

**TROTWOOD CITY COUNCIL
WORKSHOP MEETING MINUTES
MAY 16, 2011**

The Trotwood City Council met in a Council Workshop Meeting on Monday, May 16, 2011 at 7:00 p.m. in the Trotwood Community Center, 4000 Lake Center Drive, Trotwood, Ohio. Mayor Cameron invited everyone to join in the Pledge of Allegiance.

ROLL CALL:

Council Members present: Councilmember Bettye L. Gales, Council Member Rap Hankins, Council Member Nicole Johnson, Council Member Mary A. McDonald, Council Member Barbara J. Staggs, Vice-Mayor Ronald Vaughn (Absent), and Mayor Joyce Sutton Cameron.

STAFF MEMBERS PRESENT: City Manager Michael J. Lucking, Law Director Steve McHugh, Finance Director Patricia Shively, Fire & Rescue Chief Rick Wagner, Police Chief Quincy Pope, Planning and Zoning Administrator Carl Daugherty, Battalion Chief Steve Milliken, Secretary to City Manager/Deputy Clerk Sandy Riege, Economic Development Administrator Rhonda Finley, and Clerk of Council Lois M. Singleton.

VISITORS:

Norm Essman (Consultant), Davis Swenson, Pamela Brown, James D. Williams, Marvin Merritt, Dave Norvell, Bruce Kettelle, Anita Schmaltz, John T. Fecke, Tom Grady, William Richardson, Homer Williams, Jay Young, Joshua Pettis, Loren & Virginia Gross, Ray Birdsong, and Oscar L. Holliday.

ECONOMIC DEVELOPMENT UPDATE – TECHCONNECTION – NORM ESSMAN, CONSULTANT –(40 MINS.):

Environment – Economic Development Administrator Rhonda Finley: 283 businesses in the community, 461 jobs, Salem Office (AmeriCorps Coordinator Tyree Fields visited), The 3/50 Project – DDC/WPAFB BRAC – Technology based business. Retention and Expansion – Business friendly. New restaurant, Creative Cuisine coming to former Appleby's site. Planning and Development Handbook will be updated. Trotwood Commerce Park – we are aggressively marketing the park, and there have been 8 selection site requests.

Vacant Commercial Database: Public Works/Zoning – Thomas Odenigbo, Building Administration – Scott Adams, and Planning and Zoning – Carl Daugherty.

Shop Trotwood Days around back to school time. Trotwood is a great place for seniors said Mrs. McDonald. Norm Essman said 5-10% discount to be given during Shop Trotwood Days for back to school. Mrs. Johnson – Reusable shopping bag for Shop Trotwood Days. Mrs. Gales – combine with Pride Festival (Shop Trotwood Days). Mrs. Staggs – a card for Shop Trotwood Days. Mrs. Johnson – I am a member of Generation Dayton and we work with new businesses.

TechConnection – Frank Svet – Task Force Group Members and new technology.

Marketing – Steve King – a sign has been placed at the site, and this is on the Site Selection Calendar, pure manufacturing, and hot targets for energy storage.

State of Ohio Department of Development Director Jim Leftwich was in town last Thursday at the Trotwood Chamber B.E.S.T. conference.

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Norm Essman – Next Steps:

1. Community Improvement Corporation (CIC) – what role in the development of the TechConnection site, own, or sell land. Refine as new role for CIC. Council Members and Administration on board. Call CIC or City Manager.

City Manager Lucking said the June Workshop will include oversight for CIC. Mrs. McDonald asked for names of members. Mr. McHugh said they are an independent entity. 2. Zoning for new use – PUD and new zoning classification. July or August – Norm and Carl make presentation on zoning for CIC.

JOINT RESURFACING WESTBROOK ROAD WITH CITY OF CLAYTON – ACTING DIRECTOR PUBLIC WORKS/SUPERINTENDENT OF STREETS DALTON HINES (10 MINS.):

The project scope will include milling and overlay on Westbrook Road from Cheri Lynn Drive to Barbanna Lane. Restriping will also be included. The total project length is approximately 4,340 feet. The Project Agreement is a joint project with Cities of Trotwood and Clayton where they will share the cost of the project. The City of Clayton will be the lead agency for the project and will pay all initial costs. Trotwood consents to the project being performed by Clayton's paving contractor. Upon completion of the project, the City of Clayton will pay the contractor in full and send an invoice to the City of Trotwood for 50% of the cost. Trotwood will have four (4) years to repay the estimated cost of \$43,442.00 to Clayton. Conclusion: Given the scope of this project with the relatively minimal cost to the City of Trotwood, as well as the repayment program up to four (4) years, this joint venture is highly recommended.

Mrs. Johnson thinks providing ½ the contribution is good for Trotwood. Mr. Hankins – program road dollars 2012 – 2013. Mrs. McDonald said this opens up a good regional relationship.

