

City of Trenton
REGULAR COUNCIL MEETING MINUTES
March 3, 2022 - 7:30 p.m.

CALL TO ORDER

Mayor Woodrey called the March 3rd regular meeting to order at 7:34pm.

PRAYER

Councilwoman Montgomery led everyone in prayer, followed by the pledge of allegiance.

ROLL CALL

Council Clerk Daley took roll call; all members of Council and necessary administration were present.

PRESENTATIONS

None.

APPROVAL OF MINUTES

1. Minutes of the February 10th, 2022 Special Council meeting
A motion was made by Vice Mayor Perry to accept the minutes of the February 10th special meeting, followed by a second by Councilman Agee. Roll call was taken; 6 ayes, 0 nays, 0 absent, 1 abstain.
2. Minutes of the February 17th, 2022 Council Work Session.
3. Minutes of the February 17th, 2022 Regular Council Meeting.
A motion was made to accept the minutes of the February 17th regular meeting by Vice Mayor Perry, followed by a second by Councilwoman Harris. Roll call was taken; 7 ayes, 0 nays, 0 absent.

CORRESPONDENCE

1. None.

AUDIENCE OF PUBLIC

Kimberly Shoop – 661 Townsend Place – Explained she was here to request Council consider allowing chickens, laying hens only, to be approved for back yards within the City limits. She explained she knew there would need to be restrictions and that sounds, odors, and predators would need to be taken into consideration, she explained that responsible owners could control these issues. She stated she understood that some residences would not be suitable, but those that had the larger yards and were responsible with their animals could control these issues. She explained the reason she came to Council to request this was for the food source of eggs. She explained that the number permitted should be controlled but

her daughter wanted a few chickens for her 4-H project, she explained that if you double bed and do not allow for free roaming a lot of the issues wouldn't be an issue at all. Councilwoman Harris stated that yes she could see some responsible owners maintaining the odors, she was unsure how anyone would control the sound or how to control predators but she was open to the discussion, but it would have to really consider keeping owners responsible for keeping control of the issues of allowing this. Zoning Administrator stated that he would work on some legislation to present to Council for them to consider. Council stated they would not be opposed to reviewing what he could come up with.

UNFINISHED BUSINESS

1. None.

PUBLIC HEARINGS

1. AN ORDINANCE TO RE-ZONE PART OF LOT 3874, CURRENT PARCEL NUMBER R8600-064-000-011, LOCATED ON HOWE ROAD IN THE CITY OF TRENTON, OHIO. **(Third Reading, Public Hearing)**

Mayor Calvin Woodrey opened the floor for anyone interested in speaking for the Public Hearing regarding the rezoning.

John Bare – on behalf of Cristo homes presented a power point showing the current zoning around the 49.12 acres. He showed where they would like to re-zone 31 of the acres to R-2. They showed a natural tree break of where they would separate the R-1 from the R-2. He discussed the difference between the square footage of lots between the R-1 vs. R-2. He went through his slides and completed his presentation.

Mayor Calvin Woodrey asked if there was anyone else that wished to speak for the ordinance in question. There were not. Mayor Woodrey closed the for section of the Public hearing.

Mayor Woodrey then opened the against portion of the public hearing, asking those that wished to speak against the re-zoning to come up and state their name and address.

Larry Getz – 5658 Howe Rd. – asked what the sale price of these homes would be? He then shared his concerns regarding the flooding of the creek in this area, he explained the amount of water they deal with and asked if the City was going to address the issue?

Tom Anglin – 5557 Howe Rd. – explained he owned the property along five of the lots. He stated he did not wish to see any more homes being built in this area but was specifically against more R-2 homes, or multi-family homes. It was clarified that all homes would be single family. He asked what the plan was for the infrastructure within the City. We have already added Carvana and the amount of vehicles and traffic is already a serious issue in and out of the City. He then stated that the flooding in that area is a problem and Madison Township and the County will not fix these issues, more homes is not going to help this issue but now make it part of the City's issues.

Michael Montgomery – 504 West Arlington – The price these developers put on the houses are not really the issue, it's the fact that the R-2 properties have no yards, which then creates issues for the neighboring larger properties. He explained he has five R-2 properties surrounding his property and those neighbors have acted as though his yard is theirs to dispose of trash, create fire pits and what not due to them having no yard. This issue would only increase due to more R-2 homes. He is not interested in his property value dropping due to placing more R-2 homes in the area.

