

# City of Trotwood

3035 Olive Road  
Trotwood, Ohio 45426  
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[www.trotwood.org](http://www.trotwood.org)



## Meeting Minutes - Draft

**Monday, June 2, 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, Law Director Chris Conard, Deputy City Manager Stephanie Kellum, Finance Director Chris Peeples, Assistant Finance Director Julie Kilbarger, Deputy Fire Chief Chad McInturff, Police Chief Erik Wilson, Deputy Police Chief Mark Ecton, and Tax Supervisor Sue Bowman.

**VISITORS PRESENT:** Shane English, Crystal Commodore, Sister Martha Bertke, Sister Mary Garascia, Marie Battle, JoAnne Orihood, Larry Bryant, John Zappia, Mike Fields, Joseph Moore, Karla Merchant-Parrish, Jayden Buycks, Tom Grady, and Azhani Caesar.

**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 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

## VI. Special Presentation

### [PR10-25](#)

The 2024 Annual Report of the Trotwood Police Department  
*Erik Wilson, Chief*

Attachments:     [PR10-25 Annual Report](#)

Police Chief Erik Wilson presented the 2024 Annual Report of the Trotwood Police Department.

Council Member Finley asked what the Department's retention rate is for staff. Chief Wilson advised that across law enforcement, it is a employee-market right now. He added that he has discussed this issue with several of his colleagues and they all agree officers are changing jobs solely for the money.

Chief Wilson added that he does not have statistics regarding retention; however, he believes they average the same as other departments. He shared that should they lose an officer, they have a recruitment pool and are currently looking at four officers. He explained that the most recent salary adjustment approved by Council a little over a year ago has made a difference.

Council Member Gales asked if the department is notified when missing children are found. Chief Wilson shared that the department enters the missing child's information into the system, and when they are notified by a credible agency that a child has been found, the child's information is then removed from the system. Chief Wilson clarified that it doesn't matter if the juvenile is in foster care.

## VII. Consent Agenda

Council Member Finley stated that she had questions on Resolution Nos. R25-39 and R25-40 as listed on the Consent Agenda. Clerk Landis advised that the two resolutions will need to be removed from the Consent Agenda and placed under Section XII Resolutions in order to discuss the legislation.

Mayor Page requested a Motion to approve an amended Consent Agenda removing Resolution Nos. R25-39 and R25-40, placing them under Section XII Resolutions. 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

### [SR25-14](#)

Minutes from the May 5, 2025 Regular City Council Meeting.

Attachments:     [2025-05-05 DRAFT Meeting Minutes](#)

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

[R25-37](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO DECLARE CERTAIN OBSOLETE AND/OR SURPLUS INFORMATION TECHNOLOGY EQUIPMENT AS NO LONGER NEEDED FOR A PUBLIC PURPOSE AND AUTHORIZING SAID EQUIPMENT TO BE DONATED AND/OR OTHERWISE DISPOSED OF.

**Attachments:**     [R25-37](#)  
                              [R25-37 Exhibit A](#)

Resolution No. R25-37 was approved.

[R25-38](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL ACKNOWLEDGING THAT THE CITY-COSPONSORED EVENT IN RECOGNITION OF MOTHER'S DAY HELD ON FRIDAY, MAY 9, 2025, SERVED THE VALID PUBLIC PURPOSE OF PROMOTING STRONG COMMUNITY RELATIONS, AND THAT EXPENDITURES IN THE AMOUNT OF ONE HUNDRED FIFTY DOLLARS (\$150.00) WERE VALID PUBLIC EXPENDITURES.

**Attachments:**     [R25-38](#)

Resolution No. R25-38 was approved.

## VIII. First Reading

[25-12](#)

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 Compensation Board.

**Attachments:**     [2025 Comp Board Report Revised FINAL 2025-05-07](#)

Chair of the 2025 Compensation Board Katrina Coleman presented the Board's Report to Council setting forth the following revised recommendations, to be effective at the commencement of a new term for each elected position:

1. The optional per diem compensation for the mayor of \$50.00 per non-professional development activities up to \$500.00 per month shall be terminated.
2. The salary of the mayor shall be \$18,000.00 per year, to be paid in equal monthly installments.
3. The salary of council members shall be \$9,000.00 per year, to be paid in equal monthly installments.

Mayor Page requested a Motion to schedule a public hearing and to authorize the law director to draft an ordinance accepting the recommendation of the 2025 Compensation Board. 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

## **IX. 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 Council Member Gales, 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

## **X. Ordinances**

### [OR08-25](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL EXPRESSING THE CITY OF TROTWOOD'S INTENT TO NEGOTIATE JOINTLY WITH OTHER CITIES IN THE REGION ON A ONE-PRICE SCHEDULE UNDER WHICH ELECTRIC LIGHT SERVICES SHALL BE FURNISHED TO THE RESIDENTS OF THE CITY FOR THE PURPOSE OF STREET LIGHTING.

