

CITY OF KETTERING
CITY COUNCIL
SPECIAL MEETING MINUTES
COUNCIL RETREAT
May 4, 2007 & May 5, 2007

The Council of the City of Kettering, Ohio met in a special City Council retreat session on Friday, May 4, and Saturday, May 5, 2007 at the Cincinnati Marriott North hotel located at 6189 Mulhauser Road, West Chester, Ohio.

Council Members Present included Mayor Patterson, Mr. Duke, Mr. Wanamaker, Mr. Klepacz, Mrs. Lehner, Mr. Spolrich and Mr. Thompson.

Staff Members Present: City Manager, Mark Schwieterman, Assistant City Manager, Al Fullenkamp, Community Information Manager, Amy Berlean, Law Director, Dave Eubank, Economic Development Manager, Gregg Gorsuch and Business Services Manager for PRCA, Bill Tschirhart. Other City staff members that attended the meeting throughout the retreat included Nancy Gregory, Finance Director, Kelly O'Connell, Budget Manager, Police Chief, James O'Dell, Assistant Fire Chief, Bob Miles, PRCA Director, Mary Beth Thaman, Public Service Director, Reid Spaulding, Director of Engineering, Steve Bergstresser and Planning & Development Director, Tom Robillard.

Mayor Patterson called the meeting to order at 4:00 p.m. on Friday, May 4, 2007 and turned the meeting over to Mr. Schwieterman.

Mr. Schwieterman stated what the goals and objectives are for the 2007 Council Retreat meeting. After presenting Council with the goals and objectives Mr. Schwieterman reviewed the 2006 Council Retreat and gave project updates on all of the action items that came out of that retreat.

Mr. Schwieterman then turned the meeting over to Nancy Gregory, Finance Director and Kelly O'Connell, Budget Manager. Ms. O'Connell and Ms. Gregory reviewed the 2006 financial results of the City, the CAFR results and spoke about the financial forecast.

The meeting was recessed from 6:15 p.m. until 7:30 p.m. for the dinner break.

When the meeting reconvened at 7:30 p.m. Mr. Schwieterman, Chief O'Dell and Assistant Chief Miles discussed public safety, more specifically the Matrix Fire Study. The session was started by reviewing where the Fire Department was ten years ago, number of employees, number of stations and the equipment and apparatus that were available. Then they updated Council on where the Fire Department is today in all of those same areas. At this point Mr. Schwieterman, Chief O'Dell and Assistant Chief Miles reviewed the recommendations that were contained in the Matrix report.

The next session also pertained to public safety, it was a session lead by Mr. Schwieterman and Chief O'Dell. This session was devoted to the proposed Combined Communication Center. Chief O'Dell stated on January 24, 2007 the City of Kettering submitted to Montgomery County, a letter expressing our interest in participating in the study of a combined dispatch center. This letter spelled out 12 listed issues that we wanted to insure would be addressed as we investigated this proposal. Chief O'Dell reviewed the 12 issues and where we currently stand during the planning phase. Chief O'Dell also stated the City will continue to study the impact of this decision.

At approximately 10:15 p.m. the meeting was recessed and will be reconvened on Saturday, May 5, 2007.

The meeting participants had breakfast from 7:30 a.m. to 8:15 a.m. at that time the sessions for the day began.

Mary Beth Thaman, Director of the Parks, Recreation and Cultural Arts Department. Ms. Thaman's first topic was a proposed Employee Wellness Program. She talked about the prevalence of obesity in the United States and how that has a direct effect on health care costs.

She also mentioned 50% of health care costs are lifestyle related and potentially preventable. Ms. Thaman then spoke to Council regarding what it would take for Kettering to create an Employee Wellness Program. Ms. Thaman's second topic was related to a bond issue for the Parks, Recreation and Cultural Arts Department. The conversation centered around rather or not a bond issue is needed and what it would take to pursue this option. It was decided further study of the issue was needed.

The next Council Retreat session was PRCA/Public Service presented by Mary Beth Thaman and Reid Spaulding. The main point of discussion was the Rosewood Arts Center. Mr. Spaulding reviewed the critical maintenance needs and the functional improvement needs. Ms. Thaman talked about the impact the Rosewood Center programs and services have on the community and what a great asset the center is. Mr. Schwieterman then reviewed what the options are for the continued operation of the Rosewood Center.

