

**KETTERING CITY COUNCIL  
REGULAR MEETING MINUTES  
October 22, 2024**

The Council of the City of Kettering, Ohio, met in regular session on Tuesday, October 22, 2024, at 7:30 p.m. in Council Chambers at the Kettering Government Center South Building, 3600 Shroyer Road. Mayor Lehner presided and the Clerk of Council, Amy J. Hayslip, recorded. This meeting was telecast live on the cable access channel and streamed live at mvcc.net.

Council Members Present: Lehner, Sullivan, Fisher, Hall, Duvall and Suddith

Council Members Absent: Scott

Total Members Present: Six (6)

Mayor Lehner led the audience in the Pledge of Allegiance and gave the invocation.

Mayor Lehner introduced the Miami Valley Communications Council TV Operator Mike Sopronyi. She thanked him for his assistance.

Mr. Scott has an excused absence this evening.

**APPROVAL OF MINUTES**

October 8, 2024- Council Meeting & Workshop Minutes

Mrs. Fisher reported that she reviewed the above minutes and moved the minutes be approved. Mr. Sullivan seconded the motion of the above minutes and there being six (6) yea votes, and no (0) nay votes for the October 8, 2024 Council Meeting and Workshop Minutes, the motion was declared carried followed by a roll call vote.

**PROCLAMATIONS, SPECIAL PRESENTATIONS, AWARDS, SPECIAL RESOLUTIONS, APPOINTMENTS TO BOARDS AND COMMISSIONS**

**Certificate of Recognition – Alter Boys Basketball Team – 2024 Division II State Champions**

Mayor Lehner read the above certificate of recognition and the certificate was accepted by Eric Carter, Head Coach and the Alter Boys Basketball Team. Mayor Lehner presented the team with a ceremonial plaque that will be displayed at all jurisdiction lines of Kettering.

Mayor Lehner expressed she hopes to see the Alter Boys Basketball Team back again next year to be recognized as state champions.

**Award Presentation – Good Neighbor Awards**

Gwen Owen, Chair presented the awards on behalf of the Board of Community Relations. Ms. Owens mentioned that this is the second annual Good Neighbor Awards. This year, 21 nominations were received. Awardees are nominated by their neighbors and are presented a certificate. A reception for the awardees will be held downstairs for them after the presentations. This year's awardees are:

Charlene Bayless  
Clair & John Beyoglides  
Nathan Dittmar  
Lauren Hemmelgarn  
Jim & Lynda Lightner  
Susan Sowerbrowser  
Dottie Spatz

Each awardee commented how much they appreciated receiving this award and wanted to thank the neighbor who nominated them.

**Presentation – Five Rivers MetroParks**

Mayor Lehner introduced Bill Tschirhart and congratulated him on his new position at the city as the Parks, Recreation and Cultural Arts Director.

Bill Tschirhart, Chief of Administration for Five Rivers MetroParks, presented this evening. Five Rivers MetroParks was founded more than 60 years ago due to the efforts of a group of dedicated residents who were concerned about the pace and growth of urban sprawl. MetroParks has continued to serve the residents of Montgomery County by preserving green space and natural areas and providing high quality programs, outdoor experiences and facilities.

MetroParks is a major attraction for residents and visitors with 16,000 acres of open space which attracts more than 2 million visitor each year, serving as a destination and an economic driver for our region. Ninety-six percent of Montgomery County residents live within a 10-minute drive of a MetroParks facility. MetroParks operates 35 locations including 18 parks, the Second Street Market and eight portions of the region's paved trail network.

MetroParks will have a 1 mil 10-year levy on the November 5<sup>th</sup> general election ballot. If the levy passes we will be able to maintain all that we currently do and more. If the levy fails, MetroParks will have to delay those repairs and replacement of more than 58 million in deferred maintenance needed to keep those trails and facilities running and safe for the public to use. For more information about the levy you can contact the independent Campaign Committee you can visit their website at [voteforfiverivers.org](http://voteforfiverivers.org). Mayor Lehner thanked Mr. Tschirhart for his presentation.

