

City of Trotwood

3035 Olive Road
Trotwood, Ohio 45426
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Meeting Minutes - Draft

Monday, April 7, 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

Vice Mayor Brown 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: Deputy City Manager Stephanie Kellum, Clerk of Council Kara Landis, Law Director Chris Conard, Finance Director Chris Peeples, Fire Chief Richard Haacke, Deputy Fire Chief Chad McInturff, Police Chief Erik Wilson, Deputy Police Chief Mark Ecton, Planning and Zoning Administrator Tyler Hauck, and Marketing Coordinator Charles Wheeler.

VISITORS PRESENT: JoAnne Orihood, Crystal Commodore, Shane English, Crystal North, Kathy Walker, Carrie Poston, Tom Grady, Ericolis Kelley Sr., Wendy Moeller, Adrienne Heard, Janet Foote, Lacey Wilson, Scott Thomasson, Karla Merchant-Parrish, Lehman Webb, Carmen Webb, and Thaddeus McCants.

V. Approve the Agenda

Mayor Page requested a Motion to approve the Agenda. 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

VI. Special Presentations and Recognitions[PR06-25](#)

Black History Month Contest Winners
*Presented by Mayor Yvette F. Page and
Charles Wheeler III, Marketing Coordinator
Parks and Recreation Department*

Marketing Coordinator Charles Wheeler joined Mayor Page to recognize the winners of the Black History Month Expression Contest.

Miss Jaida Wilson, a freshman at Trotwood-Madison High School, shared her artwork entitled "USA African American Labor."

Miss Mary Ely-Holden, a senior at Trotwood-Madison High School, read her poem entitled "In Work We Achieve."

Marketing Coordinator Wheeler presented on behalf of Eva Johnson-Woods, also a senior at Trotwood-Madison High School, her artwork entitled "Holding up American Labor."

Mayor Page and City Council congratulated the winners and presented certificates to those in attendance.

[PR07-25](#)

Report of the 2025 Compensation Board
Presented by the 2025 Compensation Board
Katrina Coleman, Chair
Marcus Rutherford, Vice Chair

Members of the 2025 Compensation Board presented their Report to City Council, with Chair Katrina Coleman introducing the Board Members and Member Shane English gave an overview of the Board's recommendation, which is to:

1. Terminate the per diem compensation for the mayor of \$50.00 per non-professional development activities, up to \$500.00 per month.
2. Increase the base salary of the mayor to \$15,000.00 per year, to be paid in equal monthly installments.
3. Increase the base salary of council members to \$10,000.00 per year, to be paid in equal monthly installments.

Member English reiterated that any approved compensation increase is to be effective at the commencement of a new term for each elected position.

Mayor Page thanked the Board for their time and announced that Member Rap Hankins contacted her and other members of Council advising of his absence, and that he wanted to be sure everyone knew that he enjoyed working with the members and appreciated being a part of the Board.

VII. Consent Agenda

Mayor Page requested a Motion to approve the Consent Agenda. A Motion was made by Council Member Moore, 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

[SR25-10](#)

Minutes from the March 3, 2025 Regular City Council Meeting.

Attachments: [2025-03-03 DRAFT Meeting Minutes](#)

The meeting minutes were approved and will be filed in accordance with the

City's Retention Schedule.[SR25-11](#)

Minutes from the March 17, 2025 Council Workshop Session.

Attachments: [2025-03-17 DRAFT Meeting Minutes](#)

The meeting minutes were approved and will be filed in accordance with the City's Retention Schedule.

[R25-27](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL GRANTING A TEMPORARY EASEMENT ON CITY-OWNED PROPERTY KNOWN AS 5345 OLIVE ROAD, PARCEL ID NO. H33 02103 0066, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A TEMPORARY EASEMENT AGREEMENT.

Attachments: [R25-27](#)
 [R25-27 Exhibit 1](#)

Resolution No. R25-27 was approved.

[R25-28](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPOINTING CRYSTAL COMMODORE TO THE CIVIL SERVICE BOARD FOR THE CITY OF TROTWOOD.

Attachments: [R25-28](#)

Resolution No. R25-28 was approved.

[25-06](#)

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 of the Trotwood Planning Commission to repeal Section 1123.02 "Definitions" of the Trotwood Codes of Ordinances, and to enact new Section 1123.02 "Definitions" to define certain words and terms utilized in the Zoning Code in order to assist in the interpretation of the provisions, regulations, and standards.

The Motion was approved and a Public Hearing will be scheduled.

[25-07](#)

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 of the Trotwood Planning Commission to repeal Appendix B "Schedule of Permitted and Conditional Uses by District" of the Trotwood Codes of Ordinances, and enact a new Appendix B "Schedule of Permitted and Conditional Uses by District" to align permitted and conditional uses with the 2025 Comprehensive Land Use Plan.

The Motion was approved and a Public Hearing will be scheduled.

