

City of Trotwood

3035 Olive Road
Trotwood, Ohio 45426
937.837.7771
www.trotwood.org



Meeting Minutes - Final

Monday, February 3, 2025

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 R. Brown, Ward 4
Council Member Bettye L. Gales, 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.

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 Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

STAFF MEMBERS PRESENT: City Manager Quincy Pope, Clerk of Council Kara Landis, Deputy City Manager Stephanie Kellum, Law Director Chris Conard, Finance Director Chris Peeples, Assistant Finance Director Julie Kilbarger, Fire Chief Richard Haacke, Deputy Fire Chief Chad McInturff, Police Chief Erik Wilson, Deputy Chief Mark Ecton, Planning and Zoning Administrator Tyler Hauck, and Income Tax Supervisor Sue Bowman.

VISITORS PRESENT: JoAnne Orihood, Shane English, Crystal Commodore, Larry Bryant, Thomas Grady, Waldo Littejohn, Constance Johnson, Jackee Gist-Momin, Janet Foote, Yoonmee Hampson, Karla Merchant-Parrish, Terry Dixon, Tae Winston, and Mary Dunlap.

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 Moore, and the Motion **CARRIED** by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

VI. Special Presentations and Recognitions[PR01-25](#)

Recognition of the Trotwood Fire and Rescue Department
for participating in Grain Safety Awareness Training
Recognized by Leeoria Willis, Educator
Ohio State University Extension
Agriculture and Natural Resources Program

Ms. Leeoria Willis, an educator with the Ohio State University Extension Office, presented the Trotwood Fire and Rescue Department with a Proclamation for participating in their Grain Safety Awareness Training.

VII. Consent Agenda

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

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

[SR25-05](#)

Minutes from the January 6, 2025 Regular City Council Meeting.

Attachments: [2025-01-06 DRAFT Meeting Minutes](#)

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

[SR25-06](#)

Minutes from the January 21, 2025 Special City Council Meeting.

Attachments: [2025-01-21 DRAFT Meeting Minutes](#)

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

[R25-12](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL ADOPTING THE 2024 MONTGOMERY COUNTY NATURAL HAZARD MITIGATION PLAN IN CONJUNCTION WITH THE MONTGOMERY COUNTY OFFICE OF EMERGENCY MANAGEMENT.

Attachments: [R25-12](#)
[R25-12 State Approval Letter](#)

This Resolution was approved.

[R25-14](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPROVING REVISIONS TO THE BYLAWS OF THE FIRST SUBURBS CONSORTIUM OF DAYTON OHIO, A COUNCIL OF GOVERNMENTS.

Attachments: [R25-14](#)
[R25-14 Exhibit A](#)

This Resolution was approved.

[R25-16](#)

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: [R25-16](#)
 [R25-16 Exhibit A](#)

This Resolution was approved.

VIII. Open Public Hearings

To comment during a Public Hearing, please fill out a Speaker Form and return it to the Clerk of Council BEFORE the start of the meeting. When instructed, you will be asked to step to the microphone, state your name and address, and proceed with your comments. Only comments relating to that specific Ordinance are permissible. You will have three (3) minutes to speak.

Mayor Page requested a Motion to open the Public Hearings. A Motion was made by Vice Mayor Brown, seconded by Council Member Gales, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

IX. Ordinances[OR01-25](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL TRANSFERRING 5.148 ACRES OF LAND LOCATED WITHIN THE SHERWOOD PARK TRACT, PARCEL ID NO. R72 16101P0000, BY QUIT CLAIM DEED TO FIVE RIVERS METROPARKS TO EXTEND THE WOLF CREEK RECREATIONAL TRAIL FOR THE PUBLIC'S BENEFIT AND DECLARING THE PROPERTY SURPLUS.

