

City of Trotwood

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



Meeting Minutes - Draft

Monday, May 3, 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, 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, May 3, 2021.

I. Call to Order: Mayor Mary A. McDonald

Mayor McDonald called the meeting to Order at 5:30 p.m.

II. Invocation: Elder Belinda Mitchell

Elder Mitchell gave the Invocation.

III. Pledge of Allegiance

Mayor McDonald led the Pledge of Allegiance.

IV. Roll Call: Clerk of Council

Clerk Landis took Roll Call. Vice Mayor Brown advised the Clerk that she would be a few minutes late; she arrived at 5:35 p.m.

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

Staff Members Present: Law Director Steve McHugh, City Manager Quincy Pope, Clerk of Council Kara Landis, Deputy City Manager Stephanie Kellum, Finance Director Chris Peeples, Planning and Development Director Debbie McDonnell, TCIC Executive Director Chad Downing, Police Chief Erik Wilson, Deputy Chief Mark Ecton, Public Works Supervisor Johnny McCluskey, and Income Tax Supervisor Sue Bowman.

Guests Present: Michael Colbert, Mike Foley, Tyler Small, Deb Decker, William Kaly, Dan Penn, and Adin Penn.

V. Motion to Approve the Agenda

Mayor McDonald requested a Motion on this Item. Council Member Gales made a Motion, seconded by Council Member Finley, to approve the Agenda. The Motion CARRIED by the following vote:

Aye: 6 - Mayor McDonald, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Page and Councilmember Gales

Excused: 1 - Vice Mayor Brown

VI. Motion to Enter into Executive Session

Mayor McDonald requested a Motion on this Item. Council Member Vaughn made a Motion, seconded by Council Member Finley, to enter into Executive Session. The Motion CARRIED by the following vote:

Aye: 6 - Mayor McDonald, Councilmember Vaughn, Councilmember Finley, Councilmember Kelley Jr., Councilmember Page and Councilmember Gales

Excused: 1 - Vice Mayor Brown

[SR21-15](#)

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

Mayor McDonald requested a Motion on this item. Council Member Kelley made a Motion, seconded by Council Member Finley, to adjourn the Executive Session. The Motion CARRIED by the following vote:

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

VIII. Special Presentations and Recognitions

[PR07-21](#)

Presentation: New Courthouse in Trotwood
Western Division of the Municipal Court of Montgomery County, Ohio
Presented by:
Montgomery County Clerk of Courts Mike Foley
County Administrator for Montgomery County Michael Colbert
Assistant County Administrator for Montgomery County Tyler Small
(30 minutes)

Attachments: [PR07-21 Trotwood Court - Presentation](#)

City Manager Quincy Pope introduced County Administrator for Montgomery County Michael Colbert, Clerk of Courts Mike Foley, and Assistant County Administrator for Montgomery County Tyler Small. Mr. Michael Colbert began the presentation (attached) by providing background on why the Courthouse is relocating to Trotwood and their vision as to what the new facility will bring to the area.

Mr. Mike Foley addressed the Mayor and Council and expressed that he is proud to have the new building located in Trotwood and is excited for the renewed commitment to each other, good government, and to the betterment of those they represent.

Mr. Tyler Small reviewed the renderings of the new building and the services that will be provided, stating that the new facility will include Probation, Workforce Development, and JFS offices. The new building will include state-of-the-art technology and security. Mr. Small then reviewed the timeline stating that the project has been advertised for bid and they anticipate construction to start in July 2021, with the opening around January 2023.

Council Member Kelley stated he and the City of Trotwood are very happy with this project. Council Member Vaughn commented that he is beyond pleased that the Courthouse will be offering other needed services and asked if other courts are doing the same. Mr. Small shared that at this time this building is their primary focus; however, once this court is operational they will review their other facilities. Council Member Page clarified that the new facility is considered a prototype, the future of other facilities; Mr. Small agreed.

Council Member Gales welcomed the County and Vice Mayor Brown shared that she is excited for this facility to be a prototype and others will begin to look like what Trotwood has. Mayor McDonald reiterated how pleased everyone is to have access to justice within the Community.

Mayor McDonald thanked TCIC Executive Director Chad Downing, Planning and Development Director Debbie McDonnell, and Police Chief Erik Wilson for their role in securing this project.

