

# City of Trotwood

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## Meeting Minutes - Draft

Monday, March 2, 2026

6:30 PM

Trotwood Community and Cultural Arts Center  
4000 Lake Center Drive, Trotwood, Ohio 45426

### City Council

*Mayor Yvette F. Page*  
*Vice Mayor Tyna Brown, Ward 4*  
*Council Member Robert L. Kelley, Jr., Ward 1*  
*Council Member Martha H. Clark, Ward 2*  
*Council Member Milton J. Pearson, Ward 3*  
*Council Member Rhonda C. Finley, At Large*  
*Council Member Denise Moore, At Large*  
*Clerk of Council Kara B. Landis*

**I. Call to Order**

Mayor Page called the meeting to order at 6:30 p.m.

Mayor Page announced that the City was having some electrical issues and should the power go out, directions would be given so that everyone can leave safely. Mayor Page asked Council Members to project when speaking because the microphones are not working, and she thanked the audience in advance for their understanding.

**II. Invocation**

Mayor Page gave the Invocation.

**III. Pledge of Allegiance**

Mayor Page led the Pledge of Allegiance.

**IV. Roll Call**

Clerk Landis took Roll Call.

**Present:** 7 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley, Vice Mayor Brown and Mayor Page

**STAFF MEMBERS PRESENT:** City Manager Quincy Pope, Law Director Chris Conard, Clerk of Council Kara Landis, Deputy City Manager Stephanie Kellum, Finance Director Chris Peeples, Assistant Finance Director Julie Kilbarger, Police Chief Erik Wilson, Captain Mark Ecton, Captain Michael Molchan, Fire Chief Rick Haacke, Deputy Fire Chief Chad McInturff, Planning and Development Director Tyler Hauck, Income Tax Supervisor Sue Bowman, Operations Supervisor Johnny McCluskey, Crew Leader Dwayne Taylor, and Assistant to City Manager Jamaica White.

**VISITORS PRESENT:** James Wright, Yoonmee Hampson, Ericolis Kelley, K.M. Parrish, Joseph Smith, Shannon Wallace, Thomas Grady, Shane English, Crystal Commodore, Marion Epps, JoAnn Orihood, Sandy Bench, and Kathy Walker.

**V. Approve the Agenda**

Mayor Page requested a Motion to approve the Agenda. A Motion was made by Vice Mayor Brown, seconded by Council Member Clark, and the Motion CARRIED by the following vote:

**Aye:** 7 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley, Vice Mayor Brown and Mayor Page

**VI. Special Presentation**

[PR04-26](#)

Regulations on Group Homes

*Presented by Tyler Hauck, Director*

*Planning and Development Department*

**Attachments:** [PR04-26 Presentation](#)

Planning and Development Director Tyler Hauck provided an overview of group homes, to include why they are being discussed, the concentration in Montgomery county and surrounding area, challenges such concentration can cause, and a brief bulleted list of proposed updates to the City's current regulations.

Director Hauck reviewed the slides in his presentation, and shared that when the City of Dayton implemented a moratorium on group homes, the City of Trotwood saw an influx of applications; for the period of December 2024 through January 2025 the City received 18 applications; however, for the period of January 2024 to November 2024 the City received only three (3) applications. Director Hauck added that he believes there are some group homes in operation that he is not aware of. He reiterated that Trotwood currently has a moratorium on group homes that expires at the end of June 2026 and shared how several surrounding communities also have moratoriums in place.

Director Hauck briefly explained the types of group homes and said each one is controlled by a different agency. He went on to discuss youth group homes and pointed out that Franklin County has a population of 1.3 million people and they have 21 youth group homes, yet Montgomery County has a population of 535,528 with 91 youth group homes, 17 of which are in the City of Trotwood. Director Hauck stated with nine (9) adult group homes, there is a total of 26 registered group homes in the City. He explained they are more focused on youth group homes because they have the most information about them, and because of the concentration that affects the City of Trotwood and Montgomery County.

