

# City of Trotwood

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



## Meeting Minutes

**Monday, October 7, 2019**

**6:30 PM**

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

## City Council

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

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

Mayor McDonald called the meeting to order at 6:30 pm

**II. Invocation - Rev. Waldo Terry Littlejohn****III. Pledge of Allegiance****IV. Roll Call: Clerk of Council**

**Present:** 7 - Mayor Mary A. McDonald, Vice Mayor Bettye L. Gales, Councilmember Charles Ron Vaughn, Councilmember Rhonda C. Finley, Councilmember Robert L. Kelley Jr., Councilmember Tyna R. Brown and Councilmember Yvette Page

**Staff members:** Quincy E. Pope, Sr. City Manager, Stephanie Kellum Deputy City Manager, Police Chief Erik Wilson, Deputy Fire Chief Brandon Barnett, Chris Peeples Finance Director, Chad Downing & Fred Burkhardt Trotwood CIC, Jung-Han Chen Planning & Dev't Director, Johnny McCluskey Public Works Supervisor, Donna Sue Bowman Income Tax Administrator, Cheryl Wheeler Adm. Assistant to City Manager, Sandy Riege Fuller, Deputy Clerk of Council.  
**Visitors:** Sr. Patty Kremer, Mark Rasmussen, Wanda Lander Angela Battle, JoAnne Orihood, Kathern Coleman, Duane Plessinger, Sr. Edna Hess, Octavia & Mattie Clay, Waldo Littlejohn, Pamela Thomas, James Arvai, jr., Sr. Mary Garke, John Fecke, Janet Foote, Sr. Linda Plerman, Dawn Wojcik, Dave Christian, Barbara Higgins, Sr. Ann Clark Manderia Cotton, Diana Wolfe, Kathy Walker, Tom Grady Lyndell Lawson, Sr. Joan DeChristopher and Janice Chinn.

**V. Motion to Approve the Agenda**

Mayor McDonald asked for a motion. A motion was made by Vice Mayor Gales and second by Mr. Vaughn to move item R19-113 from the consent agenda to item C under resolutions; and enter into an Executive Session for pending litigation at the end of this meeting. Roll Call:

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Brown and Councilmember Page

- VI. VISITORS AND COMMUNICATIONS:** To comment on any topic NOT on the agenda, please fill out a Speaker Form and return it to the Clerk of Council BEFORE the start of the meeting. Proceed to the microphone, state your name and address, proceed with 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.

Mr. Lyndell Lawson stated we have to keep the youth here in Ohio. One way is to have living wage jobs. Is there a possibility that Aldi's would expand to Trotwood? Mayor stated the city has reached out to other grocery stores as well as the county. We are pursuing all options to get another local grocery store. Katrina Coleman, 40 Pinewood Circle stated there's speeding vehicles and drug deals on their street she wanted us to be aware of. Mandona Cotton stated, her family suffered the death of their family member last September 2019 and her and her family would like answers about the investigation. Mrs. Dave Christian lives on 9570 Snake Road where there's a lot a pot holes west of the bridge on top of the hill. The repairs do not hold for long and is deteriorating. They are concerned about when the pot holes will be repaired. James Arvi also lives at 9431 Snake Road. The road washes out continually makes it an hazard for him to get out of his driveway and vehicles. Wants to know who's responsible to lower the speed limit and repair the roadway with a bad hill its not safe. Mayor and City Manager explained, the city is has a plan for the entire city infrastructure that includes the road repairs. City Manager, Deputy City Manger & Public Works will schedule a meeting to meet with the those living on Snake Road.

**VII. Special Presentations and Recognitions**

- A.** [PR45-19](#) Presentation - UC Health Mobile Mammography Quality Project by Morgan Miller, Program Manager

Attachments: [PR45-19 UC Radiology Quality Project](#)

Morgan Miller Program Manager for University of Cincinnati Health will have a mobile mammography unit scheduled to provide onsite health screening here in Trotwood to detect cancer earlier. The physician team will provide the mammograms at no charge to the citizens. Mobile unit is scheduled on November 1st from 1:00-3:00 pm. at 4 Strader Drive. They accept medicaid, medicare, and other insurances.

**B. [PR46-19](#)****Presentation - Compensation Board Report for 2019**

Mr. Norman Searce, Chairman of the Compensation Board, passed out the Compensation Board report to City Council. Mayor McDonald asked the Chairman to highlight the recommendations. This board is endowed by the people to make recommendations and review the Mayor & City Council salaries. They have decided to increase the salaries for both. Historically the city charter was incorporated in 1901. If you take this into consideration with the cost of inflation over the past 118 years to today it calculates to 3,000%. The Charter at that time stated each council member member would be paid \$250.00 and mayor \$1,000 per year. At this point in time based on the current cost of inflation, the board determined the reasoning behind the salary calculation to really be about \$7,800 for City Councilmembers and the Mayor \$31,000 per year. Their report reflects the amount to be considerably less than what the original incorporators designed in 1901 as the reasoning behind the numbers they came with.

