

City of Trotwood

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



Meeting Minutes - Draft

Monday, December 2, 2024

6:30 PM

Executive Session at 6:00 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 Charles Ron Vaughn, 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 6:15 p.m. The start time was delayed due to the absence of a quorum.

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.

Council Member Gales arrived at 6:15 p.m.

Council Member Vaughn arrived after Council entered into Executive Session, but before 6:30 p.m.

Clerk Landis announced that Council Member Finley was out of town for work and unable to attend the meeting. Further, Council Member Finley provided proper notice of her qualifying reason pursuant to Council Rule 4.5; therefore, her absence is excused.

Clerk Landis announced that Vice Mayor Brown was out of town and unable to attend the meeting. Further, Vice Mayor Brown provided proper notice of her qualifying reason pursuant to Council Rule 4.5; therefore, her absence is excused.

Present: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

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, Police Chief Erik Wilson, Operations Supervisor Johnny McCluskey, Planning and Zoning Administrator Tyler Hauck, Income Tax Supervisor Sue Bowman, and Code Enforcement Supervisor Max Fuller.

VISITORS PRESENT: Brenda Blouser, Terrence Rice, JoAnne Orihood, Larry Bryant, Quintin Jordan, Ramenia Jordan, Yoonmee Hampson, and Karla Merchant-Parrish.

V. Approve the Agenda

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

Aye: 4 - Council Member Gales, Council Member Moore, Council Member Clark and Mayor Page

Excused: 3 - Council Member Finley, Council Member Vaughn and Vice Mayor Brown

VI. Enter into Executive Session[SR24-28](#)

The Trotwood City Council will move into Executive Session pursuant to Section 121.22(G)(4) of the Ohio Revised Code, for the purpose of reviewing proposed Collective Bargaining Agreements.

Mayor Page requested a Motion to enter into Executive Session pursuant to Section 121.22(G)(4) of the Ohio Revised Code. A Motion was made by Council Member Moore, seconded by Council Member Gales, and the Motion CARRIED by the following vote:

Aye: 4 - Council Member Gales, Council Member Moore, Council Member Clark and Mayor Page

Excused: 3 - Council Member Finley, Council Member Vaughn and Vice Mayor Brown

VII. Adjourn Executive Session

Mayor Page requested a Motion to adjourn the Executive Session. A Motion was made by Council Member Gales, seconded by Council Member Moore, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

VIII. Special Presentations[PR35-24](#)

Annual Storm Water Education

Presented by Johnny McCluskey, Operations Supervisor

Operations Supervisor Johnny McCluskey shared a video entitled "Managing Stormwater Runoff" as part of the annual reporting requirements for the Municipal Separate Storm Sewer Systems (MS4s) permit renewal.

IX. Consent Agenda

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

Aye: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

[SR24-26](#)

Minutes from the November 4, 2024 Regular City Council Meeting.

Attachments: [2024-11-04 DRAFT Meeting Minutes](#)

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

[SR24-27](#)

Minutes from the November 20, 2024 Workshop Session.

Attachments: [2024-11-20 DRAFT Meeting Minutes](#)

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

[R24-107](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO REQUEST AN ADVANCE OF TAXES COLLECTED FOR THE CITY OF TROTWOOD FOR TAX YEAR 2024 FROM THE MONTGOMERY COUNTY AUDITOR'S OFFICE.

Attachments: [R24-107](#)
[R24-107 Attachment](#)

This Resolution was approved.

X. 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, please stand to be sworn in by the Mayor. When the Mayor calls the Ordinance you wish to speak on, 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: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

XI. Ordinances[OR19-24](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ESTABLISHING ANNUAL APPROPRIATIONS FOR EXPENSES AND EXPENDITURES OF THE CITY OF TROTWOOD, STATE OF OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025.

Attachments: [OR19-24](#)
 [OR19-24 Exhibit A](#)

City Manager Pope stated that this ordinance establishes the 2025 operating budget for the City of Trotwood. He added that this is a balanced budget that will allow the City to continue offering quality services to residents.

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

Mayor Page requested a Motion to adopt Ordinance No. OR19-24. A Motion was made by Council Member Moore, seconded by Council Member Gales, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

[OR20-24](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL AMENDING ORDINANCE NO. OR38-23, THE ANNUAL APPROPRIATIONS FOR EXPENSES AND EXPENDITURES OF THE CITY OF TROTWOOD, STATE OF OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024.

Attachments: [OR20-24](#)
 [OR20-24 Exhibit A](#)

Finance Director Peebles explained that this ordinance amends appropriations to ensure expenses do not exceed the 2024 budget. Finance Director Peebles believes these adjustments will cover expenditures for the remainder of the year, while ensuring that the budget remains balanced.

