



A Message From the Mayor, Yvette F. Page

Hello Trotwood.

I'm quite sure you have heard the term "Civic Duty." For those of you who have not heard this term, civic duty is a feeling of responsibility that a citizen of a town, state, or country has because they live and benefit from the services provided to them. In the United States, the main civic responsibilities are voting, obeying laws, paying taxes, and jury duty. This newsletter will be published around Election Day, Tuesday November 5, 2024. Therefore, I would like to address the importance of voting.

All elections are important, but this election is extremely crucial. It is crucial because we will be deciding who will hold the office that will lead our country for the next four years, the President of the United States. In addition to the office of the President, we must not forget the importance of voting in national, state, and local elections as they can be just as critical to individual participation in government. Therefore, be sure to do your due diligence before Election Day in order to make informed decisions as to who you want to represent what you believe in.

Voting is quite simple. It allows an individual to voice and exercise their right to fair representation by influencing governmental decision-making. Many people believe their vote doesn't matter or it isn't worth their time. In fact, it has been reported that nearly 160,000 Ohio voter registrations on a list released by Ohio Secretary of State Frank LaRose are set to be purged from the state's database due to inactivity by July 22, 2024. This process is intended to remove voters who have moved out of state or have died. However, those who have not cast a ballot in the past four years will also be removed from the rolls.

If your voter registration has been purged, you still have time to reregister. Voter registration for the November election ends October 7, 2024. To confirm your registration status, please contact the Montgomery County Board of Elections located at 451 West Third Street, Dayton, OH 45402. They can be reached by calling 937-225-5757 or going to their website, montgomery.boe.ohio.gov.

To be perfectly clear, the office I hold as your Mayor is a non-partisan position and I represent all citizens that live in the city of Trotwood. I will continue to be a leader that is transparent and I will serve you to the best of my ability. The purpose of my message is not to suggest or promote any candidate or party on this platform, I am simply encouraging you to let your voice be heard. Former President Barack Obama said, "There's no such thing as a vote that doesn't matter. It all matters." **GET OUT AND VOTE ON NOVEMBER 5, 2024.**

Yvette F. Page
Mayor, City of Trotwood

2024 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 website.

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



As we move into the third quarter of the year, I am pleased to announce the city of Trotwood is embarking on an update to its land use plans. This involves zoning codes that protect public health, welfare, and promotes community character by organizing land into clearly defined districts based on the type and intensity of use. For example, the Mayor, City Council, and Administrative Staff have been advocating on your behalf for more single-family residential homes. We know that more roof tops and jobs will bring new retail amenities to our community that we all want and desire. Furthermore, zoning code allows us to regulate growth and development, but also maintain the urban and rural flavor of the community, while

having control of site layouts and design, including lot size, density, building placement, height, setbacks, parking, landscaping, and signage.

We have selected a consultant to help guide us through this process and will need your help and participation when we hold the public forums. We value your opinions, ideas, and input on the future direction of our community. Be looking out for more information on the dates and times of these public forums.

When I think of this very important community project, I can only reference how the book of proverbs (24:3-4) teaches that wisdom builds a strong house. Understanding sets it up, and knowledge fills it.

Finally, I want to encourage everyone to stay active in the community by volunteering on community boards, service organizations, or by just helping someone in need when you can.



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

Trotwood Steps Up Efforts to Combat Illegal Dumping

Trotwood is proactively tackling illegal dumping by installing surveillance cameras at known dumping sites. These cameras, funded by a \$15,000 grant from the Montgomery County Environmental Crimes Task Force, aim to identify and prosecute offenders, protecting community health and reducing taxpayer costs.

Equipped with high-quality photo, video, audio, night vision, and substantial storage, the cameras are monitored by the Code Enforcement and Police Departments. While real-time response may be rare, the footage can capture vital evidence such as license plates, vehicle descriptions and facial features, which are essential for prosecution.

"NO DUMPING" signs will be posted at select locations, and cameras will be moved as needed. Similar initiatives in other Ohio municipalities have proven effective in deterring illegal dumping and prosecuting offenders, and Trotwood expects the same success. Together, we can curb illegal dumping and create a cleaner, healthier, and more vibrant community. Join us in this important endeavor—because a cleaner community starts with you.