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

Mayor asked for a motion. A motion was made by Vice Mayor Gales to approve and second by Mt. Vaughn. Roll Call:

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Brown and Councilmember Page

**A. [R19-113](#)**

A RESOLUTION BY THE TROTWOOD CITY COUNCIL TO ACCEPT THE RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE MONTGOMERY COUNTY AUDITOR.

**Attachments:** [TAX YEAR 2019 AMOUNTS & RATES RESOLUTION.pdf](#)

City Manager Pope stated these amounts need to be certified to Montgomery County Auditors office. Mayor McDonald requested a motion. A motion was made by Vice Mayor Gales to approve and second by Mr. Vaughn. Roll Call:

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Brown and Councilmember Page

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

Mayor McDonald asked for a motion to open the public hearing. A motion was made by Mr. Vaughn and second by Ms. Brown. Roll Call:

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Brown and Councilmember Page

**A. [OR25-19](#)**

ORDINANCE TO ACCEPT THE PLANNING COMMISSION RECOMMENDATION TO AMEND AN APPROVED PLANNED UNIT DEVELOPMENT TO ALLOW SOLAR ARRAY TO BE INSTALLED AT 4960 SALEM AVENUE, APPROXIMATELY 14 ACRES OF LAND, CURRENTLY COMPRISING OF PARCEL ID h33 021120 0013 AND PART OF H33302112 0014

**Attachments:**    [OR25-19 Resolution No. 19-115 \(01047395xA06A8\).docx](#)  
[OR25-19 PC 19-14 case material](#)  
[PC 19-14 Staff report for 4960 Salem Ave to Council.pdf](#)  
[OR25-19 Legal Public Notice Zoning New Section 521.08](#)

Mr. Jung-Han Chen said for this installation the solar panels was approved by the Planning Commission. They had to amend the original PUD because the land is on two different parcels on 14 acres. The land is owned by the Sisters of the Precious Blood. This installation will be a great asset for their facility to use clean green energy instead of using fossil fuel burning. No further discussion. Mayor McDonald requested a motion. A motion was made by Ms. Brown to approve and second by Ms. Finley. Roll Call:

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Brown and Councilmember Page

- B.**     [OR26-19](#)           ORDINANCE ACCEPTING TROTWOOD PLANNING COMMISSION'S RECOMMEND TO AMEND TROTWOOD ZONING MAP FOR THE AREA GENERAL ALONG SHILOH SPRINGS ROAD, EAST OF SR 49, SOUTH OF SALEM BEND AND DENLINGER ROAD, APPROXIMATELY 105 ACRES OF LAND FROM RSF-M(RESIDENTIAL SINGLE FAMILY-MEDIUM DENSITY) AND R-B (REGIONAL BUSINESS) DISTRICT TO G-B (GENERAL BUSINESS) DISTRICT.

**Attachments:**     [OR26-19 Ordinance Zoning Map 105 Acres rezoning](#)  
                          [Staff Report to Council -PC-19-15.pdf](#)  
                          [Salem Ave Rezoning.pdf](#)  
                          [PC 19-15 case material.pdf](#)  
                          [OR26-19 Legal Public Notice Ordinance Zoning Map 105 Acres rezoning\\_final](#)

Mr. Jung-Han Chen stated the proposed zoning amendment is along St.Rt. 49 and Salem Bend, Shiloh Springs and Denlinger Road corridor. Currently the area (105 acres) is zoned RSF-M and R-B regional business zoning which is inconsistent with the land use. The Planning Commission approved the new recommendations for city council to consider. Today the retail trend is changing in the real estate market that does not support our current regional zoning designation. The commission is recommending the area zoning to be corrected from RSF-M to R-B. No further discussion. Mayor McDonald requested a motion. A motion was by Mr. Vaughn to approve the zoning change to this area to G-B general business and it was second by Vice-Mayor Gales. Roll Call:

**Aye:**   7 -   Mayor McDonald, Vice Mayor Gales, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Brown and Councilmember Page

**X.     Motion to Close the Public Hearing**

Mayor McDonald requested a motion. A motion was made by Vice Mayor Gales and seconded by Mr. Finley to close the Public Hearing. Roll Call:

**Aye:**   7 -   Mayor McDonald, Vice Mayor Gales, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Brown and Councilmember Page

**XI.    Resolutions**

**A. [R19-115](#)**

A RESOLUTION BY THE COUNCIL OF THE CITY OF TROTWOOD, OHIO AUTHORIZING THE CITY MANAGER TO JOINTLY APPLY WITH THE CITY OF CLAYTON, OHIO TO MIAMI REGIONAL PLANNING COMMISSION (MVRPC) FOR FUNDING TO RESURFACE A PORTION OF WESTBROOK ROAD NOT TO EXCEED \$140,000.00

**Attachments:**     [R19-115 Resolution No. 19-115 \(01047395xA06A8\)](#)  
[R19-115 Res. Joint Resurfacing Clayton Westbrook Rd](#)

City Manager Quincy Pope said the City of Trotwood would like to enter into a joint grant application with the City of Clayton for this paving project shared by both cities. Both entities will contribute \$140,000.00 for this Miami Valley Regional Planning Commission grant to complete the final paving on Westbrook Road starting at Salem Avenue progressing to Main Street for this million dollar project that was started last year. The dollars will come due in 2021 from our permissive use tax fund. Mayor McDonald requested a motion. A motion was made by Vice Mayor Gales to approve and second by Mr. Vaughan. Roll Call:

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Brown and Councilmember Page

**B. [R19-114](#)**

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE TROTWOOD COMMUNITY IMPROVEMENT CORPORATION TO ATTAIN FINANCING FROM IFF, A COMMUNITY DEVELOPMENT FINANCE INSTITUTION, FOR THE ACQUISITION AND REHABILITATION OF THE SEARS BUILDING ON SALEM AVENUE.