Floyd Croucher – 750 Townsend – stated he wanted it to stay R-1, he is concerned about property values in the neighborhood.

Dorothy Smith – 5867 Howe Rd. – stated she built the log cabin where she resides with her husband 33 years ago, her husband has since passed and that yes they have major flooding issues but mostly she just wants to continue out her years being able to sit on her front porch watching the wildlife instead of looking at a bunch of houses.

Debbie Rider – 615 Cranewood – stated she was against more R-2 homes, she asked Council to keep it R-1. She made clear she is not against progress for the City, but felt fewer larger homes rather than too many smaller homes including the extra traffic is not needed in this area.

Jim Kaniff – 415 West Arlington – He stated that he was aware that B and B rents out of California already own multiple R-2 homes in our area. Outside companies do not respect the City as a Permanent residents do. Home owners will come if you build R-1 homes. For the benefits of the community and the school districts, he advised to keep it R-1.

Jim Pressler – 723 Ginger Ridge – recalled back in 2006-08 a developer came to the Council and presented 31 R-1 lots to go into this same Parcel. Council did not approve any R-2 at that time. Unfortunately for the developer the economy crashed and the development did not go in. He believed the property was sold back to the original owner. If Cristo does want to build all R-1, then just wait someone will.

Seth Adkins – 604 West Aberdeen – stated he wanted to see more R-1 development in our City, there are people looking for larger homes in our area, and there are not many to choose from.

Cheryl Compton – 911 Centennial Run – She stated that her and her husband purchased a Cristo R-1 home in the first stage of Centennial run, shortly after phase two went up with all R-2 homes, and in her 4 years living in the development she stated she feels that the City would benefit from keeping the property all R-1 stating homeowners in R-1 purchase to stay. She then added that hearing this new parcel has flooding issues she reminded Council of the multiple flooding issues Centennial Run went through recently and that Cristo would do nothing to help with the issues and leaving Council to have to deal with their hardships.

Alexis Adkins – 604 West Aberdeen – stated she loved Trenton, she was not originally from the town but when she chose to move here it was because it was a country feeling town that still had amenities, she expressed that if more homes were going in they should be R-1. They will be larger nicer homes. She personally is not impressed by the quality of Cristo homes, but as someone that bought a home to come into this City, you need to stick with adding more, larger homes with more green spaces. Cheaper homes have more potential to turn into rentals. She explained she felt she had a larger yard but with the duke easements she cannot even put up a fence so why make these yards even smaller.

Jason Kinsel- 616 Brelsford – Trenton is known for its small hometown country feel. I have been building homes for 25 years. I worked for developer's that cared more about quantity than quality as Cristo does. You should not allow this re-zoning. Why do we need more, smaller homes when we have a majority of that available, which do have the potential to be rentals? He said if you build larger homes with green space, people will be attracted to the area, there is no worry that those homes will sell.

Mayor Woodrey asked if anyone else wished to speak against the re-zoning, when there were not, he closed the against portion and ended the public hearing.

NEW BUSINESS

1. A MOTION TO APPOINT _____ TO THE PARKS BOARD FOR A THREE YEAR TERM STARTING JANUARY 1, 2022 AND ENDING ON DECEMBER 31, 2024. A motion to table this motion and let the Parks board make a recommendation was made by Councilman Perry and was seconded by Councilman Agee. Roll call was taken; 7 ayes, 0 nays, 0 absent

2. A MOTION APPROVING THE 2022 SUPPLEMENTAL TRANSFERS. THIS SEPARATE LEGISLATION TO SHOW TRANSFERS IS RECOMMENDED BY THE AUDITORS AS AN ANNUAL COMPLIANCE PROCEDURE. THE SUPPLEMENTAL TRANSFER SCHEDULE IS ATTACHED HEREWITH AS EXHIBIT A.
Vice Mayor Perry made a motion to approve, followed by a second by Councilwoman Harris. Roll call was taken; 7 ayes, 0 nays, 0 absent.

