

**KETTERING CITY COUNCIL
REGULAR MEETING MINUTES
June 25, 2019**

The Council of the City of Kettering, Ohio, met in regular session on Tuesday, June 25, 2019, at 7:30 p.m. in Council Chambers at the Kettering Government Center South Building, 3600 Shroyer Road. Mayor Patterson presided and the Clerk of Council, LaShaunah D. Kaczynski, recorded. This meeting was telecast live on the cable access channel.

Council Members Present: Patterson, Lautar, Klepacz, Fisher, Scott, and Wanamaker

Council Members Absent: Duke (Excused)

Total Members Present: Six (6)

Mayor Patterson led the audience in the Pledge of Allegiance and gave the invocation. He introduced the cable TV operator Mike Sopronyi. He thanked him for his assistance.

APPROVAL OF MINUTES

June 11, 2019- Council Meeting & Workshop Minutes

Mr. Lautar reported that he reviewed the above minutes and moved the minutes be approved. Mr. Klepacz seconded the motion of the above minutes and there being five (5) yea votes, one (1) abstain vote (Mr. Scott), and no (0) nay votes for the June 11, 2019 Council Meeting & Workshop Minutes the motion was declared carried by roll call vote.

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

PUBLIC HEARINGS

PUBLIC COMMENT ON LEGISLATION

ORDINANCES IN SECOND READING

RESOLUTIONS

A RESOLUTION
NO: 10314-19
BY: MR.LAUTAR AND MR.KLEPACZ

AUTHORIZING THE CITY MANAGER TO USE COMPETITIVE BARGAINING AND
NEGOTIATED QUOTES TO CONTRACT FOR REPAIR AND RENOVATION OF PARK
SURFACES AND PATHS

Mr. Lautar read the above resolution and moved for approval. Mr. Klepacz seconded the motion.

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

The following votes were recorded: Mr. Lautar, Yea; Mr. Klepacz, Yea; Mrs. Fisher, Yea; Mr. Scott, Yea; Mr. Wanamaker, Yea; Mayor Patterson, 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.KLEPACZ

TO REZONE THE KETTERING BUSINESS PARK (PLANNING COMMISSION CASE NO. PC
19-005)

Mr. Klepacz read the above ordinance.

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

AN ORDINANCE
BY: MRS.FISHER

VACATING A UTILITY EASEMENT ACROSS 400, 408, AND 416 NORTH CLARIDGE DRIVE
(PLANNING COMMISSION CASE NO. PC-19-006)

Mrs. Fisher read the above ordinance.

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

AN ORDINANCE
BY: MR.SCOTT

VACATING PART OF A UTILITY EASEMENT AT 4418 MORAINES RIDGE LANE (PLANNING
COMMISSION CASE NO. PC-19-008)

Mr. Scott read the above ordinance.

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

CERTIFICATIONS AND PETITIONS

Mayor Patterson mentioned Mr. Duke has an excused absence this evening.

MANAGER'S REPORT/COMMUNITY UPDATE

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

- Taco Fiesta will be on Sunday, June 30 at 1:00 p.m. at the Frazee.
- Go 4th! will be held on Thursday, July 4 from 6:00 – 10:00 p.m. at Delco Park.
- City offices will be closed on Thursday, July 4 in observance of Independence Day.
- On the back of Waste Management invoice there is a note about a \$75 fee if you terminate your service. Please ignore that particular note it is not part of the Waste Management contract.

OTHER BUSINESS NOT ON WRITTEN AGENDA

Audience Participation (5 Minute Limit per Speaker)

Ellen Miller- 3014 Kingston Avenue- She is here this evening to express her concerns about a problem home in her neighborhood (3006 Kingston Avenue). This home is abandoned, but it is now bank owned. Over the winter months, there were squatters living at this residence and they did not have trash service. Once they left the residence, they threw their trash in the basement of this home. There are approximately 20-60 bags of garbage in this basement. When the bank obtained ownership of the home the locks were changed. She has only seen the realtor of this property once. When the realtor opened the doors to the home, the odor was very powerful due to the trash in the basement. If you walk to the side of the home, you can see garbage that is piled up from the side window. The city is aware of this problem, but she was told the city can't do anything about this because the garbage is not visible from the street. This is a health problem and she has contacted Montgomery County Health Department regarding this issue. She was told by the county that they would have to go to court and get a court order to be able to enter this home. She feels those steps need to be taken by the county because this is a public health hazard. There could be rats in the basement of this home, and rats carry diseases and fleas. There are also other insects inside of that basement and the problem is getting worse. This has been going on since March. The house is completely sealed up and that is locking up the smell of the garbage. She feels like her home does not hold any value being located next to this problem home. She would like to put her taxes in an escrow account and when the city decides to do something about this problem she will pay her taxes. When the house is finally opened up, all of the insects and smell will come out of the house. No one cares about this problem because nothing is being done to address this issue. She has placed plastic over her windows to keep the smell out of her home, and she shouldn't have to live like this. It is up to City Council to fix this problem because the entire neighborhood is at danger. There could be disease spreading from this home.

Mr. Scott asked if Ms. Miller remembers the name of the realtor who is over this home.

Ms. Miller informed City Council that the realtor is Mariana Graffalo who is a real estate broker and the city has contacted her. The city should have a nuisance abatement policy. The city is unable to do anything about this property because the trash is not visible from the street, but if there was a nuisance abatement policy in place this would be a great case for it.

Mr. Scott asked if Ms. Miller knows the name of the bank that has ownership of this property.

Ms. Miller informed City Council that the realtor would not tell her that information. She is also angry at the situation. It was irresponsible of the people who lived there to leave the house in that condition.

Mayor Patterson mentioned that Mr. Schwieterman will meet with Ms. Miller after the meeting regarding this problem.

COUNCIL COMMITTEE REPORTS

Mr. Lautar reported:

- Nothing to report.

Mr. Duke reported:

- Absent.

Mr. Wanamaker reported:

- Congratulations to Mr. Klepacz for winning the golf outing last Monday.

Mr. Scott reported:

- Nothing to report.

Mr. Klepacz reported:

- On June 12 he attended the ribbon cutting for the new Veterans Center.
- On June 19 Spass Nacht took place at the Frazee.
- Students from Steyr will be at the City Council meeting on July 9.
- Gospel Fest will be at the Frazee on September 8.

Mrs. Fisher reported:

- On June 12 she attended the ribbon cutting for Pathfinder Realty.

Mayor Patterson reported:

- On June 12 he attended the annual Kettering block party.
- On June 13 he attended the fiber lighting ceremony at MVCC.
- On June 14 he participated in bring your kids to work day.
- On June 20 he attended the Hometown Hero concert at the Frazee.

They're being no further business to come before this meeting of the Kettering City Council; Mayor Patterson adjourned the City Council Meeting at 7:51 p.m.

ATTEST:

LaShaunah D. Kaczynski
Clerk of Council

DONALD E. PATTERSON, MAYOR