**Attachments:**     [R19-114 City of Trotwood Resolution re TCIC Loan for Sears Property \(01047156xA06A8\)](#)

Mr. Chad Downing representative from Trotwood Community & Improvement Corporation TCIC objective is for the redevelopment of vacant properties. It was the desire of the city to obtain the former vacant Sears building on the former 16 acre Salem Mall site. In order to do so, the group would like to apply for refinance from IFF a community development finance institution which focuses on community development projects for non-profits agencies. The TCIC is needing \$350,000.00 to secure the acquisition for rehabilitation damage that occurred from the Trotwood tornado also due to fact the building has been vacant for a long period of time. The financing terms are for one year with no payments on the principal and pay only on the interest. After that a 5.58% interest will be paid over 15 years and the TCIC will have the cash flow to do so. This site is highly visible property. Two options to sell the property can be considered - purchase or leasing space to be subdivided. Mayor McDonald requested a motion. A motion was made by Mr. Vaughn to approve and second by Ms. Brown. Roll Call:

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Brown and Councilmember Page

**XII. Old & New Business**

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

1) Financial Bootcamp "Medicare 2020 Plan Reviews" with Michelle Graves - Wed. Oct. 23 from 8:30 - 10:30 am, at TCCAC; 2) First Tier Suburbs Meeting Trotwood as host - Wed. Oct. 23 from 5:30 pm at TCCAC; 3) OML 68th Annual Conference in Columbus, Ohio - Wed. Oct 23-25 noon to 1:00 pm Friday; 4) Harvest Family Fun Walk - Saturday, Oct 26 from 1:00-4:00 pm at Madison Park.

b. **Council Members**

Mayor McDonald thanked city staff for the wonderful 4th family reunion weekend. Springboro City Schools have raised \$37,000.00 to give to the Trotwood school children effected by the tornado and want us to be a sister city with them. Vice Mayor Gales - Trotwood City School state achievement scores went up 15 points. Harvest Fest is this weekend at the Iams House. Ms. Finley - Flight Academy is a new business in town on Salem Ave. had a Saturday grand opening. Home Depot is donating grass & flower seeds to citizens effected by the tornado. Planning Commission approved the building of tornado safe homes in the Sycamore Woods subdivision. Mr. Vaughn - Invites everyone to attend the Trotwood Chamber Annual Dinner on Nov. 14, at 5:30pm. Ms. Brown -Parks & Recreation Board is working on plans for 2020 events. Volunteers are welcome to join. The city is still reaching out to help the tornado victims contact Deputy City Manager Kellum for more information along with our web site. Mr. Page- Pee Wee Rams football team is having a homecoming game this Saturday. Top Flight Academy is now open and ready for business. Mr. Kelley -Top Flight Academy is a wonderful facility under the direction of Chris Wright a Trotwood High school graduate.

- c. **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.**

City Manager Pope said, the city has a plans to meet out future goals to repair our roads, water and sewer infrastructure. He understands the citizens concerns about the failing infrastructure. The cost just to pave one mile of road is \$188,000.00 for our city that's 31 square miles. He encourages citizens to stop by his office anytime to talk about our infrastructure plans. Deputy City Manager - A group of volunteers will be coming to our city to help those affected by the tornado. About 2,000 homes were damaged by this EF4 event. Effective in October, the 'Sharing Hope' organization is partnering with the city to come here for 6 months to help citizens repair their damaged homes. Homeowners need to email her at [tornado@trotwood.org](mailto:tornado@trotwood.org) to get the help you need. Even if you have no insurance or it was denied, please contact us. Attorney Jeff Rezabek reported the applications for the \$1,000.00 compensation from the Trotwood Disaster Fund are now under review. The committee will be meeting at the end of October with some of the first checks going out to help the citizens. Citizens can also contact the Dayton Ohio Board of Realtors to apply for grant dollars to assist with the repairs they need.

d. **Staff Reports**

No reports at this time.

**XIII. Motion to Adjourn**

Mayor McDonald requested a motion to adjourn into an Executive Session at 8:00 pm for pending litigation. A motion was made to approve by Ms. Brown and second by Vice Mayor Gales. Roll Call: Motion to adjourn the Executive Session was made at 9:30 pm by an unanimous vote.

**Aye:** 7 - Mayor McDonald, Vice Mayor Gales, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Brown and Councilmember Page