**Attachments:** [OR08-25](#)

City Manager Pope explained that this legislation will allow the City to express their intent to negotiate with other municipalities in the region for street lighting prices. He went on to explain that negotiating jointly allows for better bargaining power in order to receive lower rates. City Manager Pope explained that due to the merger, there are several areas in the City that do not have street lights and that most street lights are located on the connector and within the original boundaries of the City.

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

**Mayor Page requested a Motion to approve Ordinance No. OR08-25. 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

**XI. Close Public Hearings**

**Mayor Page requested a Motion to close the Public Hearings. A Motion was made by Council Member Moore, 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

**XII. Resolutions**[R25-41](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL FOR FINAL LEGISLATION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO PERFORM IMPROVEMENTS IN THE CITY OF TROTWOOD TO SHILOH SPRINGS ROAD FROM DIAMOND MILL ROAD TO OAKS ROAD, INCLUDING PAVEMENT PLANING, RESURFACING, AND PAVEMENT MARKING, PROJECT ID NO. 121597.

**Attachments:** [R25-41](#)  
[R25-41 Exhibit A](#)  
[R25-41 Contract](#)

City Manager Pope shared that this legislation will allow the City to contract with ODOT to resurface Shiloh Springs Road between Oakes Road and Diamond Mill Road. He commented that the City was awarded a grant to help pay for this project, which requires the City to pay 20%, or \$76,680. City Manager Pope stated that the total project will cost \$460,080, and this should be the final section of Shiloh Springs Road to be resurfaced.

**Mayor Page requested a Motion to approve Resolution No. R25-41. 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

[R25-39](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING A CITY-SPONSORED COMMUNITY MARKET, WHICH SERVES A VALID PUBLIC PURPOSE OF PROMOTING STRONG COMMUNITY RELATIONS, WITH EXPENDITURES NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00).

**Attachments:**     [R25-39](#)

City Manager Pope reiterated that legislation such as this are on the Consent Agenda strictly because the Auditor requires the City to notify the public that taxpayer dollars are being spent on certain events that serve a public purpose. He explained that as the City Manager he has a level of spending authority, it's only because of the type of expenditure that it is necessary to present the details to Council for approval.

Deputy City Manager Kellum stated that expenditures in the amount of \$500.00 for the Community Market include things like advertising, postings and flyers, and water for the vendors.

Council Member Finley thanked Deputy City Manager Kellum for the explanation and added that as stewards of citizen's dollars she wants to be sure they understand how their dollars are being spent.

Mayor Page clarified that the City's Community Market will be held at 5200 Salem Avenue, the former Sears parking lot. Deputy City Manager Kellum announced the Market begins July 3rd and goes through September.

Mayor Page requested a Motion to approve Resolution No. R25-39. 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

[R25-40](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING A CITY-SPONSORED COMMUNITY MOVIE NIGHT, WHICH SERVES A VALID PUBLIC PURPOSE OF PROMOTING STRONG COMMUNITY RELATIONS, WITH EXPENDITURES NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00).

**Attachments:**     [R25-40](#)

Deputy City Manager Kellum advised that expenditures for the City's Movie Night include fees for licensing in order to show the movie, as well as the rental of audio and visual equipment. Mayor Page asked if concessions will be available for purchase, to which Deputy City Manager Kellum answered yes.

Mayor Page requested a Motion to approve Resolution No. R25-40. 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

**XIII. Open Public Hearing**

To comment during the Public Hearing on the Petition to Appeal the Planning Commission's Decision in Case PL-2025-02, 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 stand and be sworn in. When it is your turn to speak, you will be asked to step to the microphone, state your name and address, and proceed with your comments. Only comments relating to this appeal are permissible. You will have three (3) minutes to speak.

Mayor Page requested a Motion to open the public hearing for Appeal 25-10. 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

**XIV. Petition to Appeal - Continued from 05/05/2025**

Clerk Landis instructed those wanting to comment during the public hearing to stand, along with the petitioners, and raise their right hand.

Mayor Page then administered an Oath of Truth.

Clerk Landis instructed those wanting to comment to state their name and address for the record when they are called to the podium, then they can proceed with their comments. She advised that only comments relating to this appeal are permissible and citizens will have three (3) minutes to speak.

Law Director Conard advised that this is a continuance of the quasi-judicial proceeding and deliberations from May 5, 2025 so that members of Council who weren't familiar with the property could drive by and view the premises. He stated that this would be the time for any questions from Council.

City Council had no further questions.

**XV. Close Public Hearings**

Mayor Page requested a Motion to close the public hearing. 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



**XVI. Deliberations on Petition to Appeal Planning Commission Decision  
in Case PL-2025-02**

Law Director Conard announced that Council would be entering into private deliberations. Deliberations lasted approximately 50 minutes, at which time Council returned to the dais.

[25-10](#)

AFFIRM, REVERSE, OR MODIFY THE DECISION OF THE PLANNING COMMISSION IN CASE PL-2025-02 on February 25, 2025 denying a request by Zappia Motors, located at 5242 Salem Bend Drive, to modify a previously approved Conditional Use Exception (PC-22-04) increasing the total number of vehicles that can be sold on the premises from five (5) to ten (10).

