

# COMMUNITY CONNECTION

Winter 2023 - 2024

City  
of TROTWOOD

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Trotwood, OH 45426



## A Message From the Mayor, Mary A. McDonald

### Hello, Trotwood Family.

As 2023 comes to a close, I am reminded of how wonderful our community truly is. We have had an exciting year in Trotwood witnessing progress in our city, neighborhoods, and business community, experiencing growth like never before.

Financially, the City's long-term rating by Moody's Investors Service has greatly improved and since 2016, cash reserves have grown to over \$3.3 million. For the last three years, the City has been recognized for their excellence in financial reporting, transparency, and being good stewards of taxpayer's dollars and received the "Ohio Auditor of State Award with Distinction" from the Ohio Auditor of State, Keith Faber. In addition, the City has maintained a balanced budget with no deficit spending for the last seven years.

The Trotwood Community Improvement Corporation (TCIC), a non-profit entity that works with and on behalf of the City to conduct economic and community development activities, has been working diligently to bring to our City businesses that create jobs and enrich our economy.

In November, Gordon Food Services held a Grand Opening event for their new full-service supermarket and wholesale grocery store. Residents now have access to quality fresh foods and this \$7 million project put an end to the City's status as a "food desert."

EquipmentShare, one of the nation's fastest-growing equipment rental and technology solutions companies, has purchased land in Trotwood's Industrial and Commerce Park and will soon become a new member of our business community.

Most recently, Technicote, a Beontag company, announced that they have chosen Trotwood as their home to support their "Best-in-Class" North American operations. Technicote will occupy the new 200,000 square foot GATED Properties Global building in Trotwood's Industrial Park and will be home to over 200 employees.

Trotwood is seeing some of the greatest development in well over 25 years and our City has become a community where investors see opportunities to offer services and receive great returns on their investment.

In addition to development, the City is working hard to improve the aging infrastructure. Between 2021 and 2023, approximately \$4.2 million has been invested in improvements, with over 40% of the funds derived from grants and nearly \$3 million has been spent on road resurfacing. Furthermore, with financial support from the Montgomery County Land Bank, the City is slated to demolish 35 abandoned and/or burned-out properties in an effort to remove the blight from our community.

These successes bring heightened expectations for our City's future and the realization we benefit from as we call this prospering community our HOME because of the contributions and collaboration of everyone who lives and works here.

May the holiday season bring us all peace and joy. Thank you and Happy New Year.

**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](http://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.

First and foremost, I would like to extend my sincere thanks and gratitude to those of you who participated in the city’s community communications strategy project. Your participation and input are vital to helping us communicate better with you about what is going on in Trotwood. We are a legacy city with strong values and everyone’s contribution matters. One of the things that I am most proud of is the sense of kinship, camaraderie, and the connectedness of the community. There is no doubt. People feel valued and are invested in the collective well-being of the city.

November 30 through December 2, the city is hosting some additional focus group sessions that will be highly interactive and dive in deeper on how we can improve city communications. I encourage everyone to attend and share your ideas. The sessions will take 60-90 minutes and will be held at the Goodwill Easter Seals West Campus, 735 E Main Street, Trotwood, Ohio 45426.

Finally, I want you to know the Trotwood City Council and administrative staff are committed to making you apart of the shared vision for the community. Our hope is that you see this commitment reflected in our actions to create a more vibrant community for all. As Plato once said, “the part cannot be well unless the whole is well.” Communities take care of their members and vice versa- because they are invested in the collective success of the group.



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

City of Trotwood Community Communications  
**FOCUS GROUPS NOV. 30 - DEC. 2**  
Goodwill Easter Seals West Campus | 735 E Main St., Trotwood, OH 45426

**Cheryl D. Wheeler**

Assistant to the City Manager  
City of Trotwood  
937.854.7215  
cwheeler@trotwood.org

**David Beurle**

Chief Executive Officer  
Future iQ  
612.757.9190  
david@future-iq.com

[trotwoodspeaks.com](http://trotwoodspeaks.com)

**The City of Trotwood is continuing to seek your input with a series of Focus Groups.**

**FOCUS GROUP 1: Future Communication Options**  
Thursday, November 30, 4:00 - 5:30pm

**FOCUS GROUP 2: Existing Communication Methods**  
Friday, December 1, 9:30 - 11:00am

**FOCUS GROUP 3: Building on the Trotwood Brand**  
Friday, December 1, 12:00 - 1:30pm

**FOCUS GROUP 4: Neighborhood Meetings**  
Friday, December 1, 6:00 - 7:30pm

**FOCUS GROUP 5: Direct Communication Involvement Opportunities**  
Saturday, December 2, 10:00 - 11:30am

The focus groups will all take place at the Goodwill Easter Seals West Campus, 735 E Main St., Trotwood, OH 45426.

Learn more and register at:

[trotwoodspeaks.com](http://trotwoodspeaks.com)

Or

Scan the QR code



## 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

## City Council Approves “A Development Agreement with TECHNICOTE, INC” at Council Meeting on November 6, 2023

**Technicote, a Beontag Company, selects industrial building in the City of Trotwood for ‘Best - in - Class’ North American Operations**

The City of Trotwood and the Trotwood Community Improvement Corporation (TCIC) are proud to announce that Technicote, a [Beontag](#) company, has selected Trotwood’s Industrial Park for their new 200,000 square foot facility to support their North American expansion and make it home for their best-in-class manufacturing operations.

Technicote will occupy the entire 200,000 square feet of industrial space in the GATED Properties Global speculative building, successfully fulfilling the vision originally set for this development, i.e. to attract and welcome a great company, such as Technicote and their global parent company Beontag. This is a significant investment on behalf of Beontag and brings additional economic development momentum to an already growing Trotwood industrial community. The city of Trotwood and the TCIC look forward to a long-term partnership with Technicote and supporting their successful growth.

Going forward, this facility will also be home for well over 200 employees. For those who are interested in learning about these and future employment opportunities with Technicote, a Beontag company, please visit this website to learn more (<https://www.beontag.com/career/>).

*“The city of Trotwood is beyond proud to welcome Technicote and Beontag to the community. When working with GATED Properties Global to develop this speculative building, this was the very outcome we envisioned when supporting that investment. Having quality facilities ready for companies in need of growing into a space quickly creates opportunities like this and has positioned Trotwood to be able to offer Technicote a great, new location to make their new home.” States City Manager Quincy E. Pope, Sr.*





# CIC

Trotwood Community Improvement Corporation

## SUPPORTING TROTWOOD'S GROWTH & DEVELOPMENT

### Trotwood CIC received the Auditor of State Award



Trotwood Community Improvement Corporation (CIC) has been recognized with the prestigious Auditor of State Award. This honor, announced by Auditor Faber, highlights the CIC's outstanding contributions to their community. The award signifies their commitment to transparency, accountability, and fiscal responsibility, reflecting their dedication to fostering positive change in Trotwood.



### Derek Williams, New Project Manager- Trotwood CIC

Derek Williams, the newest Trotwood Community Improvement Corporation member, graduated from Wittenberg University in 2018 and embarked on an impactful Career as a Loan Originator. Over the past five years, he has honed his craft within a community focused Mortgage brokerage, distinguishing himself as a dedicated advocate for aspiring homeowners. Specializing in Down Payment Assistance Programs, Derek has become a cornerstone of

knowledge and guidance for individuals and families navigating the complexities of home-ownership. His unwavering dedication to fostering more robust, more empowered communities showcases his belief in the transformative power of homeownership. In his new role at the Trotwood CIC, he will focus on housing initiatives and improving access to capital for small businesses. If you're a small business seeking capital or a resident seeking homeownership opportunities, please email Derek at : [dwilliams@trotwoodcic.org](mailto:dwilliams@trotwoodcic.org)

### New Trotwood CIC Website Tool for Capital Access and Homeownership

The Trotwood Community Improvement Corporation has launched a new website tool that provides residents with more information on accessing capital in the Trotwood region. The online tool empowers residents, promotes homeownership, and supports small business development by providing various resources. These re-sources include guides on mortgage programs and down payment assistance, loan programs for small businesses, strategies to improve credit, a directory of local lenders, and online homeownership courses. The website tool is user-friendly, and the content is comprehensive and tailored to meet the needs of Trotwood residents. You can find the tool at [www.Trotwoodcic.org](http://www.Trotwoodcic.org)

## Education Before Application

The Trotwood CIC Program Resource Center provides guidance and support for those seeking homeownership and small business success. It offers valuable information on real estate financing and business funding.

Explore

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.



**Business Spotlight: Gordon Food Service Inc.**

**Expands Business Model to a Complete Retail and Wholesale Grocery Store**

Gordon Food Services Inc. unveiled its doors on November 14, 2023, to meet a pressing demand in the city by introducing a comprehensive grocery store.

The GFS relocation to 5031 Salem Ave., previously the Best Buy building, marks a momentous expansion, growing its facility from 15,000 to 52,000 square feet. This move not only enhances job opportunities but also strengthens the local workforce, as shared by Chad Downing, the CIC Executive Director.

Chad Downing went on to underscore that this endeavor is poised to make a significant impact on the nearby area, bolstering its economic potential and potentially drawing more residents to the vicinity. He also highlighted the store's convenient proximity across the street from the RTA West Hub, improving access for all, especially those dependent on public transportation.

At the newly opened GFS Marketplace store, patrons will encounter a diverse array of products, including fresh produce, dairy selections, groceries, frozen items, as well as paper and janitorial supplies.

