graphics location. The City is also considering installing a roundabout for safer crossing. Crash history is not at the level for ODOT funding.

Mr. Bergstresser presented bridge repair projects including Danube Court Bridge replacement (\$708,000, of which Kettering pay \$36,000 with a \$672,000 ODOT Municipal Bridge grant) and West Avenue Pedestrian Bridge (\$250,000 for which Kettering pays \$190,000 with a \$60,000 contribution from CDBG funds). Other projects include Flight line Bikeway (\$300,000) for property acquisition with the City of Dayton, and Miami Valley Research Park Bike Path (\$350,000, of which Kettering pays \$225,000 with a \$125,000 State Capital Budget grant).

Mr. Bergstresser presented streetscape projects including West Stroop Sidewalk Overland to Southmoor Circle NW (\$440,000 of which Kettering will contribute \$170,000 with a \$264,000 Transportation Alternatives grant from MVRPC) and bike program and pole painting funds to assist in maintenance (\$30,000).

Mr. Bergstresser discussed drainage projects including: Storm Water Master Plan (\$100,000); Wingview Drainage Improvements (\$60,000), Wilmington Pike Drainage Improvements (\$30,000); and Miscellaneous Drainage (\$19,000).

Vice Mayor Fisher asked Mr. Bergstresser to state his biggest concern. He stated the Boonshoft funds ending in 2028. He went on to say that Galewood Bridge is next for repair and that the federal funding point system is very competitive so funds for this project will require the bridge's condition to worsen before the City can apply for grant funding. Improvements to California Avenue are not reflected in the five-year CIP. Finally, he stated that CDBG funds could be less program focused and more project centered. For example, CDBG funds could offset the cost of storm sewer improvements or street improvements.

Mr. Klepacz asked how much annual revenue is generated from residential assessments for curb, sidewalk, and drive approach repairs. Ms. Gregory estimated \$500,000 per year. Mr. Bergstresser added that when the annual CIP budget target is set, the assessment revenue is rolled into it.

The City Council Workshop Meeting was adjourned at 7:31 p.m.

ATTEST:

PEGGY LEHNER
MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council