3. A MOTION AUTHORIZING THE CITY MANAGER TO PAY FOR FEBRUARY 2022 MEDICAL COVERAGE, PAYABLE TO MEDICAL MUTUAL OF OHIO, AT A COST OF \$46,153.47 AND FURTHER, AUTHORIZING THE TREASURER TO APPROVE THE THEN AND NOW CERTIFICATE RELATED THERETO IN COMPLIANCE WITH AND PURSUANT TO OHIO REVISED CODE SECTION 5705.41(D) AND CITY OF TRENTON RESOLUTION NO. 09-2012.
A motion to authorize was made by Vice Mayor Perry followed by a second by Councilwoman Combs. Roll call was taken; 7 ayes, 0 nays, 0 absent.

4. A MOTION AUTHORIZING THE CITY MANAGER TO PAY FOR UPDATING THE CITY CODIFICATION PAGES, PAYABLE TO AMERICAN LEGAL PUBLISHING CORP., AT A COST OF \$4,500 AND FURTHER, AUTHORIZING THE TREASURER TO APPROVE THE THEN AND NOW CERTIFICATE RELATED THERETO IN COMPLIANCE WITH AND PURSUANT TO OHIO REVISED CODE SECTION 5705.41(D) AND CITY OF TRENTON RESOLUTION NO. 09-2012.
A motion to authorize was made by Mayor Woodrey, followed by a second by Councilwoman Combs. Roll call was taken; 7 ayes, 0 nays, 0 absent.

5. A MOTION AUTHORIZING THE CITY MANAGER TO PAY FOR BULER COUNTY EMERGENCY MANAGEMENT AGENCY ANNUAL DUES, PAYABLE TO BUTLER CO. EMERGENCY MGMT. AG., AT A COST OF \$5,078.19 AND FURTHER, AUTHORIZING THE TREASURER TO APPROVE THE THEN AND NOW CERTIFICATE RELATED THERETO IN COMPLIANCE WITH AND PURSUANT TO OHIO REVISED CODE SECTION 5705.41(D) AND CITY OF TRENTON RESOLUTION NO. 09-2012.
A motion to authorize was made by Vice Mayor Perry followed by a second by Councilwoman Montgomery. Roll call was taken; 7 ayes, 0 nays, 0 absent.

6. A MOTION AUTHORIZING THE CITY MANAGER TO PAY FOR CENTER FOR LOCAL GOVERNMENT ANNUAL DUES, PAYABLE TO CENTER FOR LOCAL GOVERNMENT, AT A COST OF \$3,442.50 AND FURTHER, AUTHORIZING THE TREASURER TO APPROVE THE THEN AND NOW CERTIFICATE RELATED THERETO IN COMPLIANCE WITH AND PURSUANT TO OHIO REVISED CODE SECTION 5705.41(D) AND CITY OF TRENTON RESOLUTION NO. 09-2012.

A motion to authorize was made by Vice Mayor Perry followed by a second by Councilman Perry. Roll call was taken; 7 ayes, 0 nays, 0 absent.

LEGISLATION

A motion to have City Attorney Ziepfel read items 1 - 3 by title only was made by Vice Mayor Perry, followed by a second by Councilman Agee. Roll call was taken; 7 ayes, 0 nays, 0 absent. City Attorney Ziepfel read items 1-3 by title only, stopping after each to have Council vote on each items.

1. AN ORDINANCE TO RE-ZONE PART OF LOT 3874, CURRENT PARCEL NUMBER R8600-064-000-011, LOCATED ON HOWE ROAD IN THE CITY OF TRENTON, OHIO. **(Third Reading, Public Hearing)**

No motion was made to pass this ordinance.

A motion to deny the authorization of this ordinance was made by Vice Mayor Perry followed by a second by Councilman Perry. Roll call was taken; 7 ayes, 0 nays, 0 absent.

2. AN ORDINANCE AMENDING CHAPTER 1208 (COMMON OPEN SPACE), OF THE CODIFIED ORDINANCES OF THE CITY OF TRENTON, OHIO. **(Third Reading)**

A motion to table this ordinance until further discussion can be had during the March 7, 2022 special meeting was made by Vice Mayor Perry followed by a second by Councilman Agee. Roll call was taken; 7 ayes, 0 nays, 0 absent.

3. AN ORDINANCE AMENDING PART TWO – ADMINISTRATIVE CODE, TITLE TWO - GENERAL PROVISIONS, AMENDING CHAPTