

CITY OF KETTERING
CITY COUNCIL
SPECIAL MEETING MINUTES
COUNCIL RETREAT
April 25 and 26, 2008

The Council of the City of Kettering, Ohio met in a special City Council retreat session on Friday, April 25 and Saturday, April 26, 2008 at the Blackwell Inn hotel located at 2110 Tuttle Park Place, Columbus, Ohio.

Council Members Present included Mayor Patterson, Mr. Duke, Mr. Wanamaker, Mr. Klepacz, Mrs. Lehner, Mr. Spolrich and Mr. Thompson. Mr. Wanamaker was not present on Saturday, April 26.

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 Engineering Director, Steve Bergstresser, and Civil Engineer, Chad Ingle. Other City staff members that attended the meeting throughout the retreat included, Fire Chief, Bob Miles, Assistant Fire Chief, Neil Frederick, Assistant Fire Chief, Terry Jones, PRCA Director, Mary Beth Thaman, and Planning & Development Director, Tom Robillard.

Mayor Patterson called the meeting to order at 4:00 p.m. on Friday, April 25, 2008 and turned the meeting over to Mr. Schwieterman.

Mr. Schwieterman stated what the goals and objectives are for the 2008 Council Retreat meeting. After presenting Council with the goals and objectives Mr. Schwieterman briefly reviewed the City's seven Strategic Plan goals.

Mr. Schwieterman then turned the meeting over to Fire Chief Bob Miles to present. Chief Miles presented the status of the Matrix Study Review, Administrative Issues, and a Proposed Organization Structure and related Duties. Following the presentation there were several questions from council. Topics discussed during the question and answer period related to operational issues such as response time (both EMS and Fire), equipment maintenance and replacement, combination department staffing, grant writing and technology.

The meeting was recessed from 6:00 p.m. until 6:15 p.m.

When the meeting reconvened at 6:15 p.m. Dave Eubank, Law Director presented a brief overview of the laws pertaining to Public Records request and Public Meetings.

Following Dave Eubank's presentation, Gregg Gorsuch, Economic Development Manager made a presentation on the Goals and Objectives of the City's Proposed Incentive Program. Gregg stated that retention is the key for the future of the City's economic health and that the city needs to create a better standard program/incentive package for retention and expansion efforts in the City. Gregg's presentation focused on a plan that offers incentives for Kettering companies that make real or personal property investments and pledge to create and retain jobs. The amount of the incentive will be calculated based upon the amount of the real and personal property investments made as well as the new income tax dollars paid to the City. Gregg will continue to develop this incentive plan and present a final plan to City Council in the summer of 2008.

At approximately 7:30 p.m. the meeting was recessed and will be reconvened on Saturday, April 26, 2008 at 8:15 a.m.

Mary Beth Thaman, Director of the Parks, Recreation and Cultural Arts Department opened the Saturday session. Ms. Thaman's first topic was potential Facility Improvements that could be made if City Council decides to renew the expiring bond levy. Ms. Thaman then presented a proposed Bond Levy Renewal time line and the importance of gathering survey results from the community to support the renewal of the levy. Ms. Thaman planned to give council a brief update on the Employee Wellness program, but did not have time. Her presentation will be scheduled as a topic for a future Council Workshop.

Tom Robillard, Planning & Development Director was next on the Council Retreat agenda. Mr. Robillard talked about foreclosures at the national, state and local level. The majority of the discussion focused on the need for providing educational material and presentations to our residents on the many facets of the foreclosure process. City staff will continue to work with Montgomery County, Housing Agencies and other involved agencies to ensure that our residents have information available to them to assist in handling the foreclosure process.

Tom also gave a brief update on the status of our Property Maintenance Program. Tom's presentation focused on the recommendations of the Property Maintenance Task Force and the status of their implementation. Tom also reviewed the format of the presentation material that will be presented monthly at City Council meetings.

Steve Bergstresser, Director of Engineering spoke during lunch on the major Capital Improvement Roadway Projects that the city will be undertaking from 2009 to 2016.

Al Fullenkamp, Assistant City Manager spoke on the current trash collection contract with Waste Management. The contract ends in June 2009. Mr. Fullenkamp included a bid schedule for the proposed new contract in the presentation. A citywide survey will be sent out prior to the awarding of a new contract.

Mr. Fullenkamp also spoke briefly on the new VRAD (Video Ready Access Device) that AT&T is installing throughout the city. In response to these installations, the city is creating a proposed ordinance to address the large utility boxes that are being installed in both the City Right of Ways and in utility easements on private property. The ordinance will address notification, screening, appearance and location of the boxes.

Mr. Schwieterman summarized the two-day retreat and reviewed with Council the seven Strategic Plan goals. Council then participated in a brief SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis. Below is a list of the items that were discussed:

Strengths:

Senior services, property maintenance task force, location, reputation, safe community (fire and police), parks, schools, highly educated, consistent council, school-city relationship, financial status/security, senior transportation, water natural resource, perception of a progressive city, redevelopment, KHN.

Weaknesses:

Health insurance plan, aging facilities, landlocked, identity crisis, who do we want to be?, lack of focus on grant writing.

Opportunities:

Fire, residential construction, PRCA bond levy, great schools, regional cooperation, social services, technology, recreation regional efforts, green initiatives, transportation, retaining 25-40 age group, maintain progressive image, create an expectation for living in Kettering, obtain grant dollars, improve safety operations.

Threats:

ADA issues, state farm access, population decline (falling below 50,000), foreclosures, declining property value, pay day loan institutions, urban sprawl, population, demographics, increasing number of students on reduced lunch, social services, decline of inner city, state legislation, maintaining existing infrastructure, corporate expectations.

Being no further business to come before Council the City Council Retreat was adjourned at 3:30 p.m. on Saturday, April 26, 2008.

ATTEST:

DONALD E. PATTERSON
MAYOR

CONNIE S. GAW
Clerk of Council