

COMMUNITY CONNECTION

City
of TROTWOOD

Fall 2023

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TROTWOOD.ORG

3035 OLIVE ROAD

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Trotwood, OH 45426



A Message From the Mayor, Mary A. McDonald Hello, Trotwood Family.

As we prepare for the fall season and make sure our homes are ready for winter, let's take a look back at the many great projects going on in our community.

For the first time in well over 25 years, development is happening in our city, residential roads are being paved, and new housing is available. The Industrial Park is now the home of EquipmentShare, a technology-based company that provides state-of-the-art equipment for the building and trade industry. Also,

companies wanting to take advantage of the close proximity to Interstates 70 and 75 and State Route 49 can enjoy a new warehouse facility located at the corner of Wolf Creek Pike and Olive Road. In addition, the long-awaited Gordon Food Services (GFS) grocery store is well underway in the former Best Buy Building and we look forward to a community opening this fall to celebrate the end of the food desert label that has plagued our community for some time. While all of these projects are beneficial to the community, we can't overlook the continued growth on Main Street. The Trotwood Senior Lofts are now open and there is so much excitement as we watch new residents move in.

New homes are being constructed in our Moss Creek community, many of which are already sold, and, the golf course is back. The Graywolf Golf Club is fully operational with new greens, and after many years of promises, a clubhouse is being constructed which will feature a 2,000 square foot banquet room with vaulted ceilings.

The City has faced financial struggles and little to no development over the years; however, we now realize what this community deserves. Although I could go on and on with more great stories, I invite you to get out and explore the community to see these amazing projects for yourself.

We have so much to celebrate in our community.

Mary A. McDonald
Mayor, City of Trotwood

2023 City Council Meetings

City Council Meetings are held on the FIRST Monday of the month at 6:30 pm at the Trotwood Community and Cultural Arts Center, 4000 Lake Center Drive, Trotwood, Ohio 45426, unless indicated otherwise. Please visit the City's website at www.trotwood.org each month for current in-person attendance guidelines. Details on how to watch meetings via live-stream are posted on the website prior to each meeting. Recordings of past meetings can be found on the City's website.



Message From the City Manager, Quincy E. Pope Sr.

As we move into the 3rd quarter of this year, I want to make you aware of a potential concern for our citizens. The Ohio Department of Taxation is recommending an average of a 34% increase in residential property values across several counties, which includes Montgomery, Greene, and Butler. This is important, because every six years, Ohio law requires the county auditor to update property values and the appraisal update is primarily driven by home sales in a specific neighborhood. You are probably wondering how does this affect Trotwood. Well, when I spoke to Montgomery County Auditor Karl Keith about the impact of the update on the City of

Trotwood, he estimated we would see between a 23% and 27% increase in property values. Furthermore, in terms of seeing an increase in taxes as a result of the reappraisals, he indicated you might see a slight increase compared to 34%.

I encourage you to be on the lookout for notice of your new property values in the US mail by mid-summer. If you disagree with the new value, you have the right to file an appeal with the county auditor and set up an informal review meeting later this year.

In other news, I am so excited the city entered into a development agreement with Gordon Foods to support development of a full-service grocery store at 5031 Salem Avenue. This is exciting news for the community and the Northwest quadrant of Montgomery County, Ohio. As part of the agreement, GFS will be entered into the city's Incentive Compensation Program, allowing the business to be compensated with non-tax fund grants based on a percentage of local withholdings paid to the city by GFS for all new employees hired after the new location's opening date over the next 10 years. The new grocery store is estimated to open by early fall of this year.

I am also excited about another major business building in the city's industrial park on prosperity drive. The company called EquipmentShare.com Inc just bought 11 acres for \$750,000 and plan to construct a new facility that will focus on heavy equipment rental. The company operates more than 150 facilities and has 4000 employees across several locations throughout the region.

I keep saying it is Trotwood's time. We are seeing substantial growth in our housing, commercial, and industrial sectors. This kind of growth indicates the future is bright for our community.