GFS, a complete supermarket and wholesale grocery store, remains steadfast in its commitment to providing exceptional customer service.



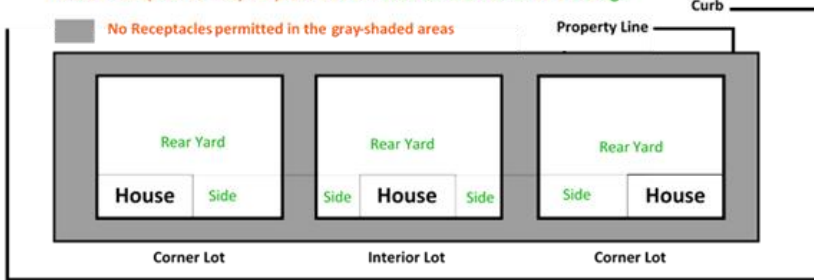
**CIC STAFF & CONTACT**

## Trotwood Waste Receptacles Ordinances Updated

Recent amendments to Sections 927.05 and 927.99 of the Trotwood Code of Ordinances, a civil fine can now be imposed on a property owner for failure to remove an empty waste receptacle from the curb line, or from the edge of the pavement, and return it to an appropriate storage place behind the building setback line (front face of the house) within twenty-four hours after the contents have been removed. For a first violation, a warning sticker will be placed on the receptacle allowing 24 hours to move the receptacle to a legal storage place. If the receptacle is not moved to a legal storage place within the 24-hour period, a citation in the amount of \$100.00 can be issued. A second violation can result in a citation in the amount of \$250.00; and a third violation, and any violation thereafter, can result in a citation of \$500.00. A warning sticker is placed on a receptacle for the first violation only.

The Department of Zoning and Code Enforcement, as well as the entire City of Trotwood organization, appreciates your cooperation in being a good neighbor in complying with these waste collection standards. We are dedicated to maintaining the public's health, safety, and general welfare through proactive law enforcement.

Waste Receptacles may be placed in the Side or Rear Yards or a Garage



The site plan example indicates the side and rear yards in three possible house locations. As indicated on the drawing, a waste receptacle can be legally placed to the rear of the house (in the rear yard) or to the side of the house, as long as it is not placed in the corner side yard of a house located on the corner of two streets. As indicated, no receptacles may be legally placed in the gray-shaded areas shown on the drawing.

## Trotwood Income Tax Support Services

In preparation for the upcoming 2023 tax season, the Trotwood Income Tax Support Services would like to inform you of a few important details to ensure a seamless transition. Following the November 2022 vote by Trotwood residents, the income tax rate was increased to 2.75% starting January 1<sup>st</sup>, 2023. The deadline for filing your 2023 taxes is Monday, April 15<sup>th</sup>, 2024. Please remember to submit your tax return, any outstanding balance, and the first quarter 2024 estimated payment (if applicable) by this date. To assist you with your taxes, we are delighted to offer our support and kindly request that you schedule an appointment by calling 937-837-3415. When you visit our office, please bring your W2s and federal 1040 forms. Our lobby hours are from 9:30am to 4:30pm, and we will announce extended hours closer to April 2024. Wishing you a fantastic year ahead in 2024!

## Trotwood Fire & Rescue– Winter Fire and Life Safety Reminders

As winter approaches and temperatures drop, many of us find comfort in cozy fires, warm blankets, and holiday decorations. However, it's important to remember that with the joys of the season come certain safety risks that we should be aware of to protect our homes and loved ones. In this winter fire and life safety article, we'll explore some essential tips to ensure a safe and enjoyable winter season.

### Heating Safety:

- Fireplaces:** Before lighting your fireplace, ensure it's clean and free of debris. Use a fireplace screen to prevent embers from escaping. Never leave a fire unattended.
- Space Heaters:** Keep space heaters at least three feet away from items such as curtains, blankets, and furniture. Plug them directly into outlets, not extension cords, and turn them off when you leave the room or go to bed.
- Furnace Maintenance:** Schedule a professional inspection and maintenance for your furnace to ensure it's in good working condition. Replace air filters regularly.

### Cooking Safety:

- With holiday feasts and cold weather encouraging more indoor cooking, be extra cautious in the kitchen.
- Never leave the stove or oven unattended.
- Keep flammable items like kitchen towels and curtains away from the stove.

### Carbon Monoxide Awareness:

- Carbon monoxide is a silent, odorless gas that can be deadly. Install carbon monoxide detectors on every level of your home, especially near sleeping areas.

# LOVE YOUR PUP? LICENSE UP!

Makes a great Holiday gift for dog owners!