Attachments: [OR01-25](#)
 [OR01-25 Exhibit A](#)

City Manager Pope explained that this parcel of land was in Madison Township before being annexed into the City of Dayton. When Madison Township merged with the City of Trotwood, the City then became the owner of the 5.148 acres of land. He shared that he and the Mayor did a site visit and agreed that there is nothing the City can do with this parcel located in the City of Dayton.

Law Director Conard shared that he was contacted by counsel representing Five Rivers MetroParks about transferring this property to them so that they can connect the trails for the public's use. He explained that after a title search was performed, it was determined that this orphaned property was most likely owned by the City of Trotwood.

Mayor Page asked Clerk Landis if there were any public comments on this ordinance. Clerk Landis advised that there were no public comments.

Council Member Finley asked Law Director Conard if the City has been maintaining the property. Law Director Conard explained that technically it would be the City's responsibility; however, the land had never been used by the City. City Manager Pope answered stating that no, the City of Trotwood did not even know they owned the land. He added that the area is very hard to get to because there is a lot of brush and trees. He believes the City of Dayton most likely maintained the land not knowing they didn't own it.

Council Member Moore asked City Manager Pope how this land was discovered. City Manager Pope explained that counsel for Five Rivers MetroParks contacted Law Director Conard.

Mayor Page added that she was adamant about viewing the property to make sure it was land that the City could not use. She stated that after physically seeing the property, she is confident there is nothing the City could do with the land.

Council Member Pearson asked if there is a time frame for how long it is going to take to complete the trail project. Ms. Carrie Scarff, Chief of Planning and Projects for Five Rivers MetroParks, shared that this parcel is key to extending the parkway to Hickory Dale Park in the City of Dayton, and then on into Trotwood, which would then connect the City of Trotwood to the largest paved trail in the nation. She shared that construction should begin next year and will probably take a couple of years to complete.

Council Member Finley asked about their next publication and is hoping there is an opportunity to spotlight the City of Trotwood. Ms. Scarff stated that she would share Council Member Finley's request with their marketing director.

Council Member Finley asked Law Director Conard if the City will be relinquished of any liability if Council approves the legislation authorizing the Quit Claim Deed. Law Director Conard answered yes.

Mayor Page requested a Motion to approve Ordinance No. OR01-25. A Motion was made by Council Member Gales, seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

X. Close Public Hearings

Mayor Page requested a Motion to close the Public Hearings. A Motion was made by Vice Mayor Brown, seconded by Council Member Finley, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

XI. Resolutions

[R25-13](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPOINTING SEVEN (7) MEMBERS TO THE COMPENSATION BOARD FOR THE CITY OF TROTWOOD.

Attachments: [R25-13](#)
[R25-13 Exhibit A](#)

Law Director Conard explained that a few years ago a Charter amendment was made that called for the periodic review of the salaries of the Mayor and Council. He shared that the committee is made up of seven (7) citizens who will meet and make a recommendation to Council. He added that any approved salary increase would not take effect until each member of Council went through an election cycle - there are no in-term raises.

Council Member Moore asked if this is the first review since the Charter was amended. Law Director Conard stated that this is the second review, but the first body appointed with the Charter amendments, to include no in-term raises. He added that should the commission recommend a change, Council does not have to accept their recommendation; Council has to vote on the Board's recommendation. He went on to say that the Compensation Board is simply an independent body to remove any appearance of bias or benefit to any member of Council.

Clerk Landis read the names of the seven registered electors recommended by Council Members. Mayor Page nominated Adrienne Heard; Vice Mayor Brown nominated Scott Thomasson; Council Member Gales nominated Katrina

Coleman; Council Member Moore nominated Shane English; Council Member Clark nominated Cheryl Wheeler; Council Member Finley nominated Rap Hankins, and Council Member Pearson nominated Marcus Rutherford.

Mayor Page requested a Motion to approve Resolution No. R25-13. A Motion was made by Council Member Moore, seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

[R25-15](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL IMPOSING A MORATORIUM UP THROUGH AND INCLUDING FEBRUARY 28, 2026, ON THE ACCEPTANCE OF APPLICATIONS FOR, AND THE ISSUANCE OF, ANY NEW ZONING PERMITS FOR GROUP HOMES IN THE CITY OF TROTWOOD.