Sincerely,
**Quincy E. Pope Sr., M.P.A, C.P.M.,
ICMA-CM, CLEE
Trotwood City Manager**

City Leaf Pick-up Begins October 16, 2023

The City of Trotwood will once again be picking up leaves from the curbsides this fall, **beginning Monday, October 16, 2023 and ending Friday, December 8, 2023**. Residents may rake their leaves into piles on or near their curb. **No sticks, grass clippings or other debris should be placed in the piles – leaves only!** Do not bag your leaves. Parked cars should be moved in order for our trucks to remove leaves safely and effectively. **Leaf piles blocked by vehicles will not be picked up.**



Scan QR code for Pick-up
Schedule & Zone Maps.

NOTE: Leaves will be picked up some time during the two-day window provided on the schedule for your zone. Dates are estimates only and may be delayed due to weather and/or volume of leaves. To ensure that your leaves are collected, we suggest that you have your leaves out on the curb prior to the FIRST day of your zone's scheduled pick-up dates. Citizens may obtain schedules and zone maps at Public Works Building at 2400 Olive Road, at the Government Center located at 3035 Olive Road (2nd floor), or on-line at www.trotwood.org. Public Work crews will attempt to make a final leaf run throughout the entire City November 29 - December 8.

At anytime during the fall season, Rumpke will provide disposal of bagged leaves on your normal trash pick-up day (limit of 10 bags, per trash pick-up date). For more information regarding Rumpke's requirements, residents may call (937)461-0004.

This schedule as presented is contingent upon the weather!

Council's Corner



Robert Kelley Jr.
Council Member
At Large



Rhonda C. Finley
Council Member
At Large



Bettye L. Gales
Council Member
Ward 1



Yvette F. Page
Vice Mayor
Ward 2



Ronald Vaughn
Council Member
Ward 3



Tyna Brown
Council Member
Ward 4

Council Member Rhonda Finley - Called to Serve

"Leadership is not about how many people you can get to serve you; it's about how many people you can serve."

The City of Trotwood is a political subdivision of the State of Ohio, incorporated as a village in 1901 and as a city in 1971. On January 1, 1996, the city merged with Madison Township, more than tripling its population and land mass. The resulting community is the sixth most populous city in Montgomery County with 23,070 residents (based on the 2020 Census) and its land area (over 30 square miles) is surpassed only by the City of Dayton.

Overall policy direction is the responsibility of the City Council, which is composed of the mayor and six Councilpersons, four elected from geographic districts (wards) and two elected at-large. The mayor is also directly elected at-large. The mayor and all members of council are elected to staggered four-year terms, with elections every two years.

What does Council At-Large mean?

As the people's elected representatives, all at-large members are elected to serve the same constituency, which is the population of the city as a whole. At-large election proponents favor having council members and the mayor elected by the entire city because:

- Council members in an at-large system can be more impartial, rise above the limited perspective of a single district and concern themselves with the problems of the whole community.

The City Council is responsible, among other things, for passing ordinances. An ordinance is a local law that is passed by municipal governing authorities, such as a city council. Ordinances apply only to the local jurisdiction, as opposed to the entire state.

The City Council is also responsible for adopting a budget and hiring the City Manager, Law Director and Clerk of Council. The City Manager is responsible for carrying out the policies and ordinances of the City Council, overseeing the day-to-day operations of the City and appointing the directors of City departments.

