

# City of Trotwood

3035 Olive Road  
Trotwood, Ohio 45426  
937.837.7771  
[www.trotwood.org](http://www.trotwood.org)



## Meeting Agenda - Final

**Monday, April 5, 2021**

**6:30 PM**

**Executive Session 5:30 P.M.**

**Trotwood Community and Cultural Arts Center  
4000 Lake Center Drive, Trotwood, Ohio 45426**

### **City Council**

*Mayor Mary A. McDonald*  
*Vice Mayor Tyna R. Brown*  
*Council Member Charles Ron Vaughn*  
*Council Member Rhonda C. Finley*  
*Council Member Robert L. Kelley, Jr.*  
*Council Member Yvette Page*  
*Council Member Bettye L. Gales*  
*Clerk of Council Kara B. Landis*

**VISITORS AND COMMUNICATIONS:** Due to COVID-19, this will be a virtual meeting. Please visit the City's website at [www.trotwood.org](http://www.trotwood.org) for details on how to view the Council Meeting. Comments may be submitted to the Clerk of Council no later than 4:00 p.m. on Monday, April 5, 2021.

**I. Call to Order: Mayor Mary A. McDonald**

**II. Invocation: Elder Belinda Mitchell**

**III. Pledge of Allegiance**

**IV. Roll Call: Clerk of Council**

**V. Motion to Approve the Agenda**

**VI. Motion to Enter into Executive Session**

[SR21-14](#) The Trotwood City Council will move into Executive Session pursuant to Section 121.22(G)(3) of the Ohio Revised Code, for the purpose of discussing pending or imminent litigation.

**VII. Motion to Adjourn the Executive Session**

**VIII. Special Presentations and Recognitions**

[PR06-21](#) PRESENTATION: 2020 Annual Report, Trotwood Fire and Rescue Department

**Attachments:** [PR06-21 2020 Annual Report](#)

**XI. Motion to Approve the Consent Agenda**

[SR21-13](#) Approval of the Regular City Council Meeting Minutes from March 1, 2021.

**Attachments:** [2021-03-01 DRAFT Meeting Minutes](#)

[R21-12](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPOINTING VICTORIA NALLS TO THE BOARD OF ZONING APPEALS FOR THE CITY OF TROTWOOD, STATE OF OHIO, FOR THE REMAINDER OF THE UNEXPIRED TERM OF FORMER BOARD OF ZONING APPEALS MEMBER ERIC WALKER-MABRY.

**Attachments:** [R21-12](#)

[R21-12 Oath for Victoria Nalls](#)

[R21-13](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPOINTING TOMMY MCGUFFEY, JR. TO THE PLANNING COMMISSION FOR THE CITY OF TROTWOOD, STATE OF OHIO, FOR THE REMAINDER OF THE UNEXPIRED TERM OF FORMER PLANNING COMMISSION MEMBER HUGO DIGGS.

**Attachments:** [R21-13](#)

[R21-13 Oath for Tommy McGuffey, Jr.](#)

[R21-14](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPOINTING THREE (3) RESIDENTS OF THE CITY OF TROTWOOD TO THE CITY'S PUBLIC SAFETY COMMITTEE FOR A THREE (3) YEAR TERM BEGINNING APRIL 5, 2021.

**Attachments:** [R21-14](#)

[R21-14 Oath for Alice Hogan](#)

[R21-14 Oath for Frank Jackson](#)

[R21-14 Oath for Maurice Rodgers](#)

[R21-15](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL CONFIRMING THE PRIOR APPOINTMENT OF LATEAH JOHNSON-MORTON TO THE PARKS AND RECREATION BOARD FOR THE CITY OF TROTWOOD, STATE OF OHIO, FOR A FIVE (5) YEAR TERM, WHICH TERM BEGAN SEPTEMBER 3, 2019.

**Attachments:** [R21-15](#)

[R21-15 Oath for Lateah Johnson-Morton](#)

[R21-16](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL OPPOSING HOUSE BILL (HB) 157 AMENDING THE LAW REGARDING WITHHOLDING MUNICIPAL EARNED INCOME TAX FOR THOSE WORKING VIRTUALLY AND/OR AT HOME.

**Attachments:** [R21-16](#)

[21-07](#)

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft legislation accepting the recommendation from the Trotwood Planning Commission to amend the classification of approximately 41.57 acres of vacant land located at the corner of Wolf Creek Pike and Olive Road, Parcel Nos. H33 00417 0002 (31.9 acres) and H33 00417 0066 (9.16 acres), from Business Park (BP) to Light Industrial-2 (LI-2) to expand industrial options at the sites.