Mr. Spaulding, Public Service Director spoke next regarding the Government Center remodeling project. Mr. Spaulding noted the Justice building will now be called the "North" building and the Administration building is labeled as the "South" building. The proposed relocation plan calls for the Human Resource Department, the PRCA Department, the Administrative Support Department, the Tax Department, and perhaps the Volunteer Coordinators Office to move from the lower level of the South building into the reconfigured North building. The North building will also contain a Departmental Conference Room. Mr. Spaulding also gave a brief timeline for the relocation plan.

The next topic of discussion was Economic Development presented by Gregg Gorsuch, Economic Development Manager. Mr. Gorsuch gave an update on the Business First retention and expansion program. He listed all of the community members and what year they joined, he also displayed a map showing the location of all Business First members. Mr. Gorsuch then gave an update on the timeline for the demolition of Building #47 in the Kettering Business Park. The goal is to bring legislation to the City Council in July to accept the grant from the Kettering Development Corporation (KDC) and pass a resolution to enter into an agreement with the KDC to request proposals for redevelopment. Mr. Gorsuch also gave a review of the Bigger Road vacancy study. He displayed a map showing what properties were vacant and what properties were occupied in the Bigger Road, Whipp Road, Hewitt Road area. He also mentioned some new tenants that will be moving in to the area such as Cardinal Fitness. Mr. Schwieterman gave an update on the Parcel E project located on the old DESC property. The project calls for 49 new homes (single and duplex) at an average of \$214,000 to be built over a five-year period. After some discussion it was decided to continue working on the financial model and determine if a 75% TIF or 100% TIF would be most beneficial for this particular project.

Steve Bergstresser, Director of Engineering spoke after lunch on the following topics, Private Street Policy, Hills & Dales Metropark Master Plan Update and the Residential Reconstruction Assessment Policy. Mr. Bergstresser went through the policies and procedures that would have to be followed in order for the city to take over a private street and make it a public street. Next Mr. Bergstresser showed the Council members plans of the Hills & Dales Metropark Master Plan Update. Finally Mr. Bergstresser reviewed the proposed Residential Reconstruction Assessment Policy. He reviewed the City's existing assessment policy and then he went over the proposed assessment policy with the Council members. It was decided to use a two-part assessment method. Part one of the policy would be to assess property owners for the direct cost of the new curb/gutter and sidewalk (tangible items), part two would be to assess a percentage of their property's tax valuation for the remainder of their total assessment (intangible items). So part one (+) part two (x) all properties in assessment project = 1/3 of total project cost. Mr. Schwieterman then gave an update on the fiber optic system and Senate Bill 117. It was decided staff would continue to monitor this situation and keep Council informed.

Tom Robillard, Planning & Development Director was next on the Council Retreat agenda, Mr. Robillard talked about four issues with the Council members. The four issues were Long-Term Planning, Barriers to Redevelopment, Project Updates and CDBG. In regards to long-term planning Mr. Robillard discussed where Kettering is today and where we want to be in the future. It was the feeling of Mr. Robillard and the Council members that the City needs to update its comprehensive plan with more emphasis on an integrated approach and build on what sets Kettering apart from other Cities. One of the barriers to development that Mr. Robillard discovered was the existing zoning code. The existing zoning code was written for new

development not for redevelopment, it is a confusing and inconsistent process, hard to find regulations, has outdated land uses and does not reflect current development needs. Mr. Robillard then recommended zoning fixes, which is to update the comprehensive plan, reorganize the zoning code, recognize redevelopment needs and issues and protect existing good investment. Mr. Robillard also gave the Council members an update on the following projects, Town & Country, Groby's, Birchwood Swim Club, Kettering Medical Center and Bally's. In regards to the Community Development Block Grant (CDBG) program Mr. Robillard reviewed the budget, housing initiatives, public service cap, the Live Kettering Work Kettering proposal and gave an update on the Wiles Creek FEMA grant.

David Eubank, Law Director discussed House Bill 694 with Council members in addition Mr. Eubank spoke about a Tree Lawn Prohibition. City staff is reviewing the issue of walking in or occupying the area that Kettering refers to as the "Tree Lawn." Mr. Eubank said the Law Department will continue to investigate this issue and report back to Council.

The final session of the retreat was a summary report. Mr. Schwieterman summarized the two-day retreat and reviewed with Council the action items staff will be working on during the upcoming year.

Being no further business to come before Council the City Council Retreat was adjourned at 4:00 p.m. on Saturday, May 5, 2007.

ATTEST:

DONALD E. PATTERSON
MAYOR

CONNIE S. GAW
Clerk of Council