

City of Trotwood

3035 Olive Road
Trotwood, Ohio 45426
937.837.7771
www.trotwood.org



Meeting Minutes

Monday, March 2, 2020

6:30 PM

**Trotwood Community & 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 Bettye L. Gales
Council Member Rhonda C. Finley
Council Member Robert L. Kelley, Jr.
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 p.m.

II. Invocation: Elder Belinda Mitchell**III. Pledge of Allegiance****IV. Roll Call: Clerk of Council**

Present: 6 - Vice Mayor Tyna R. Brown, Councilmember Charles Ron Vaughn, Councilmember Bettye L. Gales, Councilmember Rhonda C. Finley, Councilmember Robert L. Kelley Jr. and Councilmember Yvette Page

Staff Members: Quincy E. Pope, Sr. City Manager, Stephen McHugh Law Director, Erik Wilson Police Chief, Rick Haacke Fire Chief, Cheryl Wheeler Assistant to the City Manager, Donna Sue Bowman Income Tax Administrator, Chris Peeples Finance Director, Johnny McCluskey Public Works Operations Supervisor, Chad Downing Trotwood CIC Executive Director and Sandy Riege Fuller Deputy Clerk of Council. **Visitors;** JoAnne Orihood, Dr. Gupta Central State University, Elder Belinda Mitchell, Sister Johnna DeChristopher, Sister Mary Garke, Angela Battle, Tom & Sandy Bench, Steven Champion, Cheryl Smith, Tom Grady, John Fecke, K. Walker, Janet Foote, Wanda Lander, Jarrod Clements Sr., Dawn Wojcik, Dave Christian, K. Coleman, Janice Chinn,

V. Motion to Approve the Agenda

Mayor McDonald asked for a motion. A motion was made by Ms. Gales to approve agenda and second by Vice Mayor Brown. **Roll Call:**

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

Citizen JoAnne Orihood said she's concerned about her neighborhood noticing numerous speeding vehicles throughout our city with disregard of the law. Police Chief said everyone should abide by the laws. They are still out in the community with radar writing tickets and visual in certain areas. Residents need to take responsibility for their own actions. Mayor suggested maybe some signs warning citizens that we are watching the drivers may help. Pratibha Gupta, PH.D. from Central State University Professor and Extension Specialist for Health introduced their six week Diabetes Empowerment Education Program free of charge to all citizens and at the Trotwood Library as well. Some topics include are nutrition education and meal planning, physical activities, yoga, relaxation, and blood pressure checks at no cost here at the Trotwood Community Center. Class times are flexible.

VII. Presentations and Recognitions

None at this time.

VIII. Motion to Approve the Consent Agenda

Mayor McDonald asked for a motion. A motion was made by Vice Mayor Brown to approve the consent agenda and second by Ms. Finley. Roll Call:

- A. [SR20-07](#)** Approval of Meeting Minutes for December 16, 2019 and January 6, 2020.

Attachments: [MeetingMinutes Dec. 16, 2019](#)
[MeetingMinutes January 6, 2020](#)

- B. [R20-29](#)** A RESOLUTION AUTHORIZING THE REMOVAL OF ASSESSMENTS FROM THE MONTGOMERY COUNTY PROPERTY TAX DUPLICATE FOR CHARGES FOR THE CUTTING AND REMOVAL OF WEEDS, VEGETATION AND/OR GRASS

Attachments: [R20-29 WEED ASSESSMENTS](#)
[2020 Removal of Mowing Assessment #2.docx](#)
[R20-29 Removal of Assessments mowing, weeds, grass](#)

IX. Motion to Open the Public Hearing

Mayor McDonald asked for a motion. A motion was made by Ms. Gales to open the Public Hearing portion of this meeting and was second by Ms. Finley. Roll Call:

X. Public Hearings/Ordinances

- A. [OR03-20](#)** AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO AMEND THE OFFICIAL ZONING MAP FOR PARCEL ID H33 02101 0049 AND H33 02101 0055, APPROXIMATELY 25.19 ACRES OF LAND COMBINED, AT 1001 SHILOH SPRINGS ROAD FROM C-R (COMMERCIAL RECREATION) DISTRICT TO L-I (LIGHT INDUSTRIAL) DISTRICT, OWNER/APPLICANT-CORY HEITZ/TAX REDEVELOPMENT

Attachments: [PC 19-20 Case Report.pdf](#)

[OR03-20 Amending Zoning Map for Parcel Nos. H33 02101 0049 0055 \(01078352-3xA06A8\)](#)

[OR03-20 Notice of Public Hearing March 2, 2020](#)

[PC-19-20 Case Report-updated.pdf](#)