Attachments: [R25-15](#)

City Manager Pope explained that the City has received an enormous amount of applications for group homes and he understands that group homes are impacting this community. He added that the State has decided to consider further updates to the current regulations.

Deputy City Manager Kellum shared that the City has had concerns with group homes since at least 2022, and that they have reached out to neighboring communities to see if they are experiencing the same issue with extensive group home applications. She explained that Representatives Plummer and White have introduced House Bill 583, which outlines concerns relating to the care and supervision of young people. She stated that Montgomery County has 80 of the state's 200 youth group homes and went on to say that the City of Dayton and the City of Trotwood are the primary locations for these homes. She shared that in 2023, the City worked with the law director to add certain restrictions to the City's code, for instance they cannot be within 500 feet of each other, and that while the added regulation have slowed the process, now that Dayton has a moratorium, which has since been extended, the City of Trotwood is receiving an influx of applications.

Planning and Zoning Administrator Tyler Hauck stated that the City of Trotwood has more applications for new group homes this month than from all of last year. He shared that when he recently spoke with the Ohio Department of Jobs and Family Services (ODJFS) they advised him that there is a lot of interest in placing group homes in the City of Trotwood, especially with Dayton's moratorium.

Council Member Moore asked how many group homes there are in the City of Trotwood. Administrator Hauck stated that there are 28 registered group homes in the City of Trotwood; however, he explained that there are some group homes that are not registered at this time. He explained that when talking with ODJFS, they indicated a recent policy shift that requires zoning approval PRIOR to issuing a license, which has not been their process, so some group homes have slipped through the cracks. Council Member Moore asked if registration was not a condition. Deputy City Manager Kellum explained that some governmental entities have been creative with their language, and gave

the example of what they called a supported living home, a home where people who happen to not be natural relatives live. She believes that such living arrangements do meet the definition of a group home because they still require a license and specific certifications governed by the State.

City Manager Pope stated that the reason for the influx is because applicants now have to come to the City, whereas they haven't had to do so in the past, and he believes the City should be allowed to determine what they want and don't want.

Deputy City Manager Kellum added that as part of the new Bill, they are proposing that information be shared with schools so they can be better prepared to serve those students; they go back to notifying communities of applications; and they consider placing youth closer to their permanent residence.

Law Director Conard added that "group homes" is not a legal term, it is a catch all term that bundles all types of housing for various types of living environments such as at-risk youth, developmental disabilities, halfway houses, etc. and that Dayton and Trotwood are getting a huge amount of applications. He added that the housing authority is also very interested in these regulations because they are opposed to the clustering of group homes, which creates a stigma, and because the responsibility associated with group homes should be shared across the state in some equal way.

Law Director Conard discussed partnering with Dayton to consider a workshop to better understand the very complicated laws. He stated that another reason these regulations need to be reviewed is because there are a number of people wanting to open a group home who do not understand the responsibilities involved and cannot offer the proper care. He explained that this pause needs to happen because it is a very broad and complicated issue and he again encouraged a workshop once the State provides more direction so that Council can be as informed as possible before making a decision on how to move forward.

Council Member Gales asked if the City will bring all group homes into compliance when the new rules go into effect. Administrator Hauck advised that the City already does yearly reviews of the registered group homes and as state laws change, staff will ensure that all are in compliance with any new regulations.

Council Member Pearson shared that his background is with the Department of Youth Services and Montgomery County Juvenile Court; therefore, he feels he can speak on this topic with expertise. He stated that part of the problem is that the County feels like they can bully the school saying they have to enroll students in school. However, he explained that all students have to provide the same information in order to be enrolled, but because no one is regulating this process, no one is pushing back. He shared that a lot of the students have emotional needs that the school systems are not equipped to handle. Council Member Pearson believes that there are safeguards in place, and as a community we have to make sure everyone abides by the rules.