Thank you for the opportunity to serve you,

Rhonda Finley



Scan QR code for
Ward Map

COUNCIL MEMBERS BY WARD

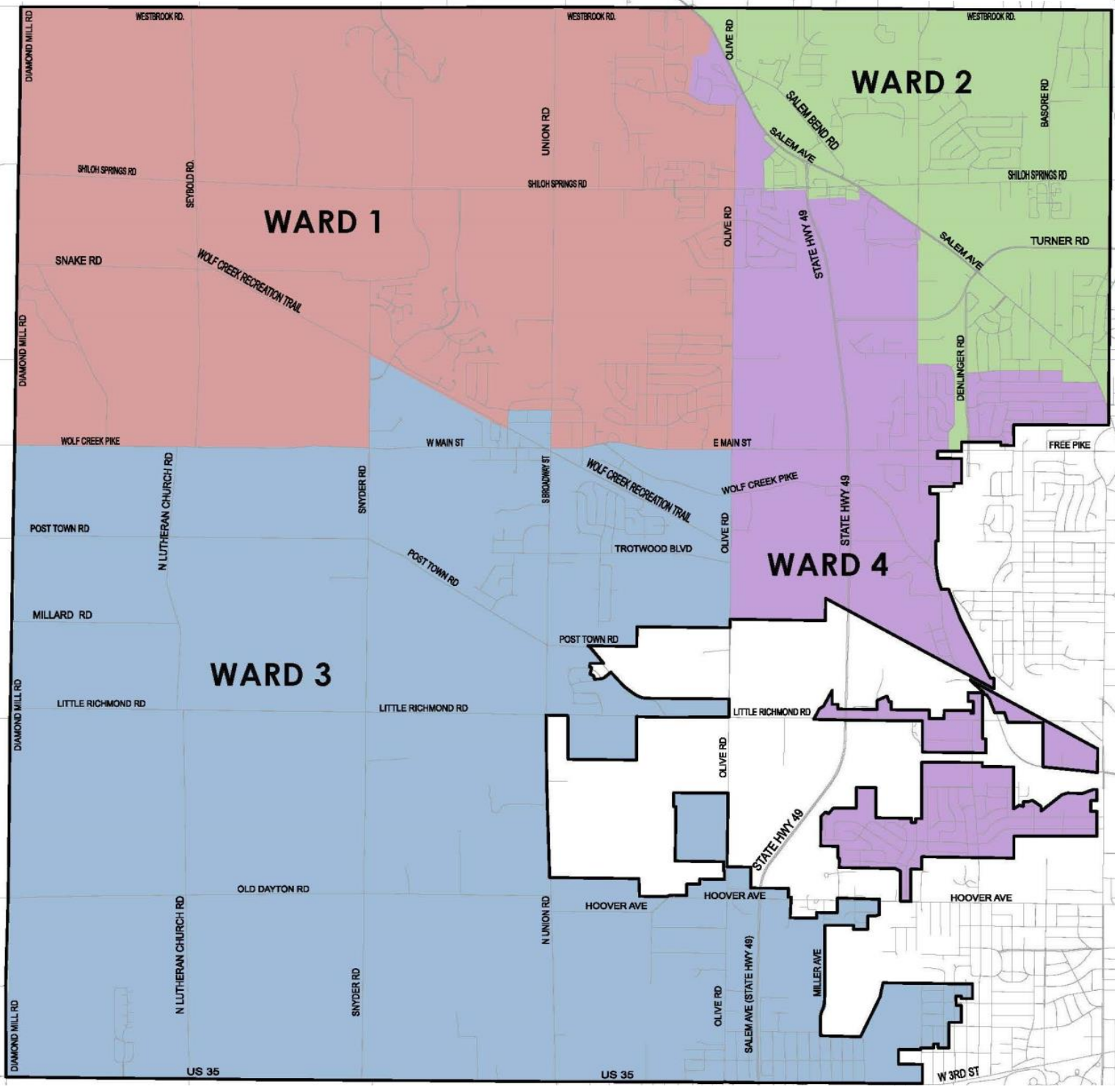
MARY McDONALD- MAYOR

- ◆ WARD 2 YVETTE PAGE- VICE MAYOR
- ◆ WARD 1 BETTYE GALES
- ◆ WARD 3 RON VAUGHN
- ◆ WARD 4 TYNA BROWN
- AT-LARGE RHONDA FINLEY
- AT-LARGE ROBERT KELLEY, Jr.

