

KETTERING CITY COUNCIL
REGULAR MEETING MINUTES
March 6, 2007

The Council of the City of Kettering, Ohio, met in regular session on Tuesday, March 6, 2007, at 7:30 p.m. in the Council Chambers of the Kettering Government Center, 3600 Shroyer Road. The Mayor, Donald E. Patterson, presided and the Clerk of Council, Connie S. Gaw, recorded. This meeting was telecast live on the cable access channel.

Council Members Present: Duke, Klepacz, Lehner, Spolrich, Thompson, and Wanamaker

Council Members Absent:

Total Members Present: Seven (7)

Mayor Patterson led the audience in the Pledge of Allegiance and then gave the invocation. He introduced the cable TV operators, Earl Jones, Bill Greger and John Golub. He thanked these volunteers for their assistance.

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

PROCLAMATION: American Red Cross Month – March 2007

Mr. Thompson read the above Proclamation and same was accepted by Tom Fodor, CEO, Dayton Chapter of the American Red Cross.

PROCLAMATION: Mental Retardation and Developmental Disabilities Month – March 2007

Mr. Duke read the above Proclamation. Mayor Patterson explained that the Dayton Chapter of MRDD was unavailable to attend this evening and this Proclamation would be mailed to them.

PUBLIC HEARINGS

ORDINANCES IN SECOND READING

RESOLUTIONS

A RESOLUTION

NO: 8241-07

BY: MR. WANAMAKER AND MRS. LEHNER

AUTHORIZING THE CITY MANAGER TO USE COMPETITIVE BARGAINING
AND NEGOTIATED QUOTES TO CONTRACT FOR THE MAINTENANCE
AND REPAIR OF ROOFS ON VARIOUS CITY BUILDINGS

Mr. Wanamaker read the above resolution and moved for approval. Mrs. Lehner seconded the motion.

There being no discussion on the motion, the following votes were recorded: Mr. Thompson, Yea; Mr. Klepacz, Yea; Mr. Duke, Yea; Mr. Wanamaker, Yea; Mrs. Lehner, Yea; Mr. Spolrich, Yea; Mayor Patterson, 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: 8242-07
BY: MRS. LEHNER AND MR. SPOLRICH

AUTHORIZING THE CITY MANAGER TO USE COMPETITIVE BARGAINING
AND NEGOTIATED QUOTES TO CONTRACT FOR THE REPLACEMENT
OF PNEUMATIC CONTROLS AT THE KETTERING ICE ARENA

Mrs. Lehner read the above resolution and moved for approval. Mr. Spolrich seconded the motion.

There being no discussion on the motion, the following votes were recorded: Mr. Spolrich, Yea; Mrs. Lehner, Yea; Mr. Wanamaker, Yea; Mr. Duke, Yea; Mr. Klepacz, Yea; Mr. Thompson, Yea; Mayor Patterson, 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: 8243-07
BY: MR. SPOLRICH AND MR. THOMPSON

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,
2007

Mr. Spolrich read the above resolution and moved for approval. Mr. Thompson seconded the motion.

Mr. Schwieterman explained this resolution will make appropriations from the General Fund for Economic Development purposes.

There being no discussion on the motion, the following votes were recorded: Mr. Thompson, Yea; Mr. Klepacz, Yea; Mr. Duke, Yea; Mr. Wanamaker, Yea; Mrs. Lehner, Yea; Mr. Spolrich, Yea; Mayor Patterson, 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: 8244-07
BY: MR. KLEPACZ AND MR. THOMPSON

AUTHORIZING MEMBERSHIP IN THE DAYTON DEVELOPMENT
COALITION

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

Mr. Schwieterman explained this resolution authorizes the City to join the Dayton Development Coalition and will allow the City to work closely on economic development issues with the region's point organization on BRAC in the effort to replace jobs at Kettering Business Park.

There being no discussion on the motion, the following votes were recorded: Mr. Spolrich, Yea; Mrs. Lehner, Yea; Mr. Wanamaker, Yea; Mr. Duke, Yea; Mr. Klepacz, Yea; Mr. Thompson, Yea; Mayor Patterson, 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

CERTIFICATIONS AND PETITIONS

CERTIFICATION: Planning Commission recommends that existing sign regulations be rescinded to allow them to approve a sign policy for Forrer Pointe. (Reopening of Z.C. 723-05)

Mrs. Gaw, Clerk of Council read the above Certification and explained the public hearing for this request will be held at the March 27, 2007, Council meeting.