**Attachments:**

- [1. 2022-02-22 PC Meeting Minutes FINAL](#)
- [2. 2022-03-16 PC Meeting Minutes FINAL](#)
- [3. 2024-10-22 PC Packet Staff Report \(ZV-2024-21\)](#)
- [4. 2024 PPT \(ZV-2024-21\)](#)
- [5. 2024-10-22 PC Meeting Minutes FINAL](#)
- [6. 2024-11-12 PC Packet Staff Report \(ZV-2024-21\)](#)
- [7. 2024-11-12 PC Meeting Minutes FINAL](#)
- [8. 2024-11-12 PC Denial Letter \(ZV-2024-21\)](#)
- [9. 2025-02-25 PC Packet Staff Report \(PL-2025-02\)](#)
- [10. 2025 PPT \(PL-2025-02\)](#)
- [11. 2025-02-25 Meeting Minutes FINAL](#)
- [12. 2025-03-25 Meeting Minutes DRAFT](#)

Mayor Page opened the floor for a Motion. Vice Mayor Brown made a Motion to modify the decision of the Planning Commission in Case No. PL-2025-02 on February 25, 2025, and approve not more than eight (8) cars/vehicles to be displayed on the outside for sale, also conditioned upon no parking on the grass. Council Member Gales seconded the Motion.

Mayor Page thanked Council, the Planning Commission, and staff, and added that this was never a question of the reputation of this outstanding company who has been with the City for 50 plus years. She added that the City appreciates their business and she wants them to continue being the partner they were, and for the City to be the partner they expect in the future. She added that the decision was collaborative and she thanked them for being in the City of Trotwood. Mayor Page shared that the City of Trotwood values them not only because they are entrepreneurs, but also because of their spotless reputation.

Clerk Landis took a Roll Call Vote 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

**XVII. Old and New Business**

There was no old or new business presented.

**XVIII. 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

Clerk Landis made the following announcements:

On Friday, June 13th, the City will host a free screening of Mufasa at John Wolfe Park located at 4030 Denlinger Road. The movie will begin at dusk, or around 9:15 p.m. Be sure to bring your family and tell a friend to join us for a movie in the park. Concessions from Boy Scouts Troop 44 will be available for purchase. A lawn chair, blanket, and bug spray are strongly encouraged.

The annual Community Wide Garage Sale begins on Thursday, June 13th and will run through Sunday June 15th. A directory of addresses will be posted on the City's website and social media page later this week.

The City proudly kicks off the Madison Park Live Summer Concert Series with a performance by The LeVert Experience – an electrifying R&B ensemble comprised of Mark Gordon – original founding member, Joe Little – lead singer of the Rude Boys, and Dave Tolliver – member of the R&B duo Men at Large. Be sure to come out to Madison Park located at 301 South Broadway Street on Saturday, June 28th. The park will be open to the public at 6:00 p.m.

Lastly, the Trotwood Chamber of Commerce is excited to announce a business showcase and job fair from 5:00 - 7:00 p.m. on Thursday, June 12th at Goodwill Easterseals located at 735 East Main Street. Registration forms are on the table in the lobby if interested in being an exhibitor - you must register by Friday, June 6th.

- C. City Manager

City Manager Pope had no comments.

**D. Council Members**

Vice Mayor Brown shared that she had the opportunity to participate in Keep Trotwood Beautiful last Saturday. She thanked Pastor Curling, Dawn Wojcik, and Charles Wheeler for organizing the event. She added that there were approximately 20 people and there was not much to clean up, which she believes says a lot about the City's Public Works Department. She went on to say that it was a great experience and she has a lot of respect for the Department and what they do every day. Vice Mayor Brown said she is looking forward to the next clean up day.

Council Member Gales shared that people need to visit Palmer Place, a Trotwood business that has excellent food. She explained that it is located on Salem Avenue where the old Rex store used to be, across from Maria Joseph. Mayor Page added that they have baked potatoes and salads.

Council Member Finley commented that she heard Burkey's Family Restaurant provides free breakfast to senior citizens on Mondays, Wednesdays, and Fridays. Also, she wished all dads a Happy Father's Day.

Council Member Pearson recognized two students in the audience who are interning for the City over the summer.

**E. Mayor**

Mayor Page shared her excitement with the opening of Forman Mills in the former Big Lots building. She explained that she was flabbergasted when she entered the store last Thursday morning; it was immaculate. She added that there were nearly 100 people waiting when they opened the doors and the online story about the location has had thousands of views.

Mayor Page believes Trotwood is being seen and it is because of those in the audience, in person and online, as well as City staff who are carrying more than one person's workload. She commented she also appreciates Council because they are on task and stay together. Mayor Page shared that although Council doesn't always agree, they agree on the City of Trotwood.

**XIX. Adjourn**

Mayor Page closed the meeting at 8:15 p.m.