CITY OF TROTWOOD

WARD BOUNDARIES

Updated 1/6/2023
Adopted Ordinance OR4-13



Trotwood Tax Department Reminds Residents of Approaching Deadline

Federal Extended Tax Payors your deadline to file your 2022 City of Trotwood Tax Return is **Monday, October 16, 2023.**

City of Trotwood Income Tax support services is located at **4 Strader Drive, Trotwood, Ohio 45426.**

Lobby Hours: 9:30 am to 4:30 pm. Call: 937-837-3415 Email: taxquestions@trotwood.org



CIC

Trotwood Community Improvement Corporation

Chad Downing

Executive Director CIC

937-854-7214 (Office)

cdowning@trotwoodcic.org

www.Trotwoodcic.org



TROTWOOD BUSINESS SPOTLIGHT—

EquipmentShare

The City of Trotwood and the Trotwood Community Improvement Corporation (TCIC) are proud to announce that **EquipmentShare** (<https://www.equipmentshare.com/>), one of the nation's fastest-growing equipment rental and technology solutions companies, has selected the City of Trotwood for its most recent expansion in Ohio.

EquipmentShare has purchased an 11.6-acre site in Trotwood's Industrial and Commerce Park on Prosperity Drive where it will be developing its Dayton region facility, making the location its third in the state of Ohio.



This new development in Trotwood's industrial park, which is directly across Olive Road from the newly finished 200,000 square foot industrial facility, is another critical development in welcoming more businesses into the Trotwood community and creating more job opportunities for residents. Through this expansion, **EquipmentShare** will create an estimated 25 living wage jobs and build a new service and sales facility. Those interested in employment opportunities with the company are encouraged to visit the careers page and submit a form for these future positions. **EquipmentShare** is proud of the innovative 'People First' culture it continues to build – earning recognition from the business community for its career advancement opportunities as well as perks like the tool reimbursement program and the monthly family dinner night stipend. It has been recognized as one of America's Best Startup Employers by Forbes and Statista for the past four years as well as was recognized by Glassdoor for recruitment growth during the pandemic when other companies were slowing hiring or reducing their workforce. **EquipmentShare** has also been highlighted on Montel Williams' Military Makeover: Operation Career for its veterans programs.

"We are honored to have **EquipmentShare** select the city of Trotwood for its Dayton region expansion. **EquipmentShare** is going to become a new member of Trotwood's business community and we look forward to supporting their growth. We already have a great working relationship with their team and will only strengthen this relationship as we welcome **EquipmentShare** into the community." said Chad Downing, TCIC Executive Director.

**SUPPORTING TROTWOOD'S
GROWTH & DEVELOPMENT**

The Trotwood Community Improvement Corporation (CIC) conducts **Economic, Community, and Housing Development** activities on behalf of and in cooperation with the City of Trotwood. Whether you are seeking to develop in Trotwood, locate or grow your business, or rehabilitate a residential property, the TCIC may be able to support you.

Trotwood Fire & Rescue- Autumn Fire Safety

Daylight Savings
Fall Back
Sunday, November 5

As the leaves turn from green to orange, the weather cools, and you start preparing for the cold season ahead. You're excited for Halloween and can't wait to start decorating your home. But have you thought about the fire safety risks that arise during the fall? Here are a few important fire safety tips to keep in mind:

- **Change smoke/carbon detector batteries and test the alarms.** When Daylight Savings Time begins and ends, it's a good idea to change your smoke and carbon monoxide detector batteries.
- **Fully check and service your heating devices before cranking up the heat-** Have your **HVAC system** inspected, cleaned, and serviced by a certified HVAC contractor. Replace furnace filters with high-efficiency particulate air (HEPA) filters.
- **Space Heater Safety-** ensure there are at least three feet of space around them. Don't place fabrics on space heaters to dry, and turn heaters off when going to bed.
- **Fireplace Safety,** hire a professional chimney sweeper to inspect and clean your chimney. Clean chimneys don't catch fire. Your sweep may have specific maintenance recommendations depending on how you use your fireplace or stove. Keep flammable objects at least three feet away from the fireplace and install a mesh metal screen around it.
- **Halloween safety-** Can't wait to decorate your home and mastermind scary costumes for Halloween? Remember that Halloween safety comes first. Keep decorations away from open flames and other heat sources i.e. lightbulbs and heaters; dried flowers, cornstalks and crepe paper catches fire easily. Use battery-operated lights instead of candles in jack-o-lanterns. We strongly advise you not to use real candles for decorating your home. When choosing costumes, stay away from long trailing fabrics.
- **Outdoor fire risks-** As leaves and other flammable debris build up around your home, make it a habit to remove them periodically. Prune trees and rake up leaves and twigs. Don't store fuel in your home or garage. Keep your roof, gutters, and downspouts clear of debris.
- **Create a fire escape plan** and practice it regularly. Say a fire breaks out at 2 AM and your smoke alarms wake you and your family up – what do you do? This is when the fire escape plan comes into play. Designate an escape route for each area of your home and establish a meeting place outside. Practice escaping your home while staying low to avoid breathing in smoke. Also, practice escaping through windows using emergency ladders.

Before You Light It... Know Open Burning Regulations

Why is open burning a problem? Open burning can release many kinds of toxic fumes. Leaves and plant materials send aloft millions of spores when they catch fire, causing many people with allergies to have difficulty breathing. The pollutants released by open burning also make it more difficult to meet health-based air quality standards, especially in or near large cities. The gases released by open burning can also corrode metal siding and damage paint on buildings. Generally, anytime you light a fire outdoors, you are open burning.

What types of open burning are never allowed?

Under Ohio law, these materials may not be burned anywhere in the state at any time:

- **Garbage**—any wastes created in the process of handling, preparing, cooking or consuming food;
- **Materials containing rubber, grease and asphalt or made from petroleum**, such as tires, cars and auto parts, plastics or plastic coated wire;
- **Dead Animals**—unless approved for control of disease by a governing agency.

Other restrictions:

- Open burning is not allowed when air pollution warnings, alerts or emergencies are in effect.
- Fires cannot obscure visibility for roadways, railroad tracks or air fields.
- No wastes generated off the premises may be burned. For example, a tree trimming contractor may not haul branches and limbs to another site to burn.





Trotwood Planning & Development and Code Enforcement Department Gains a New Team Member– Max Fuller

Max began his career with the City of Dayton in the Department of Property Management. Throughout his career in the City of Dayton, he served as a Zoning Specialist, Economic Development Specialist, and Housing Inspector. These roles provided a broad municipal experience for Max and he looks forward to using these skills to assist the City of Trotwood with code enforcement and economic development.

With a Bachelors’ degree in Management from the University of Phoenix and the completion of coursework toward a Masters’ degree in Divinity at the United Theological Seminary, Max followed his municipal service with service to the church. Max joined UTS as Director of Facilities, where, in addition

to facility upkeep and maintenance, he worked to develop student housing and programming. He also oversaw the building of a new chapel and the security/liquidation of surplus properties.

For the City of Trotwood, Max will serve as Planner I. In this role he will assist the public with interpretations of zoning and land use, support code enforcement initiatives, assist with economic development and other projects as needed. Please join us in welcoming Mr. Max Fuller to our team.

Utility Billing System Upgrade - Working to enhance & simplify your bill pay experience

The City of Trotwood Utility Department is transitioning to a new software provider. Changes to our online payment portal, email billing and pay by phone are just a few of the new and/or improved services that will be provided.

Account numbers will now be in a XXX-XXXX-XX format with a zero in front if your old account number only had two beginning digits, ending digits of zero then tenant number and no more asterisks! (i.e. 10*06528*1 is now 010-06528-01) To receive email bills and pay online, customers will have to sign up on our new site. As soon as the new site is active a link will be located on the city website www.trotwod.org under the Utility Billing tab.

We appreciate your patience as we work out any difficulties that may arise while implementing the changes. We hope to enhance and simplify your utility billing interaction. As always if you have questions or concerns, please reach out to our utility staff.

Email: lchavez@trotwood.org and tsmith@trotwood.org or Phone: 937-854-7210 or 937-854-7226.