IX. Motion to Approve the Consent Agenda

Mayor McDonald requested a Motion on this Item. Vice Mayor Brown made a Motion, seconded by Council Member Gales, to approve the Consent Agenda. The Motion CARRIED by the following vote:

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

[SR21-16](#)

Approval of the Regular City Council Meeting Minutes from April 5, 2021.

Attachments: [2021-04-05 DRAFT Meeting Minutes](#)

This Staff Report was filed.

[R21-20](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING A CITY-SPONSORED BIKE HELMET SAFETY AND WELLNESS EVENT, WHICH WILL SERVE THE PUBLIC PURPOSE OF BUILDING STRONG COMMUNITY RELATIONS AND PROMOTING HEALTH AND WELLNESS, WITH EXPENDITURES NOT TO EXCEED ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500).

Attachments: [R21-20](#)
[R21-20 Attachment](#)

This Resolution was approved.

[R21-21](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING A CITY-SPONSORED "FASHION MEETS FOOD TRUCK RALLY" PRESENTED BY EVENTS BY TAE WINSTON, TO SERVE THE PUBLIC PURPOSE OF PROMOTING STRONG COMMUNITY RELATIONS, WITH EXPENDITURES NOT TO EXCEED THREE THOUSAND FIVE HUNDRED DOLLARS (\$3,500).

Attachments: [R21-21](#)
[R21-21 Attachment](#)

This Resolution was approved.

[21-09](#)

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft legislation creating a special revenue fund for monies to be received as a result of the American Rescue Plan Act of 2021 (ARP).

This Motion was Approved and a Public Hearing will be scheduled.

[21-10](#)

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft legislation creating a special revenue fund for monies received through the County Coronavirus Relief Distribution Fund as a result of the Coronavirus Aid, Relief, and Economic Security Act (the CARES Act).

This Motion was Approved and a Public Hearing will be scheduled.

[21-11](#)

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft legislation creating a grant fund for monies received from the Federal Emergency Management Agency (FEMA) as a result of the 2019 Memorial Day tornado.

This Motion was Approved and a Public Hearing will be scheduled.

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

Mayor McDonald requested a Motion on this item. Vice Mayor Brown made a Motion, seconded by Council Member Vaughn, to open the Public Hearings. The Motion CARRIED by the following vote:

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

[OR15-21](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL TRANSFERRING OWNERSHIP OF THE CITY-OWNED PROPERTY THAT MAKES UP A SEGMENT OF A FORMER RAIL LINE TO THE TROTWOOD COMMUNITY IMPROVEMENT CORPORATION, TO BE AGGREGATED WITH PROPERTY CURRENTLY OWNED BY THE TROTWOOD COMMUNITY IMPROVEMENT CORPORATION ON OLIVE ROAD, IN ORDER TO MAKE A LARGER CONTIGUOUS DEVELOPMENT SITE FOR INDUSTRIAL OPPORTUNITIES IN THE CITY OF TROTWOOD AND DECLARING THIS PROPERTY SURPLUS.

Attachments: [OR15-21](#)
[OR15-21 Exhibit A](#)
[OR15-21 Map](#)
[OR15-21 PN](#)

TCIC Executive Director Chad Downing shared that Council had previously transferred land adjacent to this parcel for the same purpose. This land and rail line parcel cuts between an area where they are working on a significant industrial development. The plan is to aggregate all the parcels and create one contiguous site to maximize opportunities.

Mayor McDonald requested a Motion on this item. Council Member Gales made a Motion, seconded by Vice Mayor Brown, to adopt this Ordinance. The Motion CARRIED by the following vote:

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

[OR16-21](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL 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 (32.415 ACRES) AND H33 00417 0066 (9.15555 ACRES) FROM BUSINESS PARK (BP) TO LIGHT INDUSTRIAL 2 (L-I-2) TO EXPAND INDUSTRIAL OPTIONS ON THESE SITES.

Attachments:[OR16-21](#)[OR16-21 Exhibit A](#)[OR16-21 Staff Report](#)[OR16-21 PN](#)[OR16-21 PN 300 Feet](#)[OR16-21 PC21-01 Addresses within 300 Feet](#)

Planning and Development Director Debbie McDonnell shared that this Zoning Map Amendment is an extension of OR15-21, in that it will rezone multiple privately owned parcels to maximize opportunities to attract development.

Mayor McDonald requested a Motion on this item. Council Member Page made a Motion, seconded by Vice Mayor seconded, to adopt this Ordinance. The Motion CARRIED by the following vote:

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

[OR17-21](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION FROM THE TROTWOOD PLANNING COMMISSION TO AMEND THE CLASSIFICATION OF APPROXIMATELY 38.295 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 (L-I-1) TO LIGHT INDUSTRIAL 2 (L-I-2) AND PARCEL NO. H33 00417 0008 (5.31 ACRES) FROM BUSINESS PARK (BP) TO LIGHT INDUSTRIAL 2 (L-I-2) TO EXPAND INDUSTRIAL OPTIONS ON THESE SITES.

Attachments: [OR17-21](#)
 [OR17-21 Exhibit A](#)
 [OR17-21 Staff Report](#)
 [OR17-21 PN](#)
 [OR17-21 PN 300 Feet](#)
 [OR17-21 PC21-02 Addresses within 300 Feet](#)
 [OR17-21 GPG Planned Industrial Park - Presentation](#)

Planning and Development Director Debbie McDonnell explained that this Zoning Map Amendment is an extension of OR15-21, as well as OR16-21, in that it will rezone multiple parcels owned by the Trotwood Community Improvement Corporation (TCIC) in order to maximize opportunities to attract development.

TCIC Executive Director Chad Downing shared a presentation (attached) and introduced Dave and Adin Penn of GATED Properties Global, the potential developers of an Industrial Park on these parcels.

Council Member Finley asked who will own the building. Mr. Downing advised that GATED Properties Global will own the building, allowing the City to focus on economic development, not property management.

Mayor McDonald thanked Dave Penn and Adin Penn for their work on rebuilding Westbrooke Village Apartments after the 2019 Memorial Day tornado. Mr. Dave Penn thanked the City for their support.

Mayor McDonald requested a Motion on this item. Vice Mayor Brown made a Motion, seconded by Council Member Gales, to adopt this Ordinance. The Motion CARRIED by the following vote:

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

XI. Motion to Close Public Hearings

Mayor McDonald requested a Motion on this item. A Motion was made by Vice Mayor Brown, seconded by Council Member Gales, to close the Public Hearings. The Motion CARRIED by the following vote:

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

XII. Resolutions[R21-19](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL ACCEPTING THE BID OF BARRETT PAVING MATERIALS, INC. FOR RESURFACING WORK TO BE COMPLETED ON PORTIONS OF THE FOLLOWING ROADWAYS: WOLF CREEK PIKE, BLOOMFIELD DRIVE, GOLDENROD COURT (ADA RAMPS ONLY), NORTHFORD ROAD (ADA RAMPS ONLY), SPARKS STREET, HORRELL ROAD, AND VICTORY DRIVE, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SAID CONTRACTOR TO COMPLETE THE PROJECT FOR AN AMOUNT NOT TO EXCEED \$772,597.82, WHICH IS THE CONTRACT PRICE OF \$702,361.65, PLUS A CONTINGENCY AMOUNT EQUAL TO 10% OF THE TOTAL CONTACT PRICE, OR \$70,236.17.

Attachments: [R21-19](#)

Deputy City Manager Stephanie Kellum explained that typically ADA ramps are done when a street is paved; however, the City has been made aware of some citizens with disabilities in the areas of Goldenrod and Northford and even though the City is unable to pave those streets at this time, the ADA ramps will be done in order to protect the health and welfare of those citizens.

Ms. Kellum further explained that the decisions on which streets to pave are based primarily on the pavement condition rating and traffic.

Public Works Supervisor Johnny McCluskey added that when a company provides a quote it is based on the initial assessment and many times they overestimate, which then allows the City to use the remaining supplies elsewhere. Mayor McDonald asked when they use the extra supplies, do they simply pave over the current road; Mr. McCluskey explained that no, they mill and relay just as they do to roads within the project.

Mayor McDonald thanked Mr. McCluskey, as well as Finance Director Chris Peebles for his vision in financing in order to make this possible.

Mayor McDonald requests a Motion on this item. A Motion was made by Council Member Page, seconded by Vice Mayor Brown, to approve this Resolution. The Motion CARRIED by the following vote:

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

[R21-22](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL OBJECTING TO THE ISSUANCE OF A LIQUOR PERMIT (PERMIT ADDRESS: 5042 FREE PIKE, TROTWOOD, OHIO 45426; PERMIT NO. 84416600010) BY THE OHIO DIVISION OF LIQUOR CONTROL TO SPORTY'S TAPHOUSE AND GRILL, INC., AND DESIGNATING AND AUTHORIZING OFFICIALS OR EMPLOYEES OF THE CITY OF TROTWOOD TO ACT IN FURTHERANCE OF SUCH OBJECTIONS.

Attachments: [R21-22](#)

[R21-22 Liquor Permit Request](#)

Police Chief Erik Wilson shared that after checking records from the Zoning Department and the Trotwood Police Department, the Trotwood Police Department recommends objecting to this request.

Law Director Steve McHugh explained that this matter came before the City's Board of Zoning Appeals approximately one year ago and the request was denied due to unauthorized use in the zoning district as the previous non-confirming use had expired. This is the same reason Council needs to object to this request and request a hearing to challenge the business.

Mayor McDonald requests a Motion on this item. A Motion was made by Council Member Kelley, Jr., seconded by Council Member Vaughn, to approve this Resolution. The Motion CARRIED by the following vote:

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

XIII. Old & New Business

Mayor McDonald shared news of the loss of Retired Clerk of Council Lois M. Singleton.

a. Staff Reports

- b. City Manager: Reminder to visit the City of Trotwood's website at www.trotwood.org for updated information and events in our City.**

City Manager Qunicy Pope discussed the issue of litter and shared the upcoming initiative "Keep Trotwood Beautiful." Cameras will be used and citations will be issued; there is zero tolerance for littering.

City Manager Pope is also working with other agencies to address dumping, as well as with companies like Rumpke due to citizen complaints reporting trash falling out of their trucks. He advised the City will be cracking down on code enforcement serial offenders and people are going to be held accountable.

City Manager Pope shared that they have followed the legal process to address a serial offender and today, City staff were permitted to clean-up the property, costing the owners thousands of dollars in charges. He further stated that in his 31 years of public service in the City of Trotwood he has never seen anything like this property and stated that living in such conditions is disrespectful to neighbors and is unsanitary.

City Manager Pope explained that they will be having dumpsters available on a quarterly basis to help citizens dispose of large items and taking other steps to help reduce blight within the Community.

Council Members Vaughn and Gales commented on the repulsive property and Council Member Page shared a personal experience of witnessing littering. Council Member Finley suggested to City Manager Pope that the City also work with businesses to pick up litter in their areas as many of them are on the City's main thoroughfares.

Mayor McDonald shared that Council Members will be advised of the plan and specific dates for clean-up in each Ward, to include the schools.

- 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.**

Mayor McDonald reminded citizens of the upcoming Food Truck Rally on Sunday, May 16, 2021 from 2:00 - 7:00 p.m. in the parking lot of the old Sears building.

Clerk of Council: Announcements

Abundant Life Christ Centered Ministries will be having Food Box Giveaways on Tuesdays and Thursdays from 2-4 p.m. at 508 East Main Street in Trotwood.

Montgomery County, in collaboration with several other organizations, are offering a rental assistance program to provide emergency rent funding for those who qualify. Contact the United Way Helplink for more information.

The Parks and Recreation Department is sponsoring a Bike Helmet Safety and Wellness Event on Saturday, May 22nd at Madison Park. Check-in begins at 9:15 a.m. and at noon there will be a bike ride from Madison Park to the Community Center.

The mobile mammography coach will also be at the Pavilion in Madison Park on Saturday, May 22nd from 9 a.m. - 2 p.m. Please call 855-887-7364 to schedule your mammogram; appointments are required.

Also on Saturday, May 22nd at Madison Park, the Young Ladies Aspiring Greatness and the City are having a Teens Talk Mental Health session beginning at 1:00 p.m.

Citizens were instructed to check the City's website and Facebook page for more information, or to contact Ms. Ciara Lewis, the City's Parks and Recreation Program Manager.

XIV. Motion to Adjourn

Mayor McDonald requested a Motion on this item. Vice Mayor Brown made a Motion, seconded by Council Member Finley, to Adjourn the meeting. Council Members were all In Favor and the meeting was Adjourned at 7:45 p.m.