

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
August 8, 2023

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, August 8, 2023, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 6:00 p.m.

Council members present included Mayor Lehner, Vice Mayor Fisher, Ms. Duvall (via video conference call), 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, Police Chief Chip Protsman and Community Information Manager Mary Azbill.

Mr. Sterling Abernathy and Mr. Shane Sullivan were also in attendance.

Mr. Greeson reviewed the agenda including:

- Officer Josh Wolf being promoted to sergeant.
- Public hearing to rezone the properties at 4225 and 4235 Wilmington Pike from BP (Business Park), R-1 (Residential), and R-4 (Residential) to R-4 (Residential).
- Ordinance in second reading to rezone 2119 E. Dorothy Lane from Economic Development Overlay District No. 14 to B-Business District (Planning Commission Case No. PC 23-013).
- Resolution to become a "Power a Clean Future Ohio Community" and to adopt a goal to reduce greenhouse gas emissions in the city.

Mr. Greeson reviewed upcoming events including:

- First Tier Suburbs at Frazee Wednesday night.
- Hot Dog Roast at the Recreation Center Wednesday night.
- Strategic planning steering committee meeting at Fire Headquarters Thursday at 5:30.
- City Council Workshop begins at 5:30 August 22 for CIP presentation. Packets will be available Friday or Monday.

Income Tax Revenue and Quarterly Financial Report - Income tax revenue is forecasted 3.85% higher than last year.

Mr. Scott stated that revenue is 4.85% and expenditures 7.54% more than in 2022, and asked if the expenditures would match. Mr. Greeson stated that some is related to capital improvement expenditures and timing of projects such as \$2.47 million for Curb, Sidewalk and Repair Program.

Spark Kettering – Mr. Greeson stated that the public input portion of the strategic plan development is at a logical stopping point. These engagement tools included meetings in a box, online surveying and employee surveys. Input is being analyzed. Directors will meet to develop a vision, mission, values and goals. Demographics are being assessed to measure who contributed. The City may need to target residents aged 18-34 in September. Council can expect a report from co-chairs regarding mission, vision, values and goals in September or October when they are ready.

Mr. Klepacz asked for a timeline showing milestones and asked if the City is on target. Mr. Greeson confirmed that a project schedule would be given to Council and assured the group that the project is on schedule even though slightly behind the original plan.

At 6:30 p.m., Vice Mayor Fisher made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for the purpose of Security Arrangements, seconded by Mr. Scott. The motion passed unanimously upon roll call.

At 6:47 p.m., the Council exited Executive Session and went back on public record.

Vice Mayor Fisher made a motion to allow the Mayor to recess any meeting to deal with a disruptive person until it is again called to order, seconded by Mr. Scott. The motion was unanimously approved by voice vote.

Airbnb – Mr. Greeson advised that Planning and Development staff is following up on Airbnb allowances in Kettering and will present options at an upcoming workshop.

Mr. Klepacz mentioned a noise complaint from a wedding party staying on Timberlea.

Vice Mayor Fisher asked for an update on allocation of funds. Mr. Greeson advised that capital-related goals will be covered in CIP presentation. Vice Mayor Fisher asked for project updates. Mr. Greeson stated that Gentile Park is cleared, and Mary Beth O'Dell is still raising money for Rosewood.

Mr. Scott stated he sent Mr. Hamer an email regarding notification of registered sex offenders in his neighborhood. Mr. Hamer stated that Kettering is not required to notify as it is a function of the County sheriff. Notifications are given for Tier III offenders to residents within 1000 feet, police agencies and school officials.

Mr. Klepacz complimented KPD's use of the Flock cameras as a vehicle was traced to Bellbrook.

Mr. Scott requested a financial breakdown on Rosewood as the current projection is 57% more than the original budget and keeps increasing. Gentile Park budget has increased 70% since the beginning of the year. Mr. Scott expressed his concern about spending being unsustainable. Future councils will need to consider these things. Mr. Greeson stated that sometimes money needs to be spent to maintain the infrastructure in the most feasible fashion.

Mr. Klepacz stated that while future councils will need to consider these things, so did past councils.

Mr. Scott expressed concern that Boonshoft money will be gone in three years taking away about \$3 million per year from CIP budget. Mr. Greeson stated that CIP will be part of the strategic plan being developed.

The City Council Workshop Meeting adjourned at 7:12 p.m.

ATTEST:

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PEGGY LEHNER  
MAYOR

LASHAUNAH D. KACZYNSKI  
Clerk of Council