

**KETTERING CITY COUNCIL  
REGULAR MEETING MINUTES  
December 3, 2024**

The Council of the City of Kettering, Ohio, met in regular session on Tuesday, December 3, 2024, at 7:30 p.m. in Council Chambers at the Kettering Government Center South Building, 3600 Shroyer Road. Vice Mayor Fisher 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, Fisher, Sullivan, Hall, Scott, Duvall and Suddith

Council Members Absent: None

Total Members Present: Seven (7)

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

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

**APPROVAL OF MINUTES**

November 26, 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 seven (7) yea votes, and no (0) nay votes for the November 26, 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**

**AWARD PRESENTATION – Alter Boys Golf Team State Championship**

Mrs. Fisher read the certificate of recognition and presented it along with a sign provided by the Streets Department. Coach Alex Schuster thanked the City of Kettering for recognizing the exceptional young men that represent the City well. He proceeded to introduce each member present.

**APPOINTMENT – Board of Community Relations – Laura Tran (Term expires 12/31/26)**

Mrs. Fisher made a motion to appoint Laura Tran to Board of Community Relations. Mr. Sullivan seconded the motion. The motion was declared carried followed by a unanimous like sign vote to approve the appointment.

**PUBLIC HEARINGS**

**P.C. 24-012 – Zoning Text Amendment**

Mayor Lehner provided the information regarding the public hearing, pointed out that Ryan Homsi will be presenting on behalf of the City and opened the public hearing.

Ryan Homsi, City Planner, thanked the Mayor and City Council and introduced himself.

Mr. Homsi began his presentation with background on the two chapters of the zoning code being impacted: Chapter 1153 – Procedures & Enforcement and Chapter 1159 – Definitions. He continued on to point out how PC-24-012: Zoning Code Amendments amends various sections of the Zoning Code in order to create clearer criteria for staff and the Planning Commission to use when reviewing requests to change Pattern District designations.

He provided current zoning district regulations and shared a map of the standard zoning districts throughout the City. He pointed out how the Planning & Development department approaches changes brought to the City.

Mr. Homsi pointed out that this amendment includes specific criteria to reclassify our Town Center (TC) & Neighborhood Center (NC) and provided the definition for these terms. He then went on to provide a specific example of how our current zoning works and why it is important to add and modify the criteria.

Mr. Homsi shared a slide with current Existing Review Criteria for Pattern District Redesignations. He then provided a slide that has the Recommended Review Criteria (Chapter 1153) and what those updates are intended to do. He then provided a slide that laid out the Recommended Definitions (Chapter 1159) and what those updates are intended do.

Mr. Homsi concluded his presentation and asked if there were any questions.

Mayor Lehner asked if there were members of the public wishing to speak in favor of the amendment. Mayor Lehner asked if there were members of the public wishing to speak in opposition of the amendment. Hearing none she closed hearing.

PUBLIC COMMENT ON LEGISLATION

ORDINANCES IN SECOND READING

AN ORDINANCE  
NO: 4415-24  
BY: MRS. FISHER AND MR. SULLIVAN

TO ENACT SECTION 152.08 OF THE CODIFIED ORDINANCES REGARDING CITY CONTRACTS.

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

Mr. Hamer gave a brief description of the ordinance.

The following votes were recorded: Mrs. Fisher, Yea; Mr. Sullivan, Yea; Mrs. Hall, Yea; Mr. Scott, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being seven (7) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

RESOLUTIONS

A RESOLUTION  
NO: 11169-24  
BY: MR. SULLIVAN AND MRS. HALL

AUTHORIZING THE CITY MANAGER TO USE COMPETITIVE BARGAINING AND NEGOTIATED QUOTES TO CONTRACT FOR THE PURCHASE OF A FORKLIFT FOR THE PARKS MAINTENANCE DEPARTMENT

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; Mr. Scott, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being seven (7) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11170-24  
BY: MRS. HALL AND MR. SCOTT

AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) TO ALLOW THE CITY OF KETTERING TO SERVE AS RESPONSIBLE LEAD AGENCY FOR ADMINISTRATION OF THE GALEWOOD STREET BRIDGE REHABILITATION (CITY PROJECT NO. 03-928B; ODOT PROJECT MOT-GALEWOOD ST MUNICIPAL BRIDGE, PID 122768)

Mrs. Hall read the above resolution and moved for approval. Mr. Scott 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; Mr. Scott, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being seven (7) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11171-24  
BY: MR. SCOTT AND MS. DUVALL

AUTHORIZING THE CITY MANAGER TO SUBMIT APPLICATIONS TO THE OHIO DEPARTMENT OF TRANSPORTATION'S PEDESTRIAN & BICYCLE SPECIAL SOLICITATION PROGRAM

Mr. Scott 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; Mr. Scott, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being seven (7) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11172-24  
BY: MS. DUVALL AND MR. SUDDITH

AUTHORIZING THE CITY MANAGER TO ACCEPT A GRANT FROM THE STATE HOMELAND SECURITY PROGRAM

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; Mr. Scott, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being seven (7) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11173-24  
BY: MR. SUDDITH AND MRS. FISHER

AUTHORIZING THE CITY MANAGER TO CONTRACT WITH CINTAS FOR THE RENTAL AND CLEANING OF UNIFORMS FOR CITY OF KETTERING EMPLOYEES

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; Mr. Scott, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being seven (7) Yea votes and no (0) Nay votes, the motion was declared carried and the resolution duly adopted.

A RESOLUTION  
NO: 11174-24  
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; Mr. Scott, Yea; Ms. Duvall, Yea; Mr. Suddith, Yea; Mayor Lehner, Yea. There being seven (7) 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 PROVIDE FOR THE TABLE OF ORGANIZATION, POSITION CLASSIFICATION PLAN, COMPENSATION PLAN AND PAY SCHEDULES AND RULES AND REGULATIONS PERTAINING TO CONDITIONS OF WORK AND SUPPLEMENTAL BENEFITS FOR THE EMPLOYEES OF THE CITY OF KETTERING, OHIO, AND TO REPEAL ORDINANCE NO. 4408-24

Mr. Sullivan read the above ordinance.

Mrs. Smith gave a brief description of the ordinance.

Mayor Lehner commented and welcomed Bill Tschirhart for his first meeting as Parks, Recreation and Cultural Arts Director. Mr. Tschirhart made comment on how welcoming everyone has been and how appreciative he is of being here.

CERTIFICATIONS AND PETITIONS

MANAGER'S REPORT/COMMUNITY UPDATE

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

- Medicare Open Enrollment – October 15 – December 7.
- Fall leaf pickup continues through the districts, final pass beginning December 2.
- Mayor's Tree Lighting is Friday, December 6 from 6 to 8 pm at Lincoln Park Civic Commons.
- Rosewood Holiday Arts Festival is Saturday, December 7.
- Yard Debris Drop-Off Center begins winter hours in December of Saturday 9 a.m. – 3 p.m.
- Christmas Day Gathering at Charles I. Lathrem Senior Center is December 25.
- Administrative Offices will be closed for the Christmas holiday on Tuesday, December 24 and Wednesday, December 25.
- Rumpke pick-up will be delayed one day for Wednesday, Thursday and Friday for the week of December 25.
- Final Council Meeting December 10.

OTHER BUSINESS NOT ON WRITTEN AGENDA

Audience Participation (5 Minute Limit per Speaker)

COUNCIL COMMITTEE REPORTS

Mrs. Fisher reported:

- Attended an open house put on by Hope for Kettering.
- Commented on how many kids will be served through the Giving Tree program.
- Shared that she will be putting together baskets for 130 families in the 45420 zip code.
- Wanted to thank all the residents that have helped with all of these movements.

Mr. Sullivan reported:

- Discussed the Sustainability Committee meeting from November.

Mrs. Hall reported:

- Wanted to remind everyone to keep an eye on neighbors, elderly, and kids during the cold.
- Shouted out the Street Department snow crews.
- She is looking forward to the tree lighting on Friday.

Mr. Scott reported:

- Attended a ribbon-cutting for Citrus and Cinnamon and wanted to point out that this is a second generation family to open a business in Kettering.

Ms. Duvall reported:

- Excited about the tree lighting.
- Welcomed Bill Tschirhart.

Mr. Suddith reported:

- Wrapping gifts for Hope for Kettering.
- Board of Community Relations met briefly regarding the MLK essay contest that will now be Black History centered.
- Excited about Friday night tree lighting.

Mayor Lehner reported:

- Provided details regarding the Mayor's Tree Lighting.
- Reminder that the Christmas Day Celebration is at the Charles I. Lathrem Center.

There being no further business to come before this meeting of the Kettering City Council; Vice Mayor Fisher adjourned the City Council Meeting at 8:19 p.m.

ATTEST:

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PEGGY LEHNER, MAYOR

AMY J. HAYSLIP  
Clerk of Council