Director Hauck went on to share information based on numbers alone, stating Trotwood makes up 4.3% of Montgomery County's population; therefore, with 648 children in foster care in the County, 28, or 4.3% of the total number of children in foster care, are in the City of Trotwood. He added that he believes five (5) children per youth group home is appropriate, so when looking at the 118 children in youth group homes, 4.3% of that would be five (5) children in Trotwood, or one (1) youth group home. Director Hauck explained that the proposed regulations would allow for 12 youth group homes, or 60 children if there are five (5) children per each youth group home. Director Hauck reiterated that this information is purely speculative and based solely on statistical data, then commented that although there are currently 17 youth group homes, all of them would be allowed to continue their existing business as they would be grandfathered in.

Director Hauck discussed why group homes are an issue, and stated they are a very enticing business - particularly youth group homes; however, they require higher needs for public services, and they impact the school district's available resources. He said he has spoken with the school district, who explained issues they incur include truancy and a high need for social services. He shared two

issues he learned of when speaking to school officials were difficulty in contacting group home operators for things such as permission slips; and, youth group home operators push back when youth are disciplined or suspended because they want the youth to stay in school. He commented that running a group home is a business, and for some the angle is to simply make money. Director Hauck shared that operators receive a stipend anywhere from \$250 - \$500 per day, per child; using \$300 per day, per child, that equates to around \$547,000 per year for the operator.

Director Hauck reviewed statistics showing the impact on public services, specifically police and fire calls. In regards to police calls, Director Hauck showed by location, the top seven (7) calls for service over a two-year period; one youth group home had 279 calls for service over the two-year period, or 1 call every 2.5 days.

Director Hauck shared several pictures of homes in the City of Dayton that either applied for a group home permit or was issued a permit, and commented that he believes it is inappropriate to have a group home next to blighted or demolished homes, or even in certain neighborhoods.

Director Hauck addressed regulating group homes, stating that Fair Housing and state law can be challenging and confusing because the various agencies don't always communicate. He then gave a summary of the proposed updates to include:

- 1) Increasing the distance from each group home from 500 feet to 1,000 feet.
- 2) Limiting the maximum number of youth group homes in the City to three (3) per Ward for a total of 12 youth group homes.
- 3) Prevent any group home from being located within the same block face or adjacent to any vacant or boarded home, or any property declared a public nuisance by the City.
- 4) Require an exterior inspection by Code Enforcement.
- 5) Place a maximum occupancy of two (2) residents per bedroom in any group home.
- 6) Document which state and/or county agency the group home will be associated with.
- 7) Require certified mailings to all property owners within 300 feet and indicate the type of group home proposed, the operators contact information, and a copy of the letter and evidence of certified mailing.
- 8) No longer accept incomplete applications.
- 9) Update the renewal process and set deadlines for submissions.

Director Hauck also reviewed the regulations that will remain in place.

Council Member Pearson commented that he has worked in this field for 30 years and the problem with youth is the adults; and, we don't ask the right questions. He shared that the school would allow kids from group homes to attend even though they had not submitted the required paperwork. Council Member Pearson said that a judge confirmed schools do not have to allow students from group homes to attend without the required paperwork; they are no different than any other student. He added that at times, operators will block the school from calling. Council Member Pearson reiterated that group homes are needed, but some operators take advantage of the kids and operate their business only to make money. He added that we can put in all the regulations we want, but if they aren't enforced, they do no good. Director

Hauck agreed, and commented that kids are one of the most vulnerable populations, and it is unfair they have to compete for the limited local resources when this is clearly a state issue. Council Member Pearson reiterated that Council is not opposed to group homes, they just want to have rules in place that will be followed.

Mayor Page reminded Council this presentation is to prepare Council for the upcoming vote on new regulations.

Vice Mayor Brown asked what is the policy on group homes the City is not aware of. Director Hauck stated that when they come across a group home that is not registered, they start by sending a letter explaining the process, which then begins dialogue. Vice Mayor Brown then asked with the proposed changes to the current regulations, what type of enforcement will be in place at the local level. Director Hauck answered, stating it depends on the type of home, and went on to say that youth group homes have to renew with the City every year. He explained they also have to abide by municipal zoning regulations and his department works with the state, so when a permit is not renewed at the local level, the state won't issue a license to the operator; the license is issued to the person not the location. Director Hauck shared that once the new regulations are in place, his department will be sending out letters to all group homes so they are aware of the new regulations. He added that they will issue cease operation orders for those that do not comply.

Council Member Clark asked about the City currently having 17 group homes, but the new regulations only allows for 12. She asked if a Ward has less than three (3) youth group homes, but they other Wards have more than three (3) since some are grandfathered in, can the Ward with less than three (3) add one (1) youth group home. Director Hauck confirmed that currently there are more than three (3) youth group homes in each Ward.