Council Member Gales shared that she also works for the school system and was told by a case worker in Columbus that they had no where else to place a

certain student and that Trotwood is the place because they have the openings.

Council Member Pearson clarified that he believes group homes are needed and that when kids are taken from their home someone has to fill the parental role; they just need to be regulated and monitored better so kids can be properly served. A lot of kids are not bad kids, they just have a lot of issues.

Council Member Finley asked Law Director Conard if the language in the resolution should be changed to include a broader scope based on Deputy City Manager's information about the differing definitions. Law Director Conard feels the resolution is already broadly phrased and captures the categories we can control. He added that the legislation is modeled after Dayton's moratorium; it will accomplish what we want to do.

City Manager Pope shared that he has discussed this issue with Trotwood Madison School District Superintendent Marlon Howard, who confirmed that the school district is being impacted as is the community.

Mayor Page commented that there are kids in homes that we know need help, and there are also kids in homes with parents who need help. She explained that as a City we have to make sure everyone is taken care of and that the City must do their due diligence to make sure this issue is properly addressed. Mayor Page went on to say that while the State, and the City, are going through this research process, it only makes sense to pause in order to get it right so to control any concentration of what could happen, which would affect the entire City.

Mayor Page requested a Motion to approve Resolution No. R25-15. A Motion was made by Council Member Moore, seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

XII. Old and New Business

There was no old or new business presented.

XIII. 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.

There were no public comments.

B. Clerk of Council

There were no announcements.

C. City Manager

City Manager Pope shared that because recent federal decisions are causing anxiety as to how certain projects will be funded, he wanted everyone to know that he received a notice from FEMA advising that a judge issued an injunction blocking the blanket freeze on federal funding. Therefore, federal funds will be used to resurface Denlinger Road and the work is scheduled to begin this Spring. City Manager Pope added that he will keep the Mayor and Council, and the public, informed as he receives updates.

D. Council Members

Council Member Gales welcomed Council Member Pearson.

Council Member Moore also welcomed Council Member Pearson.

Vice Mayor Brown welcomed Council Member Pearson and expressed that she is looking forward to working together.

Council Member Finley asked City Manager Pope for an update on Consumer Square. City Manager Pope explained that Consumer Square has been a nuisance for some time and a lawsuit was filed against the previous owner, who then filed bankruptcy so the property went to auction. He stated that City staff have been meeting with the new owner and that the Code Enforcement Division has issued various citations because the property remains obsolete and in terrible condition. He shared that they are working with the law department on next steps because the legal process starts over with the new owner. City Manager Pope added that he met with the new owner, who expressed concerns over City Manager's comments in the newspaper, and City Manager Pope made it clear to the owner that he has two choices, to either demolish the buildings or bring in the desired type of development. City Manager shared that a recent e-mail was sent from the Planning Administrator requesting from the new owner, the required documents and site plans, which he has not provided. He explained that he will continue to take action in order to bring the space into compliance with what the community deserves. He ended by reminding the public that the City does not own Consumer Square.

Council Member Moore shared her appreciation with the law director for answering a lot of her questions regarding group homes. She also thanked Deputy City Manager Kellum for reviewing the statistics and discussing the current issues.

E. Mayor

Mayor Page explained that all of the people on the dais are working for the entire community as the constitutes are number one in the hierarchy. She stated that Trotwood is one of only a few communities, if not the only community, where you can speak directly with the mayor, council, city manager, clerk, etc. to ask your questions and share your concerns.

Mayor Page commented that she is grateful to have a full council as the number seven represents completion. She shared how hard the City Manager, Deputy City Manager, and City staff work to keep the City running, and they do it very well with the resources we have.

Mayor Page thanked Council Member Pearson for going through the interview process and she welcomed him to Council with open arms.

XIV. Adjourn

Mayor Page adjourned the meeting at 7:20 p.m.