Community involvement is crucial in combating this issue. Here's how you can help:

- 1. Report Illegal Dumping:** Use online forms to report incidents.
- 2. Join Community Clean-Ups:** Participate in or organize clean-up events.
- 3. Educate Others:** Spread awareness about the dangers of illegal dumping and proper waste disposal.
- 4. Practice Responsible Disposal:** Utilize recycling programs, composting, and proper disposal services.



COUNCIL MEMBERS BY WARD

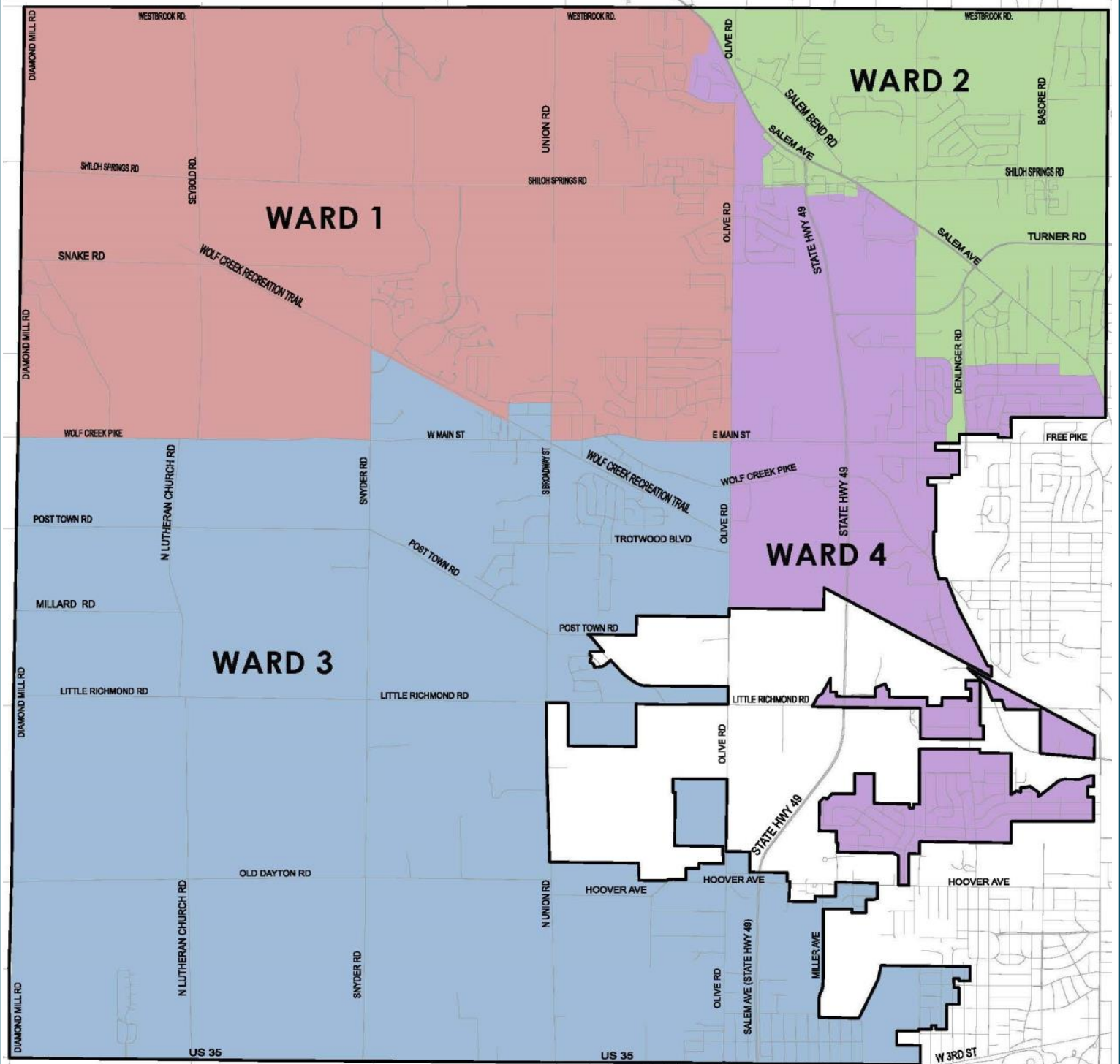
YVETTE PAGE- MAYOR

- ◆ WARD 1 BETTYE GALES
- ◆ WARD 2 MARTHA CLARK
- ◆ WARD 3 RONALD VAUGHN
- ◆ WARD 4 TYNA BROWN- VICE MAYOR
- AT-LARGE RHONDA FINLEY
- AT-LARGE DENISE MOORE

CITY OF TROTWOOD

WARD BOUNDARIES

Updated 8/8/2024
Adopted Ordinance OR4-13





CIC

Trotwood Community Improvement Corporation

Chad Downing

Executive Director CIC

937-854-7214 (Office)

cdowning@trotwoodcic.org

www.Trotwoodcic.org



Empowering Homeownership in Trotwood: Down Payment Assistance Programs

Homeownership is a cornerstone of the American Dream, yet for many in Trotwood, Ohio, the journey to owning a home can seem daunting. One of the most significant barriers prospective homeowners face is saving for a down payment. The Trotwood Community Improvement Corporation (TCIC) is committed to helping residents overcome this hurdle and achieve their dream of homeownership. In this article, we explore various down payment assistance programs available to Trotwood residents and provide a step-by-step guide on how to apply for them.

Down Payment Assistance Programs Available to Trotwood Residents

Several programs offer financial assistance to help with down payments, making the path to homeownership more accessible:

- **Ohio Housing Finance Agency (OHFA) Down Payment Assistance**

The OHFA provides 2.5% or 5% down payment assistance through its Homebuyer Program, which can be used for down payments, closing costs, or other pre-closing expenses. This program is available to first-time homebuyers, military veterans, or those purchasing in target areas, subject to income and purchase price limits. Interested applicants can visit the OHFA website at www.ohiohome.org to complete an online application and must attend a homebuyer education course.

- **Federal Home Loan Bank of Cincinnati (FHLB) Welcome Home Program**

The FHLB Welcome Home Program offers up to \$10,000 in down payment and closing cost assistance. This grant does not need to be repaid, making it a valuable resource for eligible homebuyers. Applicants must meet income limits, and the home must be their primary residence. Participation in a housing counseling session with an approved counselor is also required. To apply, work with a participating FHLB member bank, and find more information at www.fhlbcin.com.

- **Montgomery County Homeownership Center of Greater Dayton Down Payment Assistance**

This program provides up to \$8,000 in assistance for down payments and closing costs to eligible first-time homebuyers. Applicants must complete a homebuyer education course and meet income guidelines. To start the application process, contact the Homeownership Center directly at (937) 853-1600 or visit www.homeownershipdayton.org.



The
HomeOwnership
Center

Additional Resources and Support

The TCIC is dedicated to providing continuous support and resources to Trotwood residents. If you have any questions or need further assistance, please reach out to our office Phone: **(937) 854-7214** Email: dwilliams@trotwoodcic.org

At the TCIC, we believe that homeownership is more than just buying a house; it's about building a future and investing in our community. We are here to help you take the first steps toward this significant milestone. Don't let the down payment hold you back. Explore these opportunities and take the leap toward your new home in Trotwood!

The **Trotwood Community Improvement Corporation (TCIC)** 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.



Derek Williams

Project Manager CIC

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www.Trotwoodcic.org



CIC

Trotwood Community Improvement Corporation

Trotwood Welcomes Westrafo: A New Era of Economic Growth and Opportunity

We are thrilled to announce that Westrafo, an Italian transformer manufacturing company, has chosen Trotwood for its first U.S. plant. This decision marks a significant milestone for our community and highlights Trotwood's growing appeal as a prime location for international business investments.

Several key factors, including our strategic location, skilled workforce, and strong community support influenced Westrafo's decision to establish its U.S. base in Trotwood. The company's executives recognized the potential of our area, not only for its logistical advantages but also for the robust support system provided by local government and community organizations, such as the Trotwood Community Improvement Corporation (TCIC).

Westrafo specializes in the manufacturing of power and distribution transformers, which are crucial components in electrical power systems. These transformers are used to step up or step down voltage levels in power transmission and distribution networks, ensuring the efficient and safe delivery of electricity. Westrafo is known for its innovative designs and high-quality products, which are used in a variety of industries, including renewable energy, industrial applications, and utilities. Their commitment to quality and innovation has made them a leader in the transformer manufacturing industry.