Council Member Moore repeated back that the City currently has 26 group homes; Director Hauck confirmed that to be true, and added that those are the group homes that are registered. Council Member Moore then stated with the new regulations there can only be three (3) per Ward for a total of 12 group homes. Director Hauck confirmed that to be correct, but clarified that restriction only applies to youth group homes. She then asked for more details about the attrition from 17 youth group homes to 12 youth group homes. Director Hauck explained that attrition will occur when an operator closes down their business, and operators cannot transfer their license to a new person. Council Member Moore repeated back that operators can continue to run their business, and even add kids when others age out, until they no longer want to operate; they are grandfathered from the new regulations.

## VII. Consent Agenda

Mayor Page asked Council if they had any items to be removed from the Consent Agenda. Hearing none and seeing none, Mayor Page requested a Motion to approve the Consent Agenda. A Motion was made by Vice Mayor Brown, seconded by Council Member Kelley, Jr., and the Motion CARRIED by the following vote:

**Aye:** 7 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley, Vice Mayor Brown and Mayor Page

[SR26-07](#)

Minutes from the February 2, 2026 Regular City Council Meeting.

**Attachments:** [2026-02-02 Meeting Minutes DRAFT](#)

The meeting minutes were approved and will be filed according to the City's Record Retention Schedule.

[R26-16](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE MONTGOMERY COUNTY AUDITOR TO REMOVE ASSESSMENTS LEVIED AGAINST CERTAIN PARCELS OF PROPERTY FOR THE CITY'S CUTTING, REMOVAL OR DESTRUCTION OF NOXIOUS WEEDS, VEGETATION AND/OR GRASS FROM THE TAX DUPLICATE.

**Attachments:** [R26-16](#)  
[R26-16 Exhibit A](#)

This Resolution is approved.

[R26-20](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPOINTING HOLLY N. POHLMAN TO THE PARKS AND RECREATION BOARD FOR THE CITY OF TROTWOOD FOR THE REMAINDER OF THE UNEXPIRED TERM OF FORMER MEMBER RHONDA L. SUMLIN.

**Attachments:** [R26-20](#)

This Resolution is approved.

[R26-21](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPOINTING BIANCA HARVEY TO THE PLANNING COMMISSION FOR THE CITY OF TROTWOOD FOR THE REMAINDER OF THE UNEXPIRED TERM OF FORMER MEMBER ANGELA COE.

**Attachments:** [R26-21](#)

This Resolution is approved.

[26-01](#)

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance accepting the recommendation from the Trotwood Planning Commission to approve an amendment to the official Zoning Map of the City and the classification of approximately 6.22 acres of land known as 6051 Wolf Creek Pike, Parcel ID No. H33 00214 0011, from General Business (GB) to Light Industrial 2 (L-I-2) to allow for future expansion of the existing use.

**Attachments:** [26-01 PL-2025-32 Staff Report](#)

The Motion was approved and a public hearing will be scheduled.

[26-02](#)

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance accepting the recommendation from the Trotwood Planning Commission to approve an amendment to the official Zoning Map of the City and the classification of approximately 1.056 acres of land known as 6000 Wolf Creek Pike, Parcel ID No. H33 00417 0001, from Business Park (BP) to General Business (GB) to allow for future commercial development to support the Industrial Park and surrounding area.

**Attachments:** [26-02 PL-2026-03 Staff Report](#)

**The Motion was approved and a public hearing will be scheduled.**

## VIII. Resolutions

[R26-17](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL RATIFYING ALL ACTIONS TAKEN ACCEPTING STATE CAPITAL IMPROVEMENTS PROGRAM FUNDS FROM THE OHIO PUBLIC WORKS COMMISSION FOR PHASE TWO OF THE EPPINGTON WATER MAIN REPLACEMENT PROJECT.

**Attachments:** [R26-17](#)

**Deputy City Manager Kellum stated these funds will be used to completed Phase Two of the Eppington Drive replacement project, which consists of approximately 4,000 linear feet of water lines.**

**Mayor Page requested a Motion to approve Resolution No. R26-17. A Motion was made by Council Member Kelley, Jr., seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:**

**Aye:** 7 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley, Vice Mayor Brown and Mayor Page

[R26-18](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL RATIFYING ALL ACTIONS TAKEN ACCEPTING STATE CAPITAL IMPROVEMENTS PROGRAM FUNDS FROM THE OHIO PUBLIC WORKS COMMISSION FOR PHASE TWO OF THE MACMILLAN WATER MAIN REPLACEMENT PROJECT.

