

City of Trotwood

3035 Olive Road
Trotwood, Ohio 45426
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Meeting Minutes

Monday, September 19, 2016

6:00 PM

**Hastings' Farm - 5226 Seybold Road - Ward 1 Trotwood
Brookville, OH 45309-7201**

City Council Workshop Meeting

*Mayor Mary A. McDonald
Vice Mayor Bettye L. Gales
Councilmember Rap Hankins
Councilmember Ron Vaughn
Councilmember Rhonda C. Finley
Councilmember Robert Kelley, Jr.
Councilmember Scotty A. Sly, Sr.*

Sandra L. Riege Fuller, Clerk of Council

I. Call to Order - Mayor Mary A. McDonald

Mayor McDonald called the meeting to order at 6:00 p.m.

II. Pledge of Allegiance**III. Roll Call: Clerk of Council**

Present: 7 - Mayor Mary A. McDonald, Vice Mayor Bettye L. Gales, Councilmember Rhonda C. Finley, Councilmember Robert L. Kelley Jr., Councilmember Rap Hankins, Councilmember Charles Ron Vaughn and Councilmember Scotty A. Sly Sr.

Staff members present: Stephanie Kellum, Deputy City Manager/Human Resource Manager, Stephen McHugh Law Director, Chris Peeples Finance Director, Steve Milliken Fire Chief, Erik Wilson Police Chief, Donna Sue Bowman Income Tax Administrator, Brenda Blauser Assistant to the City Manager, Jeannie Peyton Planning and Zoning Administrator, Fred Burkhardt C.I.C. Director, Eric Baxter Public Works Operations Manager, and Sandy Riege Fuller Clerk of Council.

Visitors in attendance: John Fecke, Duane Plessingher, Dawn Wojck, Tommy Stewart, Denice Moore, Gayle Horten, Barbara Higgins, Mattie Clay, David Young, Tom Grady and James Williams.

IV. Motion to Approve Workshop Agenda

Mayor McDonald requested a motion to approve the agenda. A motion was made by Mr. Hankins and seconded by Mrs. Finley. Roll call resulted in the following vote:

Aye: 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Finley, Councilmember Kelley Jr., Councilmember Hankins, Councilmember Vaughn and Councilmember Sly Sr.

A. [16-68](#)

City Council Workshop meeting location and directions

Attachments: [News Release & Directions](#)

This Staff Report was read and filed

- B. [PR045-16](#) Presentation - Alzheimer's Association Community Awareness by Kim Willis representing Capital Health Care Network & Miami Valley Chapter of Alzheimer's Association (15 minutes)

Attachments: [Alzheimer's Association](#)

Ms. Kim Willis, Team Captain for the Miami Valley Alzheimer's Association, spoke to encourage citizens of Trotwood to contact them if they know of anyone in need of assistance at no cost. Anyone can attend their educational programs, support groups and upcoming events. Their staff is highly trained and knowledgeable about all aspects of Alzheimer's disease. Everyone is invited to participate in their annual "Walk to End Alzheimer's" scheduled on Saturday, October 8, 2016 located at Fifth Third Field, 220 North Patterson Blvd. in Dayton, Ohio. Registration begins at 8:30am, Ceremony at 10am and the Walk starts at 10:15am. For more information about their organization go to their web site at <http://www.alz.org/dayton> and/or by calling their Helpline 1-800-272-3900 all day-everyday with caregiving tips for respite care options and emotional support.

- C. [PR044-16](#) Presentation - Storage of America presenting the proposed project at the site of the former Wal-Mart building by Fred Burkhardt (15 minutes)

Attachments: [Storage of America 9-19-16](#)

Mr. Fred Burkhardt, Executive Director for the Trotwood C.I.C., presented a project at the site of the former Wal-Mart building located on Salem Avenue. Owner is Walker International Capital, LLC real estate investment company. The proposal is to re-purpose the building to a quality storage facility known as 'Storage of America' to accommodate 80,000 sf climate controlled storage units and 50,000 sf for light manufacturing. Development of this 1000,000 sf commercial space will have drive up exterior units, class A new construction and lots of landscaping. The project will generate 4-6 new service jobs, eventually 15-20 semi-skilled manufacturing positions, for the overall investment of \$2 million dollars. Facility features include: On site managers, 24/7 security surrounded with fencing, lighting, video cameras, full service 24 Kiosks, open hours 5am-11pm, month to month rental, climate control, and autopay & online options. The owner will be erecting a public accessible US Veterans Memorial at the front of the facility for citizens to enjoy.

- D. [PR046-16](#) Presentation - Habitat for Humanity 2017 Zoning Fee(s) Waiver by Jeannie Peyton (5 minutes)

Ms. Jeannie Peyton Planning and Zoning Administrator received a request from the Dayton Ohio Habitat for Humanity Diana Graham, Executive Director thanked the city for our continued support for the construction of new single family homes. Their request is for a waiver of the zoning permit fees for 2017. Their plan is to acquire about ten (10) lots to build new single family homes ranging in value between \$80-90k. New homes were built in 2016 in the Twin Creek Neighborhood with more to come throughout the city. Total waiver of the zoning fee is between \$600-800 per home. If council agrees the legislation will be brought before City Council at the next regular meeting.

- E. [PR048-16](#) Presentation - City Moratorium for Medical Marijuana Update by Stephanie Kellum, Deputy City Manager and Stephen M. McHugh, Law Director (20 minutes)

Attachments: [Medical Marijuana Presentation 2016 Moratorium](#)

Ms. Stephanie Kellum Deputy City Manager and Mr. Stephen McHugh Law Director, spoke about the Medical Marijuana House Bill 523 will be managed by the Ohio Department of Commerce and State Board of Pharmacy according to Section 4729.75 of the Ohio Revised Code. HB523 for the State of Ohio authorizes the use of marijuana for medical purposes to establish the Medical Marijuana Control Program for the cultivation, processing dispensing, testing, possessing or for use for special serious health conditions. The City of Trotwood at their regular council meeting on September 6, 2016, approved legislation implementing a six (6) month moratorium for the issuance of permits under HB523 to decide what our obligations are for retail dispensaries licensed under the ORC 3769.29. Councilman Hankins would like hear input from our Police Department. City Council are in agreement, future workshop will be held to discuss the pro's and con's of this program and what the effect would have on our law enforcement. Mayor asked for citizens for comments - If other jurisdictions within our state and region allow permits for retail dispensaries we should too. Medical use would be ok, need strick legislation, and it would definitely put a burden on our law enforcement agency.

V. **Motion to Adjourn**

Mayor McDonald requested a motion to adjourn the meeting at 7:00 pm . A motion was made by Mr. Hankins and seconded by Ms. Finley. Roll Call resulted in the following vote:

Aye: 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Finley, Councilmember Kelley Jr., Councilmember Hankins, Councilmember Vaughn and Councilmember Sly Sr.