Proclamation – National Arts and Humanities Month

Mrs. Hall read the proclamation this evening and Shayna McConville accepted it.

Ms. McConville expressed that she looks forward to being here every October for this occasion and she wanted to thank City Council for their leadership. Kettering is an exceptional city that really invests a lot into being the healthy and vibrant community that it is. Ms. McConville mentioned that she is happy to be joined here this evening with members of the Kettering Arts Council.

Presentation – State of the Arts

Pene Miller, Kettering Arts Council member

Ms. Miller stated that the Kettering Arts Council has 15 members which is made up of local artists, art teacher, art aficionados and community leaders. The mission of the Arts Council is to provide access to the arts for all ages, to encourage a passion for the arts and promote art appreciation and education by supporting the Rosewood Arts Center and the Art in Public Places. Last year the committee participated in the city's strategic planning process and they are excited to share how their activities in cultural arts relate to each of the city's goals: High Quality Services - Accessibility to the arts for every resident is the cornerstone of our mission, we can do this because of successful collaborations with Dayton Metro libraries. We have preschoolers who come to Rosewood every month and are provided activities with literacy and creativity and have read almost one hundred books together.

Our inaugural mural project employed three teenagers from Fairmont and showed them how to create a large scale mural and engage with various city staff members from several departments. We also train a diverse group of students and clients to assist in cultural arts activities including adults from United Rehabilitation Services and interns from Wright State, Sinclair, Miami, Dayton Regional Stem School and Fairmont High School. This training empowers our youth with knowledge and skills beyond the canvas.

Laura Arber – Ms. Arber is going to discuss the Economic Opportunity goal and how art engages and adds to our active lifestyle. Study after study demonstrates that arts play a vital role in attracting new residents and businesses. Tens of thousands of visitors come to Rosewood and events like Art on the Commons each year. Since the renovation of Rosewood was completed in December there has been a 42% increase in visitors to our clay studios and 177% increase in class registration which translates to more jobs and more impact on the creative economy. The gallery at Rosewood features over 100 artists each year.

Engaged and Active Lifestyle – Taking a pottery class or biking from park to park our activities were created with resident feedback which includes the Bike for Arts Program where both youth and adults can bike safely and see all of the public art on display at Kennedy, Wenzler, Oak Creek and Southdale Park; the mural at Rosewood and the sidewalk games at Haverstick Park. We welcome all people to the Arts and celebrate different cultures and have even partnered with the Board of Community Relations including Juneteenth and the Hispanic Heritage Month art contest which helps cultivate a spirit of inclusiveness and connection.

Shane Weber – Livability - We get place making and establishing community spaces with the work we do through the Public Arts program. For example the Ridgeway Road Bridge integrated art with infrastructure which utilized a strong engagement process with residents from beginning to end. Our Public Arts program also builds community and neighborhood pride through our Cities of Service program each year where we look for an opportunity in the selected neighborhood to engage artwork into public spaces. Connectivity – we offer programs and events throughout the year including Art on the Playground where art and play come together and at our gallery which is always free and engages the public with contemporary art.

When we think about Sustainability our minds often turn to recycling, at Rosewood we embody this principle daily whether it is repurposing discarded clay from classes or embracing broader strategies for reuse. An example of this is the transformative renovation of a 1965 school into the Rosewood Arts Center where forward thinking decisions by city leadership made in preserving the building, upgrading it and ensuring ADA compliance, resulting in a stunning facility that stands as a testament to how thoughtful design and sustainability can coexist enriching our community for generations.

Tracy McElfresh – The Kettering Story – Several years ago we explored Kettering's legacy through art design and architecture as we hosted architecture tours, presentations on mid-century modern topics, film screenings on suburbia and expeditions showcasing artifacts from the former Kettering Moraine Museum. Kettering Rocks brought eight artists to Delco Park for a summer to carve massive limestone blocks back in 2002 and these sculptures are still a part of the recognizable aesthetic of our city. City Council, thank you for your dedication to nurturing creativity and for the invaluable role you play in enriching our cultural landscape, your efforts are truly appreciated.

Mayor Lehner commented to please extend our appreciation to all of the members of the Art Council who make this such a special community

PUBLIC HEARINGS

PUBLIC COMMENT ON LEGISLATION

ORDINANCES IN SECOND READING

RESOLUTIONS

A RESOLUTION

NO: 11144-24

BY: MRS. FISHER AND MR. SULLIVAN

AFFIRMING THE DECISION OF THE KETTERING PLANNING COMMISSION IN CASE NO. PC-24-005 CONCERNING THE PROPERTY LOCATED AT 940 EAST DAVID ROAD

Mrs. Fisher read the above resolution and moved for approval. Mr. Sullivan seconded the motion.

Mr. Greeson, City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, No; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being five (5) Yea votes and one (1) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION

NO: 11145-24

BY: MR. SULLIVAN AND MRS. HALL

DECLARING THE NECESSITY OF REPAIRING SIDEWALKS, CURBS, AND DRIVE APPROACHES AS PART OF THE GOLF CLUB ESTATES STREET & DRAINAGE IMPROVEMENTS PROJECT (PROJECT NUMBER 03-607C)

Mr. Sullivan read the above resolution and moved for approval. Mrs. Hall seconded the motion.

Mr. Bergstresser, Assistant City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being six (6) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION

NO: 11146-24

BY: MRS. HALL AND MS. DUVALL

DECLARING THE NECESSITY OF REPAIRING CURBS, SIDEWALKS AND DRIVE APPROACHES ON VARIOUS STREETS AS PART OF THE 2025 CURB, SIDEWALK & DRIVE APPROACH REPAIR PROJECT (PROJECT NUMBER 05-125)

Mrs. Hall read the above resolution and moved for approval. Ms. Duvall seconded the motion.

Mr. Bergstresser, Assistant City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being six (6) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION

NO: 11147-24

BY: MS. DUVALL AND MR. SUDDITH

DECLARING THE NECESSITY OF REPAIRING SIDEWALKS, CURBS, AND DRIVE APPROACHES AS PART OF THE 2025 EAST WHIPP ROAD IMPROVEMENT PROJECT (PROJECT NUMBER 02-128H)

Ms. Duvall read the above resolution and moved for approval. Mr. Suddith seconded the motion.

Mr. Bergstresser, Assistant City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being six (6) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11148-24  
BY: MR. SUDDITH AND MRS. FISHER

AUTHORIZING THE SUBMISSION OF APPLICATIONS FOR FEDERAL INFRASTRUCTURE INVESTMENT AND JOBS ACT FUNDS THROUGH THE MIAMI VALLEY REGIONAL PLANNING COMMISSION

Mr. Suddith read the above resolution and moved for approval. Mrs. Fisher seconded the motion.

Mr. Bergstresser, Assistant City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being six (6) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11149-24  
BY: MRS. FISHER AND MR. SULLIVAN

AUTHORIZING AN ADDITIONAL EXPENDITURE OF FUNDS FOR STREET LIGHT MAINTENANCE

Mrs. Fisher read the above resolution and moved for approval. Mr. Sullivan seconded the motion.

Mr. Bergstresser, Assistant City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being six (6) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11150-24  
BY: MR. SULLIVAN AND MRS. HALL

AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT AN OVI TASK FORCE GRANT FROM THE OHIO DEPARTMENT OF PUBLIC SAFETY

Mr. Sullivan read the above resolution and moved for approval. Mrs. Hall seconded the motion.

Mr. Greeson, City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being six (6) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11151-24  
BY: MRS. HALL AND MS. DUVALL

AUTHORIZING THE CITY MANAGER TO ENTER INTO AND IMPLEMENT A COLLECTIVE BARGAINING AGREEMENT WITH THE KETTERING ASSOCIATION OF DISPATCHERS, WHICH IS CONSISTENT WITH A TENTATIVE AGREEMENT REACHED BY THE BARGAINING TEAMS

Mrs. Hall read the above resolution and moved for approval. Ms. Duvall seconded the motion.

