

City of Trotwood

3035 Olive Road
Trotwood, Ohio 45426
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Meeting Minutes - Draft

Monday, June 1, 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

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

II. Invocation

Council Member Kelley, Jr. gave the Invocation.

III. Pledge of Allegiance

Vice Mayor Brown led the Pledge of Allegiance.

IV. Roll Call

Clerk Landis took Roll Call and announced that Mayor Page could not attend the meeting; therefore, pursuant to the City Charter, Vice Mayor Brown would preside over the meeting. She further stated that in accordance with Council Rule 4.5, Mayor Page's absence is for a qualifying reason and will be documented as excused.

Present: 6 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley and Vice Mayor Brown

Excused: 1 - Mayor Page

STAFF MEMBERS PRESENT: Deputy City Manager Stephanie Kellum, Law Director Chris Conard, Clerk of Council Kara Landis, Assistant Finance Director Julie Kilbarger, Police Chief Erik Wilson, Captain Mark Ecton, Deputy Fire Chief Chad McInturff, Planning and Development Director Tyler Hauck, TCIC Executive Director Chad Downing, TCIC Project Manager Derek Williams, Operations Supervisor Johnny McCluskey, Tax Supervisor Sue Bowman, Marketing Coordinator Charles Wheeler, and Assistant to City Manager Jamaica White.

VISITORS PRESENT: Marie Battle, Tammy Lainhart, Bill Lainhart, Marcy Walker, Mark Sonner, David Sparks, JoAnne Orihood, Olivea Delegal, Tom Grady, Janet Foote, Steve Johnson, Karla Merchant-Parrish, and Danielle Scott.

V. Approve the Agenda

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

Aye: 6 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley and Vice Mayor Brown

Excused: 1 - Mayor Page

VI. Consent Agenda

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

Aye: 6 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley and Vice Mayor Brown

Excused: 1 - Mayor Page

[SR26-10](#)

Minutes from the May 4, 2026 Regular City Council Meeting.

Attachments: [2026-05-04 DRAFT Meeting Minutes](#)

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

[R26-32](#)

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: [R26-32](#)
[R26-32 Exhibit A](#)

This Resolution was approved.

[R26-33](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO DECLARE CERTAIN OBSOLETE AND/OR SURPLUS POLICE DEPARTMENT VEHICLES AND EQUIPMENT AS NO LONGER NEEDED FOR A PUBLIC PURPOSE AND AUTHORIZING SAID VEHICLES AND EQUIPMENT TO BE SOLD TO LOCAL AUTO SALVAGE COMPANIES, AT PUBLIC AUCTION, AND/OR OTHERWISE DISPOSED OF.

Attachments: [R26-33](#)
[R26-33 Exhibit A](#)

This Resolution was approved.

[26-12](#)

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an Ordinance amending current Section 351.14 "Parking of Trucks and Trailers" of the Trotwood Code of Ordinances to update regulations.

Attachments: [26-12 DRAFT Exhibit A](#)

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

[26-13](#)

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 1189.07 "Commercial, Recreational, Construction and Agricultural Vehicles" of the Trotwood Code of Ordinances and to adopt new Section 1189.07 "Commercial, Recreational, Construction and Agricultural Vehicles" to update regulations.

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

[26-14](#)

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an Ordinance approving the current replacement pages to the City of Trotwood Code of Ordinances.

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

VII. Resolutions[R26-34](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ECONOMIC DEVELOPMENT/GOVERNMENT EQUITY (ED/GE) PROGRAM PROJECT AGREEMENT WITH MONTGOMERY COUNTY ACCEPTING FUNDS TO SUPPORT AN ECONOMIC DEVELOPMENT PROJECT IN THE CITY OF TROTWOOD.

Attachments: [R26-34](#)

Deputy City Manager Kellum explained that the purpose of ED/GE funding is to support local economic development objectives, including business investment, job creation, and retention, then called TCIC Executive Director Chad Downing to the podium.

Director Downing reminded Council that the City has entered into ED/GE agreements over the past several years with companies like Westrafo and Beontag. He then announced a new opportunity to work with a local business who wants to invest in Trotwood. He explained that this agreement is between the City and Montgomery County and it outlines how to administer the funds on behalf of the County under the program's guidelines. He informed Council that the following resolution (R26-35) is between the City and the company, at which time more details would be provided.

Council Member Finley asked if the grant has already been awarded. Director Downing explained that the County's ED/GE Committee has approved the grant and the Montgomery County Commissioners have authorized the agreement.

