

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
October 10, 2023

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, October 10, 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, Mr. Duke, Ms. Duvall, Mr. Klepacz, Mrs. Hall and Mr. Scott. Mr. Duke was excused at 7:30 p.m.

Staff members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Human Resources Director Jenny Smith and Community Information Manager Mary Azbill.

Mr. John Kross, Mr. Sterling Abernathy, Mr. Shane Sullivan and Dr. Jan Duke were also in attendance.

Mayor opened the meeting.

At 6:00 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 Personnel Matters, seconded by Mr. Scott. The motion passed unanimously upon roll call.

At 7:08 p.m., the Council exited Executive Session and went back on public record.

Former Fire Station 34 - Mr. Greeson asked Council members if they had questions or direction regarding information sent September 21 regarding re-use of former fire station 34 located at Woodman and Patterson. Documents included a memorandum from Mr. Greeson, information from Mr. Hamer and Mr. Ryan Homsy outlining a concept that Vice Mayor Fisher and other residents suggested to create a secular, not for profit operating food pantry and resource center at that site.

Ms. Duvall stated the former fire station would be ideal for a community center but was advised that easements and fire suppression equipment would make it impossible for that use. She asked Mr. Greeson to clarify re-use options. He explained that there are many things to consider including ownership restrictions. Deed restrictions on the property require use for public purposes. He explained that land use zoning restrictions would need to be rezoned for pantry or resource center purposes.

Vice Mayor Fisher stated that the location was targeted at surrounding neighborhoods, and she has been watching it for eight years.

Ms. Duvall asked what the term “community center” would entail. Vice Mayor Fisher stated that the term was changed to “community resource center” to combine causes and address varying issues.

Mayor Lehner asked what the center would offer in addition to a food pantry. Ms. Duvall stated that her concept would allow space for community meetings, childcare, diaper bank and other allowable initiatives. Mr. Scott stated that, conceptually, it’s the right thing to do as it is located near east Dayton, Riverside and Kettering. He asked what the cost would be bring this to fruition. Ms. Duvall stated it could be money from people it would serve.

Mayor Lehner asked who the landlord would be. Mr. Greeson stated the City would be the landlord. Mayor Lehner asked about a governance board. Mr. Greeson stated that research would need to be done; however, if the City creates or is a participant in a not for profit, then a public official may be designated to serve on the board if the City Council approves it.

Mr. Duke stated the importance of looking at a governance and involving neighbors from the bottom up to create this initiative.

Mayor Lehner stated that at this point, the City should do its due diligence for re-use by anyone interested. Mr. Greeson asked if Council members want staff to work with residents. Council members confirmed they do.

Mr. Klepacz asked if the City has a plan in place for other types of reuse for the building. Mr. Greeson stated there is no long term plan to date.

Mayor Lehner stated reiterated that the City needs to work on this before a plan can be implemented.

The City Council Workshop Meeting adjourned at 7:30 p.m.

ATTEST:

PEGGY LEHNER  
MAYOR

LASHAUNAH D. KACZYNSKI  
Clerk of Council