[25-08](#)

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance repealing

current Section 1166.02 "Application Procedure" of the Trotwood Codes of Ordinances, and enacting new Chapter 1166.02 "Application Procedure" to include a wait period for resubmissions.

Attachments: [25-08 DRAFT Exhibit A](#)

The Motion was approved and a Public Hearing will be scheduled.

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 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

IX. Ordinances[OR02-25](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO REPEAL THE 1999 COMPREHENSIVE LAND USE PLAN FOR THE CITY OF TROTWOOD, OHIO, AND ALL AMENDMENTS THERETO, IF ANY, AND CURRENT SECTION 1103.05 "COMPREHENSIVE COMMUNITY DEVELOPMENT PLAN" OF THE TROTWOOD CODES OF ORDINANCES; AND TO ENACT THE 2025 COMPREHENSIVE LAND USE PLAN FOR THE CITY OF TROTWOOD, OHIO, AND NEW SECTION 1103.05 'COMPREHENSIVE LAND USE PLAN' OF THE TROTWOOD CODES OF ORDINANCES.

Attachments: [OR02-25](#)
 [OR02-25 Exhibit A](#)
 [OR02-25 Exhibit B](#)

Deputy City Manager Kellum reviewed the steps that were taken to evaluate the current Comprehensive Land Use Plan in order to prepare the proposed 2025 Comprehensive Land Use Plan. She added that all recommendations from Council and the Planning Commission were incorporated into the proposed Plan.

Clerk Landis advised that there were no public comments on this ordinance.

Mayor Page requested a Motion to adopt Ordinance No. OR02-25. 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

[OR03-25](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL REPEALING CURRENT SECTION 1125.08 "ZONING TEXT AND MAP AMENDMENTS" OF THE TROTWOOD CODES OF ORDINANCES, AND ENACTING A NEW SECTION 1125.08 "ZONING TEXT AND MAP AMENDMENTS" TO INCLUDE A WAIT PERIOD FOR RESUBMISSIONS.

Attachments: [OR03-25](#)
 [OR03-25 Exhibit A](#)

Deputy City Manager Kellum explained that staff determined the need to implement a wait period for resubmissions of applications containing the same materials that were previously not approved by the Planning Commission. She stated that after working with the law director, staff recommends applicants must wait 12 months before resubmitting their application, unless there are substantial changes to their original submission.

Clerk Landis announced there were no public comments on this ordinance.

Mayor Page requested a Motion to adopt Ordinance No. OR03-25. 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

[OR04-25](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL REPEALING CURRENT CHAPTER 1129 "VARIANCES" OF THE TROTWOOD CODES OF ORDINANCES, AND ENACTING A NEW CHAPTER 1129 "VARIANCES" TO INCLUDE A WAIT PERIOD FOR RESUBMISSIONS AND DECISION STANDARDS.

Attachments: [OR04-25](#)
 [OR04-25 Exhibit A](#)

Deputy City Manager Kellum stated that this ordinance also implements the same wait period as Ordinance No. OR03-25, it simply applies to another section within the Trotwood Codes of Ordinances.

Clerk Landis announced there are no public comments on this ordinance.

Mayor Page requested a Motion to adopt Ordinance No. OR04-25. 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

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 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

XI. Old and New Business

There was no old or new business presented.

XII. 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.

Ms. Crystal North with Shiloh Springs Care Center, which now goes by Aventura at Shiloh Springs, shared how the facility has new future goals that will improve the poor reputation they've developed over the past years. She shared that they are moving in a new direction and that their main goal is to serve seniors and the aging population in order to meet their needs.

Ms. North commented that their sister facility, Carriage Inn located in Dayton, opened a new dementia unit today in order to meet a specific need in the community. She stated that she would like to see the Shiloh Springs Care Center, which is located in Trotwood, become an active part of the City and participate in events.

Council Member Finley thanked Ms. North for coming, then asked if the Shiloh center is a rehabilitation or full-time residential facility. Ms. North explained that the facility serves as both, and that they also offer out-patient rehab, to include physical and occupational therapy.

Council Member Finley asked how many residents live at the facility. Ms. North stated that there are currently 56 residents, with capacity for 84. Council Member Finley asked how many employees work at the facility. Ms. North stated they have approximately 78 employees, and shared that she is looking to hire Trotwood residents.

Council Member Moore asked about Aventura and the company's plans for future expansion. Ms. North advised that at this time, they do not have any plans to expand in the Dayton/Trotwood area, but that they have several facilities throughout Ohio.

Mayor Page asked about the cottages next door to the current complex. Ms. North shared that they used to own them, but they no longer do; she added that she does not know who owns them.

Deputy City Manager Kellum suggested Ms. North contact Marketing Coordinator Charles Wheeler in order to learn of upcoming events, as well as Jamaica White who is currently working on an age-friendly survey.

Council Member Pearson asked if the out-patient services were available only by referral or do they accept walk-ins. Ms. North advised one would need an order to be considered for services.