The arrival of Westrafo is expected to bring numerous benefits to Trotwood, including:

- **Job Creation:** Westrafo's new facility will create up to 230 new jobs, providing local residents with employment opportunities in a high-tech industry. This influx of jobs will help reduce unemployment rates and contribute to the overall economic stability of our community.
- **Investment in Local Infrastructure:** Westrafo's investment will stimulate improvements in local infrastructure, including transportation and utilities. These enhancements will not only support the new plant but also benefit other businesses and residents in Trotwood.
- **Community Development:** The presence of a leading international manufacturer in Trotwood will enhance the city's reputation as a business-friendly environment, attracting further investments and encouraging other companies to consider our city for their operations.

Westrafo's plant will offer training and development opportunities for the local workforce, fostering a skilled labor pool in advanced manufacturing. This initiative aligns with TCIC's mission to empower residents through education and job readiness programs.

We invite all members of the Trotwood community to join us in welcoming Westrafo. This partnership signifies a new chapter in our city's growth and prosperity. Together, we can look forward to a brighter future filled with opportunities for all.

For more updates and information on how you can get involved, please visit the city of Trotwood's website and follow us on social media. Let's continue to work together to make Trotwood a thriving and dynamic community. Residents interested in future employment opportunities with Westrafo, please look for opportunities to be posted in early 2025. The TCIC will be sharing these opportunities as they become available.



CIC STAFF & CONTACT

Chad Downing: TCIC Executive Director: 937-854-7214; cdowningcic@trotwood.org

Derek Williams: Project Manager TCIC: 937-854-7214; dwilliams@trotwood.org

Follow us on **LinkedIn**

Working Together to Build a Bright Future

The City of Trotwood is undertaking an exciting initiative to update the city's land use plan. The land use plan helps guide the city's policy when it comes to development. We want to hear from you as we move along in this process to make sure we're creating the best blue prints for our community's future.

To that end, the city has hired a planning consulting firm, Compass Point Planning, to assist us in this effort. Compass Point Planning is a community planning firm based in Cincinnati, Ohio. They have assisted nearby communities such as Hamilton, Middletown, Tipp City, Vandalia, Fairborn, and Xenia with similar efforts.

To further assist the City of Trotwood with this update, we're asking community members to voice their input! We're looking for interested people to be a part of our steering committee. This committee will meet several times from August to December to help guide the planning process.

If you want to be involved but unsure on the commitment, there will also be several public meetings where we really want to hear from citizens! The first public meeting will be held on September 12th. More information on time and place will be coming up, so check out our Facebook page and city website for more info.

If you're interested in being a part of the steering committee for this effort, or want to find the best way to get involved, contact our Planning & Zoning Administrator **Tyler Hauck** at thauck@trotwood.org.










Park Shelter Reservations & Indoor Facility Reservations Now Online

Interested in booking a park shelter or one of our indoor facilities? Reservations for our park shelters and indoor facilities (Madison Park Pavilion or Trotwood Community & Cultural Arts Center "TCCAC") are now online and can be accessed by visiting www.trotwood.org/permits and choosing "Park Shelter Reservations" or "Indoor Facility Reservations". Book your family reunion at John Wolfe Park, or birthday party at TCCAC by using our online GovPilot modules for park shelters and indoor facility reservations. Submitting your application online does not automatically reserve a shelter or indoor facility, your application will be reviewed internally. Once your application has been reviewed you will receive an email from "admin@govpilot.com" containing a payment link; finalize your reservation by making your payment online. For any questions regarding the new system or parks please call 937-854-7228 or 937-837-1702.



Daylight Savings - Sunday, November 3 Fall Back Check - List Reminder

 <p>Change all of the clocks in your house before you go to bed</p>	 <p>Replace the batteries in your smoke and carbon monoxide detectors, and test all systems</p>	 <p>Check light bulbs around your house and make sure you have a stock of replacement bulbs</p>	 <p>Restock your household emergency kit, and check medicine cabinets for any expired medication</p>	 <p>Review your household's emergency preparedness plan</p>	 <p>Check furnace filters & consider getting air ducts/chimneys cleaned</p>	 <p>Service winter and emergency equipment at your home</p>
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City Leaf Pick-up Program Begins October 21, 2024

The Public Works Department will once again be picking up leaves from curbsides this Fall. Citizens may rake leaves into piles at the curb. **No sticks, grass clippings or other debris should be included – leaves only!** Do not bag your leaves. Any cars parked on the street should be moved, so that our crews can remove leaves safely and effectively.

