

# City of Trotwood

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



## Meeting Minutes

**Monday, April 3, 2017**

**6:30 PM**

**T-M Schools Board of Education Meeting Chambers  
3594 N. Snyder Road, Trotwood, Ohio**

### **City Council**

*Mayor Mary A. McDonald  
Vice Mayor Bettye L. Gales  
Councilmember Rap Hankins  
Councilmember Charles Ron Vaughn  
Councilmember Rhonda C. Finley  
Councilmember Robert L. Kelley, Jr.  
Councilmember James D. Williams II  
David Young, Deputy Clerk of Council*

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

Barbara Higgins, Janice Chinn, Steve Champion, Octavia Clay, Sandra Johnson, Angela Battle, Clark Brunson Jr, John and Pat Jenkins, Helen Sarsgard, Tom Grady, Kathleen Lamb, Kirsteen Wilkinson, Marie Battle, Wendi VanBuren, Michelle Caldwell, Elizabeth Haacke, Hasani Hayden, Mattie Clay, Theodore Fields, Beverly Tomlinson

**Staff Present:**

Deputy City Manager Stephanie Kellum, Deputy Clerk of Council David Young, Brenda Blauser, Chris Peebles, Fred Burkhardt, Jeannie Peyton, Chief Richard Haacke, Chief Erik Wilson

**II. Invocation: Elder Norman J Searce III****III. Pledge of Allegiance****IV. Roll Call: Deputy Clerk of Council**

**Present:** 7 - Mayor Mary A. McDonald, Vice Mayor Bettye L. Gales, Councilmember Rap Hankins, Councilmember Charles Ron Vaughn, Councilmember Rhonda C. Finley, Councilmember Robert L. Kelley Jr. and Councilmember James D. Williams II

**Present:** 7 - Mayor Mary A. McDonald, Vice Mayor Bettye L. Gales, Councilmember Rap Hankins, Councilmember Charles Ron Vaughn, Councilmember Rhonda C. Finley, Councilmember Robert L. Kelley Jr. and Councilmember James D. Williams II

**V. Motion to Approve the Agenda**

**Mayor McDonald requests a motion on this item. A motion was made by Councilmember Hankins, seconded by Vice Mayor Gales, that we approve the agenda as submitted. The motion carried by the following vote:**

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**VI. Visitors and Communications:**

**If you wish to make a comment to Mayor & Council, please fill out a Speaker Form and return it to the Clerk of Council BEFORE the start of the meeting. Once you are called upon, proceed to the microphone, state your name and address and begin your comments. You will have three (3) minutes to speak. Citizen comments on the 'Public Hearing' portion of the meeting will be accepted at the appropriate time during the meeting.**

**VII. Presentations**

- A.** A PRESENTATION TO THE TROTWOOD CITY COUNCIL ABOUT THE CITY'S TREE COMMISSION AND THE STEPS IT IS TAKING TOWARD BECOMING A TREE CITY USA.

**Attachments:** [ADF TCUSA Factsheet](#)

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

**Mayor McDonald requested a motion on this. Vice-Mayor Gales made the motion, Council Member Hankins seconded to approve the consent agenda. The motion carried by the following vote:**

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

- A.** A MOTION TO SCHEDULE A PUBLIC HEARING AND DRAFT LEGISLATION PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,770,000 TO PAY COSTS OF REFUNDING THE SERIES 2010 VARIOUS PURPOSE BONDS, ISSUE \$700,000 NEW MONIES AND TO APPROVE THE VARIOUS AGREEMENTS AS NECESSARY.

- B.** A MOTION TO APPROVE THE DECEMBER 5, 2016 MEETING MINUTES

**Attachments:** [12.05.2016 Minutes](#)

- C.** A MOTION TO APPROVE THE DECEMBER 12, 2016 MEETING MINUTES

**Attachments:** [12.12.2016 Minutes](#)

- D.** A MOTION TO APPROVE THE DECEMBER 19, 2016 MEETING MINUTES

**Attachments:** [12.19.2016 Minutes](#)

- E.** A MOTION TO SCHEDULE A PUBLIC HEARING AND DRAFT LEGISLATION TO DISSOLVE COMMUNITY REINVESTMENT ACT ZONES 131-77504-02 AND 131-77504-03 AND AMEND 131-77504-01 TO INCLUDE ALL PARCELS AND LAND USES WITHIN THE GEO-POLITICAL BOUNDARIES OF THE CITY OF

## TROTWOOD

**IX. Public Hearings/Ordinances****X. Motion to Open the Public Hearing**

**If you wish to make a comment on the Public Hearing items please stand and be sworn in to speak. Once you are called upon, proceed to the microphone, state your name and address and begin your comments. You will have three (3) minutes to speak.**

**Mayor McDonald requests a motion on this item. A motion was made by Councilmember Finley, seconded by Councilmember Vaughn, that we open the public portion of this meeting. The motion carried by the following vote:**

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**A.**

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TROTWOOD, OHIO, FOR THE PROPERTY LOCATED AT 2800 SHILOH SPRINGS ROAD AT THE SITE FORMERLY KNOWN AS TARGET PARCEL ID H33-01625-0001 ON 14.5 ACRES FROM "R-B" REGIONAL BUSINESS ZONING DISTRICT TO "I-PUD" INDUSTRIAL PLANNED UNIT DEVELOPMENT ZONING DISTRICT.