Mr. Greeson, City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being six (6) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11152-24  
BY: MS. DUVALL AND MR. SUDDITH

AUTHORIZING THE CITY MANAGER TO USE COMPETITIVE BARGAINING AND NEGOTIATED QUOTES TO CONTRACT FOR ASBESTOS ABATEMENT WITHIN BUILDING 46

Ms. Duvall read the above resolution and moved for approval. Mr. Suddith seconded the motion.

Mr. Greeson, City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being six (6) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11153-24  
BY: MR. SUDDITH AND MRS. FISHER

AUTHORIZING THE CITY MANAGER TO USE SEALED BIDDING, COMPETITIVE BARGAINING AND NEGOTIATED QUOTES, AND/OR AN APPROVED COOPERATIVE PURCHASING PROGRAM FOR THE PURCHASE AND INSTALLATION OF AUTOMATED EXTERNAL DEFIBRILLATORS WITHIN PARK FACILITIES

Mr. Suddith read the above resolution and moved for approval. Mrs. Fisher seconded the motion.

Mr. Greeson, City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being six (6) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11154-24  
BY: MRS. FISHER AND MR. SULLIVAN

TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF KETTERING, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2024

Mrs. Fisher read the above resolution and moved for approval. Mr. Sullivan seconded the motion.

Mr. Greeson, City Manager gave a brief description of the resolution.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being six (6) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

ORDINANCES IN FIRST READING

AN ORDINANCE  
BY: MR. SULLIVAN

TO AMEND ORDINANCE NOS. 3862-01, 3908-02, 3909-02, 3910-02, AND 3949-03 REGARDING THE TAX INCREMENT FINANCING DISTRICT FOR GOVERNOR'S PLACE

Mr. Sullivan read the ordinance.

Mr. Chodkowski, Assistant City Manager gave a brief description of the ordinance.

CERTIFICATIONS AND PETITIONS

MANAGER'S REPORT/COMMUNITY UPDATE

Mr. Greeson, City Manager updated Council on upcoming and community events.

- Hispanic Heritage Month Art Contest Award Ceremony was on October 19 at Rosewood Arts Center.
- Medicare Open Enrollment – October 15 – December 7.
- Fall leaf pickup continues through the districts.
- DEA Drug Takeback on 10/26 from 10 am to 2 pm at the Police Department.
- Make A Difference Day – 10/26 from 9 am to Noon. Volunteers can sign up on the city's website.
- Beggar's Night will be on 10/31 from 6 to 8 pm.
- Council Meetings in December have been moved to December 3 and December 10.
- Daylight Savings ends at 2:00 am on November 3. Remember to turn back your clocks.

- Veterans Day Ceremony at Veterans Plaza at Delco Park on November 11 at 11 am.

OTHER BUSINESS NOT ON WRITTEN AGENDA

COUNCIL COMMITTEE REPORTS

Mr. Sullivan reported:

- Attended Family Fun Fest at Trent Arena on October 21 with his family and wanted to highlight when the City and Schools work together and highlighted many other organizations that were there for Kettering families.

Mrs. Hall reported:

- Nothing to report.

Mr. Scott reported: Absent.

Ms. Duvall reported:

- KLA had their first meeting of the year, which was government day, and she thanked all the Directors and City staff who gave their time.

Mr. Suddith reported:

- Highlighted the work the Board of Community Relations is doing, Hispanic Art Contest specifically. Welcomed Bill Tschirhart to the team.

Mrs. Fisher reported:

- Nothing to report but invited residents to join her at Wiles Creek for Make a Difference Day.

Mayor Lehner reported:

- Commented on the Hispanic Art Project of how neat it was to see how the kids went above and beyond.
- Reminded people to get their kids to school.

There being no further business to come before this meeting of the Kettering City Council; Mayor Lehner adjourned the City Council Meeting at 8:43 p.m.

ATTEST:

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PEGGY LEHNER, MAYOR

AMY J. HAYSLIP  
Clerk of Council