Council Member Moore asked for confirmation that this agreement is between the City of Trotwood and Montgomery County. Director Downing confirmed that to be correct.

Deputy City Manager Kellum added that to be in compliance with new regulations contained in House Bill 184, certain details will be released by the business owner during discussions on the next resolution (R26-35).

Vice Mayor Brown requested a Motion to approve Resolution No. R26-34. A Motion was made by Council Member Moore, seconded by Council Member Clark, and the Motion CARRIED by the following vote:

Aye: 6 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley and Vice Mayor Brown

Excused: 1 - Mayor Page

[R26-35](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH AN ELIGIBLE DEVELOPER, AND AUTHORIZING ECONOMIC DEVELOPMENT/GOVERNMENT EQUITY (ED/GE) PROGRAM FUNDS TO SUPPORT AN ECONOMIC DEVELOPMENT PROJECT IN THE CITY OF TROTWOOD.

Attachments: [R26-35](#)

Deputy City Manager Kellum stated that this Development Agreement outlines the terms and conditions under which the ED/GE funds will be provided and administered, to include eligible uses, employment, etc.

TCIC Executive Director Chad Downing introduced David Sparks, the general manager and one of three owners of Guided by Mushrooms.

Mr. David Sparks introduced his company, Guided by Mushrooms, which is a gourmet mushroom farm and food product manufacturer that he co-owns and manages. Mr. Sparks explained that he started this as a hobby in his garage and it quickly grew into a thriving commercial operation, growing from \$23,000 in first-year sales to approximately \$550,000 last year. He shared that the company currently operates out of a former school board building in New Lebanon with an eight-person team handling everything from production and harvesting to sales and delivery. He added that their main customers are grocery stores, health food stores, and restaurants, and his farm serves around 80 commercial clients - including major regional partners like Dorothy Lane Market, Jungle Jim's, and Giant Eagle. He commented that they grow approximately 1,000 pounds of fresh mushrooms every week. He shared that they also operate a nationwide e-commerce platform for their medicinal mushroom product line.

Mr. Sparks announced that to facilitate their next phase of growth, Guided by Mushrooms is preparing to relocate and expand into Trotwood. He stated they have been searching for the right property for two years, and with significant assistance from Chad Downing, the company has agreed to purchase an 8,000-square-foot building situated on 16 acres on Wolf Creek Pike. He said the current occupants are scheduled to vacate the property by July 31st, after which they plan to do some renovations that will involve converting the large warehouse space into a fully functional mushroom farm by lowering the ceilings to install necessary HVAC systems, and building out specialized grow chambers, incubation areas, and a mycological laboratory. Mr. Sparks stated the new facility will provide the footprint required to scale into a national brand.

Mr. Sparks went on to say that beyond expanding food production, the new Trotwood site will offer unique opportunities for environmental and community initiatives. He shared that they have spent mushroom blocks made of soybean hulls and sawdust that are covered with fungus and that is where the mushrooms grow. He explained that because oyster mushroom fungi are highly effective at breaking down soil pollutants and restoring natural micro-fungal balances, the company has spent the last couple of years partnering with Edgemont Gardens on local soil remediation projects, and they are currently working to launch a new environmental project in collaboration

with Wright State University and the City of Dayton. Mr. Sparks expressed excitement about utilizing the property's 16 acres to possibly host an annual mushroom festival, creating a community hub for education, mycology science, and food.

Council Member Kelley, Jr. asked how much money it will take to renovate the new space. Mr. Sparks shared that initial renovations will cost approximately \$150,000 on top of the property's purchase price, for which financing has already been applied. He explained that this would cover structural adjustments, including lowering the ceiling, bringing in an HVAC system, and building a couple of large interior walls. He shared that following a building inspection last week, some minor additional costs may arise to address a few small leaks around ceiling nails, though no structural damage to the roof was found.

Mr. Sparks stated that a radon mitigation system and fan will need to be installed and they will need to construct specialized infrastructure tailored to mushroom cultivation featuring dedicated incubation areas for the initial fungal growth phase, alongside custom grow chambers. He explained that the chambers must be highly controlled environments capable of pushing humidity levels up to 90% using integrated fogging systems, and the setup will also feature an advanced air management system to regulate clean air intake and safely exhaust spent air out of the building.

Council Member Pearson asked if this is the property adjacent to Snyder Road, to which Mr. Sparks answered yes. Council Member Pearson then asked if mushrooms are grown inside. Mr. Sparks explained that gourmet mushrooms are primarily grown inside, but there are some outdoor mushroom farms in the United States where they grow on logs and in forests. He reiterated their operation is completely indoors and described the process in detail. Council Member Pearson asked Mr. Sparks when he hoped to be up and running. Mr. Sparks said they hope to begin operations in Trotwood around the end of September.

Council Member Moore asked about the other two owners. Mr. Sparks shared their names, Amy Cox from Eaton, Ohio, and Michael Goldstick, who is his brother-in-law. She then reiterated his suggestion for a mushroom festival. Mr. Sparks shared that there is a big festival in Colorado and another one in Kentucky. He said there is a lot of interest in education around fungi and mushrooms, and there's been some documentaries in the past 10 years that really bring the fungus industry to the forefront.

Mr. Sparks shared that the industry is much more than button mushrooms, which are grown in two counties in Pennsylvania. He said his company's products include mushroom coffee, which is the number one seller on their website, and they have a whole line of medicinal mushroom tinctures, which are extracts of different medicinal mushrooms. He added that they also have a line of spice blends, and they are currently working on a soup where you simply add hot water; they are also working to develop mushroom dog treats.

Council Member Moore asked Mr. Sparks how long he has been in the mushroom business. Mr. Sparks explained that he started operating out of his garage in 2018.

Council Member Finley asked if the company intends to add new jobs when they open the Trotwood location and if so, if those opportunities will be available for Trotwood residents. Mr. Sparks said they plan to create new jobs and Trotwood residents will be encouraged to apply. Council Member Finley asked Mr. Sparks if he has been introduced to contacts at Central State University. Mr. Sparks stated he is eager to speak with anyone about the science they do and make contact with any others who can help, while also serving as a resource on fungus.

Deputy City Manager Kellum shared how they plan to connect the company with Charles Wheeler to participate in the weekly community market, but those conversations haven't taken place just yet in hopes of finalizing the preliminary processes first.

Vice Mayor Brown mentioned she has visited the mushroom festival in Kentucky and she is excited to welcome this company to Trotwood. She suggested the community will be most interested in the educational piece of the business and they will want to hear more about the elaborate process. Mr. Sparks commented that two of the owners, him being one, are former school teachers. Vice Mayor Brown thanked Mr. Sparks for choosing Trotwood.

Vice Mayor Brown requested a Motion to approve Resolution No. R26-35. A Motion was made by Council Member Kelley, Jr., seconded by Council Member Moore, and the Motion CARRIED by the following vote:

Aye: 6 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley and Vice Mayor Brown

Excused: 1 - Mayor Page

[R26-36](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION ACCEPTING FEDERAL FUNDING TO IMPROVE THE INTERSECTION AT STATE ROUTE 49 AND LITTLE RICHMOND ROAD, PROJECT NO. 126489.

Attachments: [R26-36](#)
 [R26-36 Exhibit A](#)

Deputy City Manager Kellum reminded Council that last month, the City Engineer did a presentation that included information about this project. She shared that there have been many incidents at this intersection, which was the precursor to conducting a safety study. She announced that as a result of the study, the City is receiving federal funding in the amount of \$537,566 to redesign the intersection.

Operations Supervisor McCluskey clarified that the City will be responsible for 10% of the total cost, or approximately \$55,000. He said the intersection was sufficient when it was built; however, the amount of traffic has outgrown the current design. He shared that the work will involve sliding the center walls back, adding different plates behind the lights, and improving the crosswalks. He commented that they will continue looking for more funding so they can continue making improvements throughout the City.

Council Member Pearson asked about the timeline. Supervisor McCluskey explained that the engineering stage will begin in 2027, with the actual construction starting in 2028.

Vice Mayor Brown requested a Motion to approve Resolution No. R26-36. A Motion was made by Council Member Kelley, Jr., seconded by Council Member Finley, and the Motion CARRIED by the following vote:

Aye: 6 - Council Member Moore, Council Member Kelley Jr., Council Member Clark, Council Member Pearson, Council Member Finley and Vice Mayor Brown

Excused: 1 - Mayor Page

VIII. Old and New Business

There was no old or new business presented.

IX. 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. Marcy Walker of 3683 Hermosa Drive spoke as a representative of the nonprofit organization Declare, whose mission is to help churches worship and serve together to bring the transformation of local communities. She explained that part of their service includes working alongside community leaders and residents to address the needs of their community. Ms. Walker highlighted the success of their Living City Project Citywide Cleanup, an annual partnership with the City of Dayton that brings out up to 1,100 volunteers across 34 neighborhoods in a single day. She then introduced Danielle, a college student who is an ambassador for the program. Ms. Walker suggested building on the momentum of Trotwood's recent cleanup efforts by proposing a similar large-scale, collaborative citywide cleanup in Trotwood that would unite churches, business owners, and residents. She invited community leaders and residents to a planning session scheduled for Wednesday, June 17th at 6:00 p.m. at the Trotwood Community Center. She asked that interested parties RSVP by e-mailing mwalker@declare.org or contacting Charles Wheeler with the City.

Vice Mayor Brown thanked Ms. Walker and expressed her appreciation for her energy and added that she hopes it is contagious throughout the Trotwood community.

Council Member Moore commented that this is something that is long overdue for the City of Trotwood and she thanked Ms. Walker for her efforts.

Council Member Finley asked Ms. Walker if there will be additional meetings. Ms. Walker explained that this is just one of many planning meetings and she will share additional dates as soon as they are scheduled.

Mr. Mark Sonner of 5157 Wolf Creek Pike expressed concern with people speeding between State Route 49 and Little Richmond Road. He said it is out of control and he has 30 signatures from neighbors confirming the severity of the issue. He shared a few examples of when he himself was almost hit by speeding cars and shared that he believes people are sometimes driving double, and even triple, the speed limit.

Vice Mayor Brown thanked Mr. Sonner for bringing the issue to Council's attention. She advised that the Police Chief and Deputy City Manager will look into the speed control in that area to see if anything can be done. Vice Mayor Brown encouraged Mr. Sonner to contact the Mayor or herself, or the City Manager or Deputy City Manager, if he has further questions or concerns.

Mr. Steve Johnson of 37 Boca Court spoke about his concern for trailers possibly being allowed to park in front of homes. He mentioned he was at last week's Planning Commission meeting and it was suggested that there could be up to two trailers, campers, motor homes, boats, etc. permitted to park in front of a residence. He shared that he prefers to look out and see a clean and neat view of his neighborhood. He added that there are campers and trailers parked in his neighborhood, but they all follow the current regulations and park

behind the front of their house. Mr. Johnson suggested the law director weigh in on this matter and reiterated that he would prefer to not see a changes to the current regulations. He suggested such changes could lower property values, encourage crime, and those with security cameras would not have a clear line of site due to the large vehicles.

Mr. Johnson then mentioned concern for the number of pot holes on the roadways and areas that have been excavated. He believes some of the holes could be filled to avoid people swerving back and forth when driving. He also mentioned manhole covers and suggested bringing them in line with the road surface rather than having big bumps; this would be on Main Street and Broadway.

Vice Mayor Brown advised that Mr. Johnson's comments have been noted and will be reviewed. She added that she is certain the law director will be involved in any recommendations presented to Council regarding the parking of larger vehicles. In regards to road conditions, Vice Mayor Brown reiterated that streets are being paved, but it takes time and she asked that residents be patient.

B. Clerk of Council

Mr. Charles Wheeler approached the podium and made the following announcements:

This Friday, June 5th, is the Community Movie Night and the movie will be the new Pixar movie titled "Hoppers." The event will be held at John Wolfe Park and the movie will begin at dusk, around 9:00 p.m. He added that concessions will be provided by Boy Scouts Troop 44.

The Touch-a-Truck event has been rescheduled for Saturday, June 13th, and there are approximately 15 organizations participating, including the City of Trotwood's Fire Department, Police Department, and Public Works Department. The event will take place at Madison Park from noon to 2:00 p.m.

The first concert of the Madison Park Live series is scheduled for Saturday, June 27th, from 6:00 - 9:00 p.m. He shared that a smaller cohort of students in the Trotwood Madison High School Band will open for the headline act, Motown Sounds of Touch - a local group that includes the high school choir director.

C. City Manager

Deputy City Manager Kellum had no comments.

D. Council Members

There were no comments from Council Members.

E. Mayor

Vice Mayor Brown shared information from a press release about Mayor Page that was released today. She advised the Mayor is doing better and improving each day. She commented that the Mayor is like Trotwood, resilient, and her and her family would like to express their appreciation for the support, cards, calls, texts, flowers, and outpouring of prayers. Vice Mayor Brown did ask that the public continue to respect the family's privacy.

Vice Mayor Brown thanked everyone for coming to or watching the meeting, and those who spoke. She thanked TCIC Executive Director Chad Downing and the work they do regarding economic development and for keeping Council informed.

Vice Mayor Brown reminded citizens that they are always welcome to contact Council or Staff with any questions or concerns.

X. Adjourn

Vice Mayor Brown ensured all minds were clear and adjourned the meeting at 7:15 p.m.