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

Mayor Page requested a Motion to adopt Ordinance No. OR20-24. A Motion was made by Council Member Moore, seconded by Council Member Vaughn, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

[OR21-24](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ADOPTING THE 2025 WAGE SCALES FOR CERTAIN FULL-TIME AND PART-TIME, NON-UNION EMPLOYEES OF THE CITY OF TROTWOOD, AND DECLARING AN EMERGENCY.

Attachments: [OR21-24](#)
 [OR21-24 Exhibit A](#)

Finance Director Peebles stated that the 2025 Wage Scales for non-union employees reflect the same pay increase as the unions agreed to, which is a 5% increase.

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

Mayor Page requested a Motion to adopt Ordinance No. OR21-24 as an emergency. A Motion was made by Council Member Gales, seconded by Council Member Moore, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

[OR22-24](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL REPEALING CURRENT SECTION 1341.13 "NOTICES, ORDERS AND CITATIONS" OF THE TROTWOOD CODES OF ORDINANCES, AND ENACTING A NEW SECTION 1341.13 "NOTICES, ORDERS, AND CITATIONS" TO PROMOTE CONSISTENCY IN THE PROPERTY MAINTENANCE CODE, AND DECLARING AN EMERGENCY.

Attachments: [OR22-24](#)
 [OR22-24 Exhibit A](#)

City Manager Pope explained that revisions to this code will allow code enforcement officers to issue citations to parties of interest regarding property maintenance issues.

Deputy City Manager Kellum stated that this ordinance is being revised to come into compliance with the Ohio Revised Code and it gives staff the ability to enforce citations and assessments so to encourage compliance.

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

Mayor Page requested a Motion to adopt Ordinance No. OR22-24 as an emergency. A Motion was made by Council Member Moore, seconded by Council Member Clark, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

[OR23-24](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL REPEALING CURRENT SECTION 1341.17 "DEMOLITION" OF THE TROTWOOD CODES OF ORDINANCES, AND ENACTING A NEW SECTION 1341.17 "DEMOLITION" TO PROMOTE CONSISTENCY IN THE PROPERTY MAINTENANCE CODE AND SECTION 715.26 OF THE OHIO REVISED CODE, AND DECLARING AN EMERGENCY.

Attachments: [OR23-24](#)

[OR23-24 Exhibit A](#)

City Manager Pope explained that this ordinance revises the terms for the notification of demolition orders and streamlines the process for code enforcement officers to follow.

Deputy City Manager Kellum added that this revision aligns the City's nuisance ordinance with the Ohio Revised Code and helps with the inspection, repair, and removal of structures in an emergency situation, such as when there are safety concerns.

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

Mayor Page requested a Motion to adopt Ordinance No. OR23-24 as an emergency. A Motion was made by Council Member Vaughn, seconded by Council Member Gales, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

[OR24-24](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL REPEALING CURRENT SECTION 1357.13 "ADOPTION OF PROCEDURES IN OHIO R.C. 3929.86(C) AND (D)" OF THE TROTWOOD CODES OF ORDINANCES, AND ENACTING A NEW SECTION 1357.13 "ADOPTION OF PROCEDURES IN OHIO R.C. 3929.86 (C) AND (D)", AND DECLARING AN EMERGENCY.

Attachments: [OR24-24](#)

[OR24-24 Exhibit A](#)

City Manager Pope stated that this ordinance adopts provisions of the Ohio Revised Code regarding the repair, removal, or securing of a fire-damaged structure.

City Manager Kellum explained that this revision authorizes the City to hold insurance proceeds as security against the total cost of removing, repairing, or securing a fire-damaged structure.

Council Member Gales asked if this ordinance goes back or if it goes into effect now. Deputy City Manager Kellum stated that the ordinance is being adopted as an emergency so it will go into effect immediately. She added that currently owners receive insurance payments, but sometimes they walk away from the blight and leave the City to deal with the problem. She explained that this revision would require that the repairs or razing be completed before the owner receives the insurance proceeds. Deputy City Manager Kellum confirmed the ordinance is not retroactive.

Mayor Page requested a Motion to adopt Ordinance No. OR24-24 as an emergency. A Motion was made by Council Member Gales, seconded by Council Member Clark, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

XII. Close Public Hearings

Mayor Page requested a Motion to close 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: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

XIII. Resolutions

Law Director Conard explained that Mayor Page is recusing herself from Resolution Nos. R24-108 and R24-109 as they are Collective Bargaining Agreements pertaining to the Police Department. Mayor Page has a son who works in the Police Department and for that reason it would be inappropriate for her to vote on matters involving a family member. therefore, in accordance with Ohio Ethics, Mayor Page is recusing herself and she has left the dais so not to unduly influence any discussion or decision making of Council.