Mayor Page thanked Ms. North for being transparent about the facility.

Mr. Ercolis Kelley of 820 Chandler Drive questioned development in the community and while he sees some things being built, he asked if there would be any new businesses like Sheetz, or restaurants, or, if he will have to continue spending his money outside of the community. Mayor Page referred

Mr. Kelley to the City's website for information, and advised that the City Manager, Deputy City Manager, and she would like to sit down with him to further discuss his concern.

B. Clerk of Council

Clerk Landis made the following announcements:

Tomorrow, Tuesday, April 8th, everyone is invited to attend "Coffee with a Cop". This event is an opportunity to bring together police officers and the community they serve, to discuss issues and learn more about each other. The event is from 8:00 a.m. to 10:00 a.m. and will be held at Pleasantwood Senior Apartments (formerly Friendship Village) located at 5790 Denlinger Road.

On Saturday, May 3rd, the Trotwood Fire and Rescue Department is hosting a Drive-Up Car Seat Inspection Event. This event will be from 10:00 a.m. to 2:00 p.m. at Fire Station 72 located at 5469 Little Richmond Road. Parents, grandparents, relatives, and guardians are encouraged to come by for a free car seat check by a certified technician who will ensure your car seat is installed correctly.

Also on Saturday, May 3rd, beginning at 10:00 a.m., there will be a Community Clean-Up event in the Olde Town/Broadmoor area. The City is seeking volunteers and organizations to help; supplies will be provided. Please contact Marketing Coordinator Charles Wheeler with questions or to register. He can be reached at 937-854-7228 or by e-mail.

On Saturday, May 17th from noon to 2:00 p.m., the City will hold a Touch-a-Truck and Bike Helmet Giveaway event at Madison Park. This event serves as an opportunity for the community to meet their public service crews and interact with their equipment first hand. Participants include the Trotwood Police Department, Trotwood Fire and Rescue Department, Trotwood Public Works Department, and the Parks and Recreation Department; as well as Equipment Share, American Legion Post 613, Dayton Children's Hospital, Power Gaming LLC, Drive Electric Dayton, and United Wheels. Please contact Mr. Wheeler for more information.

C. City Manager

Deputy City Manager Kellum reminded residents that it is now grass season and they must keep their lawn mowed. She stated that per City ordinance, grass must be kept below 8 inches.

In addition, Deputy City Manager Kellum shared that crews are starting with litter pick up and this initiative includes more than staff. She added that residents are encouraged to participate in order to keep the community clean.

D. Council Members

Council Member Moore thanked the Compensation Board for volunteering their time and energy to help with the initiative. She commented that she thought it would take more time, and she appreciates their due diligence to accomplish the task at hand in the time frame they did.

Council Member Moore also thanked Ms. North for her comments and for being a good community partner.

Council Member Gales asked Council to consider partnering with Trotwood Schools for a couple meetings a year as they have done in past years. She believes it is beneficial for both bodies to know what is going on with the other. Mayor Page asked Council Member Gales to serve as a liaison if the idea came to fruition; she agreed.

Council Member Finley asked that the announcements be sent to the press so that residents are aware of upcoming events. Clerk Landis advised that most of the information has already been published in the newsletters and with flyers, and it is on the City's website, and that tonight's announcements were simply another effort to capture everyone. She agreed she would be sure that the information has been disseminated. Council Member Finley asked if they have been sent to the media. Deputy City Manager confirmed that the information has been submitted to the media and that it depends on the media's interest and other newsworthy stories as to what they promote. She went on to explain that the information also appears on social media and other highly visible groups, and it is also shared with the schools. Council Member Finley suggested using the one-call system and Deputy City Manager explained that the one-call service is supposed to be for emergencies and high priority service-related information such as changes to the trash pickup schedule. She added that sometimes overuse can cause participants to get upset and unsubscribe, which means they will miss out on future emergency and high priority service-related information.

E. Mayor

Mayor Page asked Fire Chief Rick Haacke to come forward. She then acknowledged how proud she is of his accomplishment in achieving the credential of Chief Fire Officer through CPSE, the organization that accredits fire departments and personnel. Chief Haacke acknowledged that he is one of 2,030 in the world and there are over 29,000 fire departments in the United States alone. He added that they are encouraging other command staff to work toward the credential as well.

Chief Haacke then announced that the department was just awarded, for the third year, the gold standard for fire policy management meeting, with all criteria being met within 95% of perfection.

Mayor Page believes the City has an outstanding Police Department and Public Works Department, and that the City operates with a top-notch staff. She referred to Council Member Moore's comment about how efficient the Compensation Board was and that she feels a part of that is because this Council is easy to work with. She added that Council did not address anything with the Compensation Board, they simply made their recommendation and appointed the Board, but the Board held their own meetings and drafted their own recommendation based on the information they were given and reviewed.

XIII. Adjourn

Mayor Page confirmed that all minds were clear and the meeting was adjourned at 7:20 p.m.