**Attachments:** [R26-18](#)

Deputy City Manager Kellum shared that with the completion of this phase, Phase Two, the water line upgrades on MacMillan Drive will be finished.

Council Member Finley disclosed that she lives on MacMillan Drive; however, after consulting with Law Director Conard, it is his legal opinion that she is able to vote on the legislation as it is a necessary infrastructure improvement and there is no direct benefit to her, thus it is not a violation of Ohio Ethics Law.

Council Member Pearson asked when the project will be completed. Deputy City Manager Kellum said the project is expected to be completed by this June, 2026.

Mayor Page requested a Motion to approve Resolution No. R26-18. A Motion was made by Council Member Kelley, Jr., seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

**Aye:** 7 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley, Vice Mayor Brown and Mayor Page

[R26-19](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL RATIFYING ALL ACTIONS TAKEN ACCEPTING THE BID OF LJ DEWEESE CO., INC. FOR WATER MAIN REPLACEMENT AND RELATED WORK ON EPPINGTON DRIVE AND MACMILLAN DRIVE; AND RATIFYING ALL ACTIONS TAKEN ENTERING INTO AN AGREEMENT WITH SAID CONTRACTOR TO COMPLETE PHASE ONE AND PHASE TWO OF THIS PROJECT FOR AN AMOUNT NOT TO EXCEED \$2,603,399.12, WHICH IS THE CONTRACT AMOUNT OF \$2,366,726.47, PLUS A 10% CONTINGENCY AMOUNT OF \$236,672.65.

**Attachments:** [R26-19](#)

Deputy City Manager Kellum explained that there were a total of seven (7) bids for this project and the bid of L.J. DeWeese was the lowest and best bid.

Mayor Page requested a Motion to approve Resolution No. R26-19. A Motion was made by Vice Mayor Brown, seconded by Council Member Kelley, Jr., and the Motion CARRIED by the following vote:

**Aye:** 7 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley, Vice Mayor Brown and Mayor Page

[R26-22](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AMENDING RESOLUTION NO. R25-75 ADOPTED ON DECEMBER 1, 2025, TO CORRECTLY EXPRESS THE DOLLARS FOR EACH \$100,000 OF THE COUNTY AUDITOR'S MARKET VALUE.

**Attachments:** [R26-22](#)

[Attachment](#)

Law Director Conard explained that the Ohio legislature made a change to reflect the amount to be collected for a levy in increments of \$100,000 because it makes it easier for property owners to better understand the cost. Therefore, the City needs to reflect this change by amending the original resolutions.

Mayor Page requested a Motion to approve Resolution No. R26-22. A Motion was made by Vice Mayor Brown, seconded by Council Member Kelley, Jr., and the Motion CARRIED by the following vote:

**Aye:** 7 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley, Vice Mayor Brown and Mayor Page

[R26-23](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AMENDING RESOLUTION NO. R26-02 ADOPTED ON JANUARY 5, 2026, TO CORRECTLY EXPRESS THE DOLLARS FOR EACH \$100,000 OF THE COUNTY AUDITOR'S MARKET VALUE.

**Attachments:** [R26-23](#)

[Attachment](#)

Law Director Conard explained that the Ohio legislature made a change to reflect the amount to be collected for a levy in increments of \$100,000 because it makes it easier for property owners to better understand the cost. Therefore, the City needs to reflect this change by amending the original resolutions.

Mayor Page requested a Motion to approve Resolution No. R26-23. A Motion was made by Vice Mayor Brown, seconded by Council Member Clark, and the Motion CARRIED by the following vote:

**Aye:** 7 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley, Vice Mayor Brown and Mayor Page

## IX. Old and New Business

There was no old or new business presented.

## X. Comments

- A. PUBLIC COMMENTS: To comment on a topic not scheduled for a Public Hearing, please fill out a Speaker Form and return it to the Clerk of Council BEFORE the start of the meeting. When called upon, proceed to the microphone, state your name and address, and proceed with your comments. You will have three (3) minutes to speak.