[R24-108](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF TROTWOOD, OHIO, AND THE OHIO PATROLMEN'S BENEVOLENT ASSOCIATION (POLICE OFFICERS) FOR THE PERIOD OF JANUARY 1, 2025 THROUGH DECEMBER 31, 2027.

Attachments: [R24-108](#)
 [R24-108 Exhibit A](#)

City Manager Pope explained that this Resolution enacts a three-year collective bargaining agreement between the City of Trotwood and the Ohio Patrolman's Benevolent Association (police officers union) for the period of January 1, 2025 through December 31, 2027, and that the agreed wage increases are 5%, 4%, and 3% respectively for the years included in the contract.

Council Member Moore requested a Motion to approve Resolution No. R24-108. A Motion was made by Council Member Vaughn, seconded by Council Member Clark, and the Motion CARRIED by the following vote:

Aye: 4 - Council Member Gales, Council Member Moore, Council Member Clark and Council Member Vaughn

Excused: 2 - Council Member Finley and Vice Mayor Brown

Recused: 1 - Mayor Page

[R24-109](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF TROTWOOD, OHIO, AND THE OHIO PATROLMEN'S BENEVOLENT ASSOCIATION (POLICE SERGEANTS) FOR THE PERIOD OF JANUARY 1, 2025 THROUGH DECEMBER 31, 2027.

Attachments: [R24-109](#)
 [R24-109 Exhibit A](#)

City Manager Pope explained that this Resolution enacts a three-year collective bargaining agreement between the City of Trotwood and the Ohio Patrolman's Benevolent Association (police sergeants union) for the period of January 1, 2025 through December 31, 2027, and that the agreed annual wage increases are 5%, 4%, and 3% respectively for the years included in the contract.

Council Member Vaughn commented that about a year ago, staff conducted a study comparing the Trotwood Police Department's wages to 11 other departments and at that time, the City was second from the bottom of the list. He added that staff suspected when Council agreed to increase wages at that time the other departments would follow, which is exactly what happened. Council Member Vaughn stated that now the department falls in the middle of the list, which is much better than the bottom. He shared that he believes the City's Police Department is amazing and does a tremendous job compared to other departments he is very familiar with.

Council Member Moore requested a Motion to approve Resolution No. R24-109. A Motion was made by Council Member Clark, seconded by Council Member Vaughn, and the Motion **CARRIED** by the following vote:

Aye: 4 - Council Member Gales, Council Member Moore, Council Member Clark and Council Member Vaughn

Excused: 2 - Council Member Finley and Vice Mayor Brown

Recused: 1 - Mayor Page

NOTE: Mayor Page returned to the dais after the roll call vote for Resolution No. R24-109.

[R24-110](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF TROTWOOD, OHIO, AND THE TEAMSTERS LOCAL UNION; NO. 957 (PUBLIC WORKS) FOR THE PERIOD OF JANUARY 1, 2025 THROUGH DECEMBER 31, 2027.

Attachments: [R24-110](#)
 [R24-110 Exhibit A](#)

City Manager Pope explained that this Resolution enacts a three-year collective bargaining agreement between the City of Trotwood and the Teamsters Local Union; No. 957 (public works union) for the period of January 1, 2025 through December 31, 2027, and that the agreed wage increases are 5%, 4%, and 3% respectively for the years included in the contract.

Council Member Vaughn commented that the great work done by the Public Works Department is in part due to the supervisor, Johnny McCluskey. Mayor Page added that Supervisor McCluskey does a very good job and she thanked him.

Mayor Page requested a Motion to approve Resolution No. R24-110. A Motion was made by Council Member Vaughn, seconded by Council Member Moore, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

[R24-111](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF TROTWOOD, OHIO, AND THE TROTWOOD PROFESSIONAL FIREFIGHTERS IAFF LOCAL 4024 FOR THE PERIOD OF JANUARY 1, 2025 THROUGH DECEMBER 31, 2027.

Attachments: [R24-111](#)
 [R24-111 Exhibit A](#)

City Manager Pope explained that this Resolution enacts a three-year collective bargaining agreement between the City of Trotwood and the Firefighters IAFF Local 4024 (fire and rescue union) for the period of January 1, 2025 through December 31, 2027, and that the agreed wage increases are 5%, 4%, and 3% respectively for the years included in the contract.

Council Member Vaughn asked Fire Chief Haacke to stand and be recognized. He thanked Chief Hacke and his staff for the excellent work they do.

Council Member Moore added that the Fire Department also supports Trotwood schools and she thanked him for going over and above.

Mayor Page requested a Motion to approve Resolution No. R24-111. A Motion was made by Council Member Moore, seconded by Council Member Gales, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Vaughn and Mayor Page

Excused: 2 - Council Member Finley and Vice Mayor Brown

XIV. 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. JoAnne Orihood of 14 Oak Street reminded everyone that a year ago, the City discussed communication and one takeaway was that residents wanted more interaction with Council Members. Ms. Orihood announced that Mayor Page and At-Large Council Member Rhonda Finley will be attending the next meeting of the Olde Town Neighborhood Watch group, which covers two Wards. She added that she connected with another neighborhood watch group and they will also be attending the meeting. Ms. Orihood announced that the meeting will take place on December 19th at 6:00 p.m. and that she placed flyers on the table in the lobby. Ms. Orihood shared that after the scheduled meeting, there will be informal discussions with Mayor Page and Council Member Finley to hear about new things going on in Trotwood. Ms. Orihood ended by encouraging anyone who doesn't have a neighborhood watch group in their area to form one.

Mayor Page clarified that no more than three (3) Council Members may attend so not to violate the Open Meetings Act.

B. Clerk of Council

There were no announcements.

C. City Manager

City Manager Pope discussed the paper manufacturing facility proposed in the City of Dayton at the corner of Little Richmond Road and Olive Road, which is surrounded by the City of Trotwood. City Manager Pope stated that the City is opposed to the facility and shared his concerns with PFAS and other chemicals contaminating the water the City of Trotwood buys from the City of Dayton, noise and pollution, and also truck traffic. He explained that he issued a press release advising of the upcoming public meetings. He also sent letters to the Dayton Planning Commission, the mayor, and the city commissioners discussing the importance of communication on matters of mutual interest. City Manager Pope reiterated that he is not opposed to development, but it must be the right kind of development.

Council Member Vaughn questioned if the development is asking for an exception/exclusion from what is normally approved, because now they are having a hearing to possibly approve the request, even though there has been no change from their initial request and the initial reason the City of Dayton said no. He added that there is a lot to be concerned about, both for the City of Dayton and the City of Trotwood and he encouraged everyone to be heard.

Council Member Gales asked if the City of Trotwood would have any rights to do anything, and added that she is very opposed. City Manager Pope stated that his first priority is the health, safety, and welfare of Trotwood residents and that he is working with the law office to take whatever steps are necessary, but he is hoping better heads will prevail in this situation. He then asked everyone to do their own research on paper mills. City Manager Pope added that he found it interesting that although the City of Dayton previously filed a lawsuit against Wright-Patterson Air Force Base over water contamination, they are entertaining a paper mill, which is known to emit dangerous chemicals into the air and water, and that the City of Trotwood also has residents whose water is supplied by a well. He explained that normally these types of businesses are in rural areas and not around homes. City Manager Pope stated that this company has a packaging company in Hamilton, Ohio.

Council Member Moore asked for the dates and times of the meetings. City Manager Pope stated that the community informational meeting is scheduled for Thursday, December 5, 2024 at 6:00 p.m. at the Dayton Metro Library on Abbey Avenue; he added that this information is also on the City's website. Planning and Zoning Administrator Tyler Hauck shared that the Planning Commission's public hearing to consider lifting the ban on paper mills is scheduled for Tuesday, December 10, 2024 at 4:30 p.m. and that their decision will be a recommendation to the Dayton City Commission.

D. Council Members

Council Member Moore thanked Clerk Landis and Mayor Page for their thoughtfulness and wished everyone a safe and blessed holiday season.

Council Member Gales mentioned the upcoming community gathering on December 7th, and commented that although it is a little early for her to think about the holidays, she wished everyone a Merry Christmas and a Happy New Year.

Council Member Clark wished everyone a Merry Christmas and happy holidays.

Council Member Vaughn shared his beliefs about Christmas and asked that we support one another and come together to fight for freedom, liberty, and equal justice for all.

E. Mayor

Mayor Page commented that this has been a wonderful year and that it doesn't get any better than Trotwood. She added that her first year as mayor has been very eye opening. She added that she came in to office with the attitude that she simply wants to serve and that is still her desire.

Mayor Page asked everyone to be safe during the holidays and thanked all those who have helped her along the way. She ended by stating that she is excited to see everyone in 2025.

XV. Adjourn

Mayor Page adjourned the meeting at 7:15 p.m.