## Trotwood Dog License Event Wednesday, January 17, 2024 2pm to 6pm at the Trotwood Government Center

- Licenses are **\$20** for dogs that **have been fixed** and **\$24** for those that **have not been fixed**. License Fees are much more affordable than the fines and fees that come with a stay at the shelter. Fees for one unlicensed dog are \$93 for a single day at the shelter.
- License's may also be purchased online at: [www.mcoho.org/dogs](http://www.mcoho.org/dogs)

**Dog license's are on sale December 1, 2023 through January 31, 2024**

## Trotwood Public Works PSA– Lead and Drinking Water



Did you know one of the most common sources of lead in drinking water comes from old lead service lines? Scan the QR code to upload photos and record your service line material, or visit: <https://trotwood.org/public-works-department/>

Stay tuned for future updates on where lead service lines are identified in the City of Trotwood



Not sure what your service line is made out of? Do the scratch test!

Bare



Painted



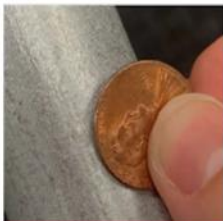
### Lead Pipe

- A magnet will not stick to a lead pipe.
- Scratch the pipe with a penny. If the scraped area is shiny silver and flakes off, the service line is lead.



### Copper Pipe

- A magnet will not stick to a lead pipe.
- Scratch the pipe with a penny. If the scraped area is copper in color, like a penny, your service line is copper.



### Galvanized Steel Pipe

- If a magnet sticks to the surface, your service line is galvanized steel.
- A scratch test is not necessary if a magnet sticks. A scratched line will remain dull and grey.

You will need:



One penny

One magnet

Here is an instructional video to help determine what your service line is made out of:



VISIT

<https://www.youtube.com/watch?v=9OFBeXzixRE>

We sincerely appreciate your cooperation and assistance in helping to identify lead service lines within the City of Trotwood. If you have any questions regarding the above, please contact Mr. McCluskey at [jmcccluskey@trotwood.org](mailto:jmcccluskey@trotwood.org) or (937) 837-1702.

## 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	937-854-7214
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

#### 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

#### Labor Day-

Monday, September 2, 2024

#### Thanksgiving & Day After-

Thursday, November 28, 2024

Friday, November 29, 2024



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## ECRWSS

## POSTAL CUSTOMER

### City Parks & Recreation Events

#### Black History Month "Expression Contest"

January 1, 2024 - February 16, 2024

The City of Trotwood invites Trotwood students, grades 3 through 12, to submit an original essay, spoken word, art piece, musical selection, or any other form of communication or expression of their desire inspired by the theme, *"African Americans and the Arts"*. There will be **9 total winners** to receive recognition during a City Council meeting, a cash prize of \$75 for 1st place, \$50 for 2nd place and \$25 for 3rd place. **Submissions for the contest must be emailed to [chwheeler@trotwood.org](mailto:chwheeler@trotwood.org) by 5:00p.m. on February 16, 2024**

For complete information regarding events, contact Charles Wheeler III - Parks and Recreation Coordinator 937-854-7228, scan QR code, or visit the City Facebook Page, or the City website at: <https://trotwood.org/community/calendar/>



### "Growing Together" in Community Partnering with the City

The Parks & Recreation Department continues to curate new, fun, and engaging events and activities to bring the community together and improve economic development for everyone here! Annually, the Trotwood Parks and Recreation department hosts over a dozen events (subject to change annually). Often, great things require an entire community to come together and chip in to accomplish something. As a sponsor, you are the embodiment of what we mean when we say, "Growing Together". Please accept this invitation to partner with the city to offer memorable experiences to our residents! For questions about sponsorship benefits, community engagement, or partnering on a community event, contact **Charles Wheeler III, Parks & Recreation Marketing Coordinator, at 937-854-7228 or [chwheeler@trotwood.org](mailto:chwheeler@trotwood.org)**

### Event Sponsorship Opportunities

#### Bike Helmet Giveaway

Title Sponsor- \$300 Minimum

Event Sponsor- \$150

Supporting Sponsor- \$75

#### Trotwood Community Market

Event Sponsor- \$250

Supporting Sponsor- \$75

Participant/Vendor- \$50 (non-food)  
\$35 (produce)

#### Trunk-or-Treat

Monster Sponsor- \$300 minimum

Event Sponsor- \$150

Supporting Sponsor- \$75

#### Community Movie Night

Platinum Sponsor- \$1,250

Event Sponsor- \$300

Supporting Sponsor- \$100

#### Smoke, Sizzle, & Sounds

Title Sponsor- \$1500 minimum

Event Sponsor- \$500 - \$1500

Supporting Sponsor- \$100 - \$500

Participant/Vendor- \$75 (non-food)  
\$100 (food)

#### Community Tree Lighting

Title Sponsor- \$300 minimum

Frosty Sponsor- \$150

Rudolph Sponsor- \$75