Mayor McDonald announced those interested in speaking on the Public Hearings to please take the Oath of testimony to Mr. Cory Hetiz from Tax Redevelopment LLC. Mr. Chen Planning & Development Director indicated this zoning on this property is now Commercial Recreation C-R and the request is to change the zoning designation to L-I Light Industrial on this 25.19 acre parcel formerly known as Hara Arena. The Planning Commission met in October 2019 and wanted to make sure the site development as a gateway to the city to allow the applicant to market the site. As a result the best zoning for this site would be a PUD would be tailored for this neighborhood. This ordinance and the next one go hand in hand. The old building will have to come down in order for future development to happen. Mayor McDoanald asked for a motion. A motion to approve OR03-20 is approved by Vice Mayor Brown and seconded by Ms. Finley. Roll Call:

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

B. [OR04-20](#)

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION (PC CASE 19-22) TO APPROVE AN PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD), AT 1001 SHILOH SPRINGS ROAD, PARCEL ID H33 02101 0049 AND H33 02101 0055, AN APPROXIMATELY 25.19 ACRES OF LAND, CORY HEITZ/TAX REDEVELOPMENT, OWNER/APPLICANT

Attachments: [Ordinance OR04-20 to Approve Preliminary PUD at 1001 Shiloh Springs Road \(01078542-3xA06A8\)](#)
[OR20-04 EXHIBIT 'A'](#)
[PC-19-22 Case Report.pdf](#)
[OR04-20 Notice of Public Hearing March 2, 2020](#)

Mr. Jung-Han Chen said the permitted zoning uses are outlined uses for this site at according to the attachment "A" for this former Hara Arena site. With PUD zoning is safeguards the permitted uses. Mr. Cory Heitz said the tax liens have been removed. They received over 4 million dollars in grants from Jobs Ohio have been on the site, but will not give a grant until 180,000 to drill wells around the property to make sure its safe and clean. No bank will loan them money if the building is sold as a recreational use. They want to start immediatly to clean up the property to get it ready to market the property for sale. A total of 130 acres is involved in this complex. Any future development will be brought before the Planning Commission then to City Council for final approval. Mr. Kelley inquired about the estimated time period for this project to be completed. When the tornado came through they cleaned the inside of the building and applied for disaster SBA grant dollars that is now on hold for 2 million dollars before they can tear down the building. No specific tenants have been identified as yet, but Jobs Ohio will market the property across the county once the site is cleaned. Some of the property is in Harrison Township and they will follows the same ruling as were using tonight. Ms. Finley asked about indoor vs. outdoor storage; the outdoor storage is prohibited, Indoor storage relates only the zoning uses that are permitted e.g. warehousing distribution centers. Ms. Page noticed more parcels on the map were not included in this request and assured only the two parcels totaling 25.19 apply on the Hara Arena site. Ms. Gales asked if another recreational uses would be considered again. Mr. Heitz said just a slight change if the other deals don't work out. Mayor McDonald asked for a motion. A motion was made by Ms. Page to approve with the additional exhibit attachment 'A' for OR04-20 and second by Ms. Gales. Roll Call:

- C. [OR05-20](#) AN ORDINANCE BY TROTWOOD CITY COUNCIL REPEALING ORDINANCE 22-17 AND ADOPTING NEW ORDINANCE NO. 05-20 TO REVISE SECTION II OF ORDINANCE 22-17 TO EXPAND ITS APPLICATION AND GIVE THE COMMUNITY REINVESTMENT AREA HOUSING COUNCIL THE POWER TO GRANT TAX ABATEMENTS FOR THE CONSTRUCTION OR REMODELING OF RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURES LOCATED IN THE COMMUNITY REINVESTMENT AREA AND DECLARING AN EMERGENCY.

Attachments: [OR05-20 Trotwood Ordinance No. 05-20 \(01077778xA06A8\)](#)
[Community Reinvestment Area UPDATE- City Council Workshop Presentation- February 2020](#)

City Manager said this will repeal the original ordinance that was for only commercial and industrial properties. With this updated legislation it will be available for all citizens for new construction and reconstruction of homes offering tax abatements for their residential properties. Mayor McDonald asked for a motion. A motion was made by Vice Mayor Brown to approve and second by Ms. Finley. Roll Call:

XI. Motion to Close the Public Hearing

Mayor McDonald read the caption. A motion was made by Ms. Page to close the public hearing and second by Ms. Gales. Roll Call:

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

XII. Resolutions

- A. [R20-30](#) A RESOLUTION BY TROTWOOD CITY COUNCIL APPOINTING TWO MEMBERS. GAYLE JOHNSON AND NANCY MARINO, TO THE CIVIL SERVICE COMMISSION OF THE CITY OF TROTWOOD, OHIO FOR A FIVE (5) YEAR TERM BEGINNING MARCH 2, 2020 AND ENDING MARCH 24, 2025. OATH OF OFFICE CEREMONY BY MAYOR MARY A. MCDONALD.