[21-08](#)

A Motion by the Trotwood City Council to Schedule a Public Hearing and to authorize the Law Director to draft legislation accepting the recommendation from the Trotwood Planning Commission to amend the classification of approximately 32.985 acres of vacant land located at the corner of Wolf Creek Pike and Olive Road at Prosperity Drive, Parcel Nos. H33 00416 0009 (14.8 acres), H33 00416 0031 (11.595 acres), and H33 00416 0032 (6.59 acres) from Light Industrial 1 (LI-1) to Light Industrial-2 (LI-2) and Parcel No. H33 00417 0008 (5.31 acres) from Business Park (BP) to Light Industrial-2 (LI-2) to expand industrial options on these sites.

**X. Motion to Open Public Hearings  
Public Hearings/Ordinances**

[OR11-21](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL TRANSFERRING OWNERSHIP OF THE CITY-OWNED PROPERTY LOCATED ON LAKE CENTER DRIVE, PARCEL NO. H33 00609 0036, TO THE TROTWOOD COMMUNITY IMPROVEMENT CORPORATION AND DECLARING THE PROPERTY SURPLUS.

Attachments: [OR11-21](#)

[OR11-21 Map](#)

[OR12-21](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION FROM THE TROTWOOD PLANNING COMMISSION TO APPROVE A FINAL PLANNED UNIT DEVELOPMENT (PHASE 1) ON APPROXIMATELY 32 ACRES OF LAND, PARCEL NOS. H33 02111 0093 AND PART OF PARCEL NO. H33 02111 0092, BETWEEN DENLINGER ROAD AND THE STATE ROUTE 49 CONNECTOR, TO BUILD A RECREATION/SPORTS COMPLEX WITH VARIOUS SUPPLEMENTARY FUNCTIONS.

Attachments: [OR12-21](#)

[OR12-21 Staff Report](#)

[OR12-21 PC Packet](#)

[OR13-21](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL REPEALING OLD SECTION 905.03 "NOTICE TO CUT" AND ENACTING NEW SECTION 905.03 "NOTICE TO CUT" TO UPDATE THE MONTH OF PUBLICATION OF NOTICE FROM MAY TO MARCH, AND DECLARING AN EMERGENCY.

Attachments: [OR13-21](#)

[OR13-21 Exhibit A](#)

[OR14-21](#) AN ORDINANCE BY THE TROTWOOD CITY COUNCIL AMENDING ORDINANCE NO. OR27-20, THE ANNUAL APPROPRIATIONS FOR EXPENSES AND EXPENDITURES OF THE CITY OF TROTWOOD, STATE OF OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2021 THROUGH DECEMBER 31, 2021, AND DECLARING AN EMERGENCY.

**Attachments:** [OR14-21](#)

[OR14-21 Exhibit A](#)

**XI. Motion to Close Public Hearings**

**XII. Resolutions**

[R21-17](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL OBJECTING TO THE ISSUANCE OF A LIQUOR PERMIT (PERMIT ADDRESS: 4591 SALEM AVENUE, TROTWOOD, OHIO 45416; PERMIT NO. 4272645) BY THE OHIO DIVISION OF LIQUOR CONTROL TO JEFFERY BERNARD HINESMAN DBA "EL JEFFES," AND DESIGNATING AND AUTHORIZING OFFICIALS OR EMPLOYEES OF THE CITY OF TROTWOOD TO ACT IN FURTHERANCE OF SUCH OBJECTIONS.

**Attachments:** [R21-17](#)

[R21-17 Liquor Permit Request](#)

[R21-17 Extension Request](#)

[R21-17 Extension Granted](#)

[R21-18](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPROVE A TRANSFER OF FUNDS TO THE TROTWOOD COMMUNITY IMPROVEMENT CORPORATION TO SUPPORT ECONOMIC DEVELOPMENT ACTIVITIES.

**Attachments:** [R21-18](#)

**XIII. Old and New Business**

**a. Staff Reports**

[SR21-12](#) New Liquor Permit Request from Main Street Food Market LLC, 758 East Main Street, Trotwood, Ohio 45426

**Attachments:** [SR21-12](#)

**b. City Manager: Reminder to visit the City of Trotwood's website at [www.trotwood.org](http://www.trotwood.org) for updated information and events in our City.**

**c. Mayor: To schedule an appointment with the Mayor, please contact the Clerk of Council at 937.854.7212, between the hours of 8 a.m. - 5 p.m.**

d. Clerk of Council: Announcements

XIV. Motion to Adjourn