We are embarking on an exciting community communications strategy from July through December 2023. **We are aiming to connect with everyone in Trotwood to find out how best we can communicate and let everyone know what is happening in Trotwood through different communication methods.** In 2019 we worked with [Future iQ](#) on [the City of Trotwood Organizational Strategic Plan](#). Now we are working once again with this Minneapolis based consulting and research firm on developing our extensive Community Communications Strategy.

The outcome in December will be to produce a robust Communications Strategy with a dynamic toolkit to reach out to all members of the community.



Please Scan the QR code and be directed to the Trotwood Communications Survey or use the web address below. Your participation is important to the city and how we can best communicate with residents in the future.

<https://www.research.net/r/TrotwoodCommunicationsSurvey>



City Council

For City Council Contact

Kara Landis– Clerk	937-854-7212
Mayor Mary McDonald	
Vice-Mayor Yvette Page	Ward 2
Bettye Gales	Ward 1
Ron Vaughn	Ward 3
Tyna Brown	Ward 4
Rhonda Finley	At-Large
Robert Kelley Jr.	At-Large

City Services

City Manager	937-854-7215
Code Enforcement	937-854-7222
Economic Development	937-854-7277
Fire Administration	937-854-7270
Income Tax	937-837-3415
Parks & Recreation	937-854-7228
Planning & Development	937-854-7227
Police Administration	937-854-7204
Public Works	937-837-1702
Utility Billing	937-854-7220

City of Trotwood Holidays

City Offices Closed

Labor Day-

Monday, September 4, 2023

Thanksgiving & Day After-

Thursday, November 23, 2023

Friday, November 24, 2023

Christmas-

Monday, December 25, 2023

New Years-

Monday, January 1, 2024

Martin Luther King Jr.-

Monday, January 15, 2024

Memorial Day-

Monday, May 27, 2024

Juneteenth-

Wednesday, June 19, 2024

Independence Day-

Thursday, July 4, 2024



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City Parks & Recreation Events

Trotwood Community Farmers' Market presented by Sisters of the Precious Blood

WEDNESDAY'S ONLY! July 5 – September 27

3:00 PM – 7:00 PM

5200 Salem Avenue, Trotwood, OH 45426 (Former Salem Mall Parking Lot)

2023 Trotwood Family Reunion Weekend

Smoke, Sizzle & Sounds—Family Fest and Vendor Fair

Saturday, September 30

12:00 pm – 7:00 pm

301 S. Broadway, Trotwood, OH 45426

Trunk-or-Treat

Friday, October 27, 2023

Madison Park – 301 S. Broadway St., Trotwood, OH 45426

6:00 pm – 8:00 pm

Tree Lighting Ceremony

Saturday, December 2, 2023

Trotwood Branch Public Library – 855 E. Main St., Trotwood, OH 45426

6:00 pm – 8:00 pm

"Light Up Trotwood" - Holiday Light Contest

Submissions due by December 15, 2023

Submit pictures to chwheeler@trotwood.org – submissions MUST include:

Name, Address & Phone Number

For complete information regarding events, contact Charles Wheeler III - Parks and

Recreation Coordinator 937-854-7228, visit the City Facebook Page or the City

website at: <https://trotwood.org/community/calendar/>

Trotwood Chamber of Commerce Annual Golf Outing

September 8

8:00 am - 1:30 pm

Meadowbrook Golf Course, 6001 Salem Avenue

Cost: contact chamber for cost

Trotwood Chamber of Commerce Fire Safety

October 26

11:00 am

Trotwood Library, 855 East Main Street

Cost: Free

Trotwood Chamber of Commerce Annual Dinner / General Membership Meeting

November 10

Friendship Village, 5790 Denlinger Road

5:30 pm – 8:00 pm

Cost: TBD

For complete information regarding events or if you would like to sponsor or volunteer contact Trotwood Chamber of Commerce 937-837-1484 or email mbattle@trotwoodchamber.org

*Events are subject to change. Please check the Trotwood Chamber of Commerce website