Mr. James Wright of 926 Olive Road shared that he acquired this property approximately two (2) years ago, at which time he had an agreement with the former Mayor that if he would get the water and other utilities turned on, the property would be taken off the list to be condemned. He stated that when Mr. Fuller was with the City, he told him he would have to obtain a construction permit, but he doesn't believe there is a problem with the house - it is in good shape - the roof doesn't leak, the foundation is in good shape, the building is in really good shape, and he doesn't see why the City would spend a bunch of money to tear down the house, when he could improve the house for a quarter of that cost. He is wanting to make this his personal residence. Mr. Wright shared that he owns a business and he would like to open it in Trotwood to help the City grow; he wants to be a resident of Trotwood and help other residents. He went on to say that he has been in and out of Trotwood over the last five (5) years and he simply wants to help residents, including older residents who may not be able to do their own repairs and maintenance. Mr. Wright stated he needs his house opened so he can get it reappraised to turn the electric on. He explained that he obtained a permit about a year ago, but was unable to turn on the electric due to personal reasons. Mr. Fuller told him he is not allowed to go on the property, so he is asking for permission from the City to go on the property so he can get an inspection done, and within two (2) months, he can make the house livable.

Mayor Page instructed Mr. Wright to work with Tyler Hauck to address his situation. She thanked Mr. Wright for coming forward and bringing his concern to Council. Mr. Wright stated he spoke with Tyler, who said he was waiting on a decision from the higher ups.

- B. Clerk of Council

There were no announcements.

- C. City Manager

City Manager Pope asked residents to pay close attention to electric rates and how they are exorbitantly expensive. He explained that the City is in an electric aggregation program with about 17 other communities. He advised residents to contact PUCO (Public Utilities Commission) because they are allowing AES to raise their rates even though communities are trying to find ways to save residents money. City Manager Pope stated that the City is doing the best they can to help residents save money, then reiterated that residents need to contact PUCO.

**D. Council Members**

Council Member Kelley gave an update on his concern with residents being turned away from voting. He shared that he filed a complaint with the Montgomery County Board of Elections, who then met with the NAACP, who wants this to be a state and/or national issue, and he agrees. Council Member Kelley said they are collecting the names and contact information of those affected on November 4th. He added that he is fearful of what may happen at the mid-terms, and he believes this community was targeted through these actions.

Council Member Moore shared that she attended a presentation on mental health on February 5th at Gateway Cathedral. She explained the panelists work in the field and they addressed mental health myths and stigmas. She added that several community people, along with some from outside of Trotwood, along with two judges, raised several questions. She said it was very enlightening and it was not about what is proposed for Trotwood, but rather the area of mental and behavioral health. Council Member Moore went on to say that it gave people knowledge about those environments and many questions were answered.

Council Member Finley stated she is hoping there will be more informational sessions as there are people who would like to better understand how this type of facility may affect the community. She then asked for an update on the concerns raised about trailer parking. City Manager Pope shared that staff has worked on revisions to the regulations, but in the meantime, they have halted issuing notices. He went on to say that after researching other community's regulations and best practices, they will be recommending residents be allowed to park their trailers on their property and in their driveway, but that they will not allow parking on the street due to site distance concerns.

Council Member Finley then asked about enhancing Christmas lighting this year. City Manager Pope explained that in the past, volunteer groups would decorate for the holidays and gave the example of how the Historical Society used to decorate the Depot, but unfortunately many members of that group are aging and unable to do some of the things they used to. City Manager Pope shared that the City will be hanging veteran banners in the near future.

Council Member Finley asked the community to support the many new restaurants in Trotwood i.e. Palmer's Place, Mar'Tae, Nimbus Cafe, New York Pizzeria, etc. She then announced that for those who bring her a receipt from a Trotwood restaurant through the month of March, she personally will give them 10% back.

**E. Mayor**

Mayor Page announced a new business called Poppin Freshh located in Consumer Square and encouraged everyone to try it out.

Mayor Page shared that the Black History Month program held last Saturday was excellent, and she thanked Charles Wheeler for doing a great job on putting it together. She added that there were so many people they had to add chairs; and many of those who attended were from outside of Trotwood.

**XI. Adjourn**

**Mayor Page adjourned the meeting at 7:50 p.m.**