Attachments: [R20-30 RES. CIVIL SERVICE MEMBERS](#)

Mayor McDonald asked for a motion. A motion to approve R20-30 was made by Ms. Gales and second by Ms. Finley. The members were not available, therefore, the oath will be administered at the office. Roll Call:

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

B. [R20-31](#)

A RESOLUTION BY TROTWOOD CITY COUNCIL ACCEPTING THE BID OF JOHN R. JURGENSEN COMPANY FOR THE RESURFACING WORK TO BE COMPLETED ON SNAKE ROAD (FROM SEYBOLD TO DIAMOND MILL), POST TOWN ROAD (FROM UNION RD TO SNYDER RD), REDONDA LANE, BEARDSLEY ROAD, STUCKHARDT ROAD, LIVE OAK DRIVE, AND OLIVE ROAD (PARKING/SHOULDER PAVING); AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SAID CONTRACTOR TO COMPLETE THE PROJECT FOR AN AMOUNT NOT TO EXCEED \$814,629.20; WHICH IS A CONTRACT PRICE OF \$740,572.00, PLUS A CONTINGENCY AMOUNT OF 10% (74,057.20)

Attachments: [R20-31 20200216L Award Recommendation](#)

[R20-31 re. Bid of John R. Jurgenson Co for Resurfacing Work on Snake Road \(01078478-2xA06A8\)](#)
[R20-31 2020 Paving Program Bid Tab](#)

City Manager stated this is a capital project top address the aging infrastructure in our streets within our neighborhoods. This is the best and lowest bid received by three different companies; only two qualified. Mr. Vaughn he was very concerned about the Post Town Road being so bad and thanked the city for moving forward with this paving. Mayor McDonald asked for a motion. A motion was made by Mr. Vaughn to approve R20-31 and second by Ms. Finley. Roll Call:

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

C. [R20-32](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING A CITY SPONSORED 2020 "TROTWOOD ENTREPRENEUR SUMMIT" EVENT TO SERVE THE PUBLIC PURPOSE OF PROMOTING STRONG COMMUNITY RELATIONS AND ENCOURAGING ENTREPRENEURSHIP IN THE CITY AND AUTHORIZING EXPENDITURES NOT TO EXCEED \$600.00

Attachments: [R20-32 RES. Entrepreneur Summit Event](#)
[Entrepreneur Summit Flyer](#)

Mayor McDonald asked for a motion. A motion was made by Ms. Gales to approve R20-32 and second by Ms. Page. Roll Call:

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

- D. [R20-33](#) A RESOLUTION BY THE CITY COUNCIL AUTHORIZING CITY SPONSORED 2020 SPRING FLING EVENT TO SERVE THE PUBLIC PURPOSE OF COMMUNITY RELATIONS FOR EXPENDITURES NOT TO EXCEED \$1,000.

Attachments: [R20-33 RES. Spring Fling Event](#)

City Manager explained this will replace the Easter Egg Hunt to the Spring Fling for more activities for the public. We are advertising this event on FB, city web site and various newspapers. Mayor McDonald asked for a motion. A motion was made to approve R20-33 by Vice Mayor Brown and second by Ms. Page.

Roll Call:

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

- E. [R20-35](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL TO ACCEPT THE ONE OHIO MEMORANDUM OF UNDERSTANDING

Attachments: [R20-35 Resolution re. One Ohio Memorandum of Understanding \(01078325xA06A8\)](#)

Mayor McDonald called for a motion. A motion was made by Ms. Finley to approve and second by Vice Mayor Brown. **Roll Call**

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

- F. **R20-36** A RESOLUTION BY TROTWOOD CITY COUNCIL AUTHORIZING THE ADOPTION OF A REAL ESTATE TAX ABATEMENT PLAN FOR CONSTRUCTION OR REMODELING OF RESIDENTIAL STRUCTURES WITHIN THE CITY OF TROTWOOD COMMUNITY REINVESTMENT AREA ('CRA').

Attachments: R20-36__Trotwood Resolution re Real Estate Tax Abatement Schedule (01077808xA06A8)

Mayor McDonald called for a motion. A motion was made by Mr. Vaughn to approve and second by Ms. Finley. **Roll Call:**

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

XIII. Old & New Business

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

b. **City Manager: Reminder to visit the City of Trotwood web site at 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.**

c. **Staff Reports**

A. [SR20-08](#) Staff Report - Liquor Permit Transfer - R & R Takhar Operations, Inc., 4051 Salem Avenue, Trotwood, OH

Attachments: [SR20-08 LIQUOR PERMIT TRANSFER 4051 SALEM AVENUE](#)

Polcie Chief Erik Wilson stated this is an transfer with no issues or concerns. Council needs to make a motion without comment. Mayor McDonald called for the motion. A motion was made by Ms. Gales to approve and second by Ms. Finley. Roll Call:

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

XIV. Motion to Adjourn

Mayor McDonald called for adjournment of this meeting at 7:29p.m. Motion passes unianmously by all members.

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