**Attachments:**     [OR13-17](#)  
[OR13-17 Attachment](#)

**Mayor McDonald requests a motion on this item. A motion was made by Councilmember Hankins, seconded by Councilmember Williams II, that this Ordinance be adopted. The motion carried by the following vote:**

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**B.**

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL APPROVING THE PROPOSED SPECIFIC SITE PLAN TO REPURPOSE AN EXISTING 123,000 SF FACILITY AS A STORAGE AND LIGHT MANUFACTURING, WAREHOUSING, AND DISTRIBUTION FACILITY LOCATED AT 2800 SHILOH SPRINGS ROAD AT THE SITE FORMERLY KNOWN AS TARGET, PARCEL ID H33 01625 0001, LOCATED IN THE CITY OF TROTWOOD.

**Attachments:**     [OR14-17](#)  
                                 [OR14-17 Attachment](#)

**Mayor McDonald requests a motion on this item. A motion was made by Councilmember Williams II, seconded by Councilmember Kelley, Jr., that this Ordinance be adopted. The motion carried by the following vote:**

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**C.**

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL AMENDING ORDINANCE OR35-16, THE ANNUAL APPROPRIATION FOR CURRENT EXPENSE AND EXPENDITURES OF THE CITY OF TROTWOOD, STATE OF OHIO FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2017 THROUGH DECEMBER 31, 2017 AND DECLARE AN EMERGENCY

**Attachments:**     [OR16-17](#)  
                                 [SCHEDULE OF REAPPROPRIATIONS for 2017 first.pdf](#)

**Mayor McDonald requests a motion on this item. A motion was made by Councilmember Vaughn, seconded by Councilmember Hankins, that this Ordinance be approve and declare an emergency. The motion carried by the following vote:**

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

### **Motion to Close the Public Hearing**

**Mayor McDonald requests a motion on this item. A motion was made by Councilmember Finley, seconded by Councilmember Williams II, that we close the public portion of this meeting. The motion carried by the following vote:**

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

## **XI. Resolutions**

- D. A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPOINTING ONE MEMBER TO THE CIVIL SERVICE COMMISSION OF THE CITY OF TROTWOOD, OHIO FOR A FIVE YEAR TERM BEGINNING APRIL 3, 2017 AND ENDING APRIL 3, 2022.

**Attachments:**     [R17-35](#)  
                                 [Oath Hasani L Hayden 04.03.2017](#)

**Mayor McDonald requests a motion on this item. A motion was made by Councilmember Hankins, seconded by Vice Mayor Gales, that this Resolution be approved. The motion carried by the following vote:**

- Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II
- Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

- E. A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPOINTING FIVE MEMBERS TO THE PROPERTY MAINTENANCE APPEALS BOARD OF THE CITY OF TROTWOOD, OHIO FOR A THREE-YEAR TERM BEGINNING APRIL 3, 2017 AND ENDING APRIL 3, 2020.

**Attachments:**     [R17-36](#)  
                                 [Oath Sylvia Vance 04.03.2017](#)  
                                 [Oath Michelle Caldwell 04.03.2017](#)  
                                 [Oath Pat Lekan 04.03.2017](#)  
                                 [Oath Octavia Clay 04.03.2017](#)  
                                 [Oath Theodore Fields 04.03.2017](#)

**Mayor McDonald requests a motion on this item. A motion was made by Vice Mayor Gales, seconded by Councilmember Hankins, that this Resolution be approved. The motion carried by the following vote:**

- Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II
- Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

- F. A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH IAP-GSG, INC. FOR THE PROJECT MANAGEMENT OF THE TROTWOOD COMMUNITY AND CULTURAL ARTS CENTER FOR AN AMOUNT NOT TO EXCEED 8.5% OF THE TOTAL PROJECT COST.

**Attachments:**     [R17-37](#)

**Mayor McDonald requests a motion on this item. A motion was made by Councilmember Williams II, seconded by Councilmember Hankins, that this Resolution be approved. The motion carried by the following vote:**

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**G.**

A RESOLUTION BY THE TROTWOOD CITY COUNCIL  
AUTHORIZING THE CITY MANAGER TO ENTER INTO  
TERMINATION OF PROJECT PARTNERSHIP AGREEMENT WITH  
THE UNITED STATES DEPARTMENT OF THE ARMY

**Attachments:**     [R17-38](#)  
                              [R17-38 attachment](#)

**Mayor McDonald requests a motion on this item. A motion was made by Councilmember Hankins, seconded by Councilmember Finley, that this Resolution be approved. The motion carried by the following vote:**

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**XII. Old & New Business**

**A. City Manager: Reminder to visit the City of Trotwood web site at [www.trotwood.org](http://www.trotwood.org) for updated information and events in our city. Go to "Notify Me" icon to sign up to receive information by utilizing your email address or mobile phone.**

**B. Mayor: To schedule an appointment with the Mayor, contact David Young, Deputy Clerk of Council at 937.854.7212 between the hours of 8am - 5pm.**

**C. Council Members**

**XIII. Motion to Adjourn**

**Mayor McDonald requests a motion on this item. A motion was made by Vice Mayor Gales, seconded by Councilmember Finley, that we be adjourned. The motion carried by the following vote:**

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Hankins, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr. and Councilmember Williams II