MANAGER'S REPORT

Mr. Mark Schwieterman, City Manager reported:

Snow – is expected this evening and the streets were brined in anticipation. He reminded area businesses and residents that school is in session, so please remember to clear their sidewalks in the event of snow or ice.

Mr. Schwieterman then turned the meeting over to Mr. Gregg Gorsuch, Economic Development Manager to give an Economic Development Project Update.

Mr. Gorsuch gave updates on current projects in Kettering, which included:

H & H Properties/Kettering Crossing

- LaRosa's Pizza is now open. Three retail locations are for lease. Frisch's Restaurant is under construction with a late spring opening anticipated. Residential condominiums are under construction at the rear of this development.

Van Buren Shopping Center/Kettering Pointe

- Mixed-use development with 35 single-family homes, 10 retail locations, post office and bank. Model home is now open for business. Many of the retail locations are open.

MeadWestvaco

- Will be moving into the old MCSI building and will initially have 125 employees, 230 upon completion.

Miami Valley Research Park

- Tech Center IV is currently under construction and scheduled completion is June 1, 2007.

GE Project/Kettering Business Park

- Interior renovations are now complete. 536 additional jobs were relocated to this site.

DFAS/Kettering Business Park

- City is working with the Air Force to find additional tenants.

Golden Nugget/Dorothy Lane and South Dixie

- Scheduled to reopen the end of March.

Johns Towne Woods

- 56-unit condominium complex located on Devon Avenue. Developer to have 6 spec homes ready to sell in the next 30 days.

Madison's Grant/Swigert Road

- Model home is open for business. 25 building permits have been issued to date with 4 awaiting approval.

Elder-Beerman Building/Near Van Buren Shopping Center

- Demolition permit has been issued.

Mr. Gorsuch stated that if citizens should have questions they could contact him at 296-2412.

OTHER BUSINESS NOT ON WRITTEN AGENDA

Communications and Reports

Audience Participation (5 Minute Limit Per Speaker)

David Turpin, 361 Orchard Drive – He showed photographs of four, four-unit apartments being renovated by the Dayton Metropolitan Housing Authority. He was concerned that so many apartment buildings were for sale in that area and felt that it

may be because of the low-income units. This is in his backyard and he is worried. Also, today his water was off for 6 hours because work was being done on the water lines. He did not receive any notice.

Mr. Schwieterman explained that Montgomery County was working on the water lines today for the Acorn Reconstruction Project. Montgomery County is responsible for notifying residents. The City was notified that they hung door hangers on all doors of residents affected by the water shutoff. As for the apartment buildings, there are many reasons for all the for sale signs. Many are in foreclosure due to a fraud scam, and some are private owners selling their units. The current economy plays a major part because it is not the investment that the owners thought it would be. There is no indication that units are for sale because of the DMHA units. DMHA has stated that they will not be purchasing additional units in this area, only the four units that they are currently working on.

Mrs. Lehner stated that DMHA is trying to get rid of high concentration areas of public housing. That is why they purchased only four apartment units.

COUNCIL COMMITTEE REPORTS

Mr. Spolrich reported that he reviewed the minutes of the regular and workshop meeting of February 27, 2007, and moved the minutes be approved. Mr. Thompson seconded the motion and there being seven (7) Yea votes and no (0) nay votes, the motion was declared carried by a majority vote.

Mr. Wanamaker – No report.

Mrs. Lehner – No report.

Mr. Spolrich – No report.

Mr. Thompson – No report.

Mr. Klepacz – reminded everyone that March is Youth Month. Over the next few weeks Council will be greeting students at area Junior High and High Schools.

Mr. Duke – No report.

Mayor Patterson – No report.

There being no further business to come before this meeting of the Kettering City Council, Mayor Patterson adjourned the meeting at 8:14 p.m.

ATTEST:

Connie S. Gaw
Clerk of Council

DONALD E. PATTERSON, MAYOR