WATER LINE REPLACEMENT – ACTING PUBLIC WORKS DIRECTOR/SUPERINTENDENT OF STREET – DALTON HINES:

Background: many existing water lines in Trotwood, particularly in the Olde Town area, were not designed to current engineering standards and have exceeded their useful life. Most of the lines in Olde Town area were constructed/installed in the 1950's. Existing sizes in the project area are 4" and 6" lines; City's standard is a minimum of 8". Undersized water lines have resulted in insufficient hydrant flow in the W. Sherry & Elmore areas. Improvements: Objectives of these improvements is to correct inadequate designs to meet City standards and to replace old water lines with new water lines. Phase 2A – N. Union Road and W. Sunrise – will replace existing 6" lines with 12" lines and existing 4" lines with 8" lines. Will also replace fire hydrants as needed. Total project length = 3,740 feet. Phase 2B – W. Sherry and Hillpoint – Will replace existing 4" lines with 8" lines. Will also replace fire hydrants as needed. Total project length = 3,710 feet. Water lines for both projects will connect to the main line on Main Street (at Wolf Creek Pike Intersection).

Project Location: This project consists of two (20 phases: Phase 2A; N. Union Road/Broadway from Main street to the north branch of Wolf Creek, and W. Sunrise Avenue from N. Union Road to W. Sherry Ave. Phase 2B: Oak Street from Main to W. Sherry, W. Sherry from Oak Street to Hillpoint Street, and Hillpoint Street from W. Sherry to N. Sherry. Additional Areas for Grant Applications: City applied for two (2) additional grants with OPWC, which were unfortunately not approved. These grants were for Phase 1A and Phase 1B: Phase 1A: N. Union Road from Main to Trotwood Boulevard, Trotwood Boulevard from Ginger to Sparks, Trotwood Boulevard from N. Union to Strader, and Stubbs from Trotwood Boulevard to Brookhaven. Phase 1B: Stubbs Drive

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from Brookhaven to the south terminus of Stubbs, and Stubbs Drive to the terminus with Post Town Road. Funding: OPWC will award grant funds to the City up to 75% of the total project cost. The remaining 25% can be financed through a bank load with a 20-to-25 year term. Conclusion: These areas are probably the most deteriorated sections of water lines in Trotwood. These improvements will connect inadequate design and increase water pressure to residences. New water lines will be installed, thereby reducing maintenance costs. Chief Wagner said Stubbs and Stauffer Plat water lines are rusty, pressure bad, etc. ISO ppc Vice-Mayor Vaughn asked what they are for the City and rural areas. 4 for the City and 9 for the rural area.

MOBILE HOME TRAILER PARK – MAIN STREET – OPTION AGREEMENT ET AL – PLANNING & ZONING ADMINISTRATOR CARL DAUGHERTY (15 MINS.): Project Scope & Overview: Acquisition of 3.6 acre mobile home site on Main Street and adjoining 2.57 acre parcel located on Stuckhardt. Both properties are located along the Wolf Creek Corridor. Mobile home site would be cleared of all trailers by current owner. Upon ownership of mobile home site and Stuckhardt parcel, City will demolish 3 permanent structures, regrade and reforest the site, and Connect site with N. Broadway Park. Project Funding Source: Ohio Public Works Commission (Clean Ohio Conservation Fund). Discretionary funds administered through District 4 of OPWC. Awarded funding is used for the acquisition of lands which are designated for land conservation purposes (parks). Funding may also be used to bring about site enhancements. Preliminary Project Budget: Mobile Home Park site (3.6 acres) purchase price (175,000), Appraised value (215,000). Stuckhardt Property 2.5 acres –purchase price (5,000), Appraised value (19,000). Site Enhancements: Reforestation, connectivity w/N. Broadway Park – (\$25,000). Total Project Award Request: \$205,000.00. Project Match Requirements: Difference between appraised value and purchase price: Mobile Home Park \$40,000.00, and Stuckhardt property - \$14,000.00. Total match: \$54,000.00 (26% of project cost). Tentative Funding Timeline. 2010 unencumbered balance, could be programmed this summer. 2011 Allocation currently before the state legislature, if approved in June's budget, funding would be available in late 2011, early 2012. Project Planning and Implementation: Funding awarded by Natural Resources Assistance Council (NRAC) from the 2010 unencumbered balance would likely allow for implementation by the end of 2011. Funding awarded from the 2011 allocation would likely defer implementation until 2012. Purchase Options for Property: Must be demonstrated to NRAC within funding proposal that the City has purchase options in place to acquire the property. Separate purchase options will be prepared for each property.

PUBLIC WORKS DEPARTMENT TEAMSTER AGREEMENT – HUMAN RESOURCES MANAGER BARBARA BROOKS: Same agreement as Police Sergeant Union. 3 years agreement, share health insurance premium, and \$500.00 one-time payment to each member. This agreement will be on the June 6, 2011 Council Meeting agenda.

MOTION TO ADJOURN:

Mrs. Gales moved to adjourn the Council Meeting at 9:15 p.m., and seconded by Mrs. Staggs. Roll call resulted in 7 yes votes, and the Motion was approved unanimously.

ATTEST:

APPROVED:

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Lois M. Singleton
Clerk of Council, MMC

Joyce Sutton Cameron
Mayor