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.

Public Work crews will attempt to make a final leaf run throughout the entire City, December 4 – December 13

Rumpke will provide disposal of bagged leaves on your normal trash pick-up day (limit of 10 bags, per trash pick-up day). For more information regarding Rumpke’s requirements, residents may call (937) 461-0004.

This schedule as presented is contingent upon the weather!

LEAF PILES BLOCKED BY VEHICLES WILL NOT BE PICKED UP

DO NOT BLOCK STORM DRAINS



Leaf Pick-Up Schedule - zone maps are available by scanning QR code, or citizens may obtain schedules and zone maps at the Public Works Building at 2400 Olive Road, at the Government Center located at 3035 Olive Road (2nd floor), or on-line @ www.trotwood.org.

Zones	Round 1	Round 2	FINAL PICK-UP
			Round 3
Zone 1:	October 21 - 22	November 11 - 12	December 4
Zone 2:	October 23 - 24	November 13 - 14	December 5
Zone 3:	October 25 & 28	November 15 & 18	December 6
Zone 4:	October 29 - 30	November 19 - 20	December 9
Zone 5:	October 31 & November 1	November 21 - 22	December 10
Zone 6:	November 4 - 5	November 25 - 26	December 11
Zone 7:	November 6 - 7	November 27 & December 2	December 12
Zone 8:	November 8	December 3	December 13



City Council

For City Council Contact

Kara Landis– Clerk	937-854-7212
Mayor Yvette Page	
Vice-Mayor Tyna Brown	Ward 4
Bettye Gales	Ward 1
Martha Clark	Ward 2
Ron Vaughn	Ward 3
Rhonda Finley	At-Large
Denise Moore	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

Labor Day-

Monday, September 2, 2024

Thanksgiving & Day After-

Thursday, November 28, 2024

Friday, November 29, 2024

Christmas-

Wednesday, December 25, 2024

New Years-

Wednesday, January 1, 2025

Martin Luther King Jr.

Monday, January 20, 2025

Memorial Day-

Monday, May 26, 2025

Juneteenth-

Thursday, June 19, 2025

Independence Day-

Friday, July 4, 2025



TROTWOOD
GROWING TOGETHER

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Trotwood Parks & Recreation

Mark Your Calendars– Fall / Winter Events

- **Trotwood Community Market** presented by Sisters of the Precious Blood
July 3, 2024 – September 25, 2024 | WEDNESDAYS ONLY
3:00 pm to 7:00 pm
5200 Salem Ave. Trotwood, OH 45426 (Former Salem Mall)
- **Smoke, Sizzle & Sounds– Vendor Fair & Family Festival**
Saturday, September 14, 2024 | 12:00 pm to 7:00 pm
Madison Park 301 S. Broadway, Trotwood, OH 45426
- **Trunk-or-Treat**
Saturday, October 19, 2024 | 4:00 pm to 5:30 pm
Universal 1 Flight Dome
4533 Covenant House Dr, Trotwood, OH 45426
Vendor spaces are still available, contact Charles Wheeler- 937-854-7228 or chwheeler@trotwood.org
- **Light Up Trotwood - Holiday Light Contest**
Submissions due by December 15, 2024
Submit pictures to chwheeler@trotwood.org -
submissions MUST include: Name, Address, & Phone Number
1st place: \$150 | 2nd place: \$100 | 3rd place: \$50
- **Community Tree Lighting Ceremony**
Saturday, December 7, 2024 | 6:00pm to 8:00 pm
Location: TBD



For complete event information visit the City Facebook Page, Scan QR Code, or the City Website: <https://trotwood.org/community/calendar/>

Trotwood Chamber of Commerce Community Calendar

Fire Safety Trotwood Fire Department, Wednesday, October 23

11 a.m. until noon at the Trotwood Library, 835 E. Main Street, Community Room - this is a free event

Annual Dinner/General Membership Meeting Friday, November 8

5:30-8 p.m. at Goodwill Easterseals West Campus, 735 E. Main Street, Mason Family Conference Center--- cost to be determined



Should you need more information, please call 937-837-1484 or email mbattle@trotwoodchamber.org
Chamber office hours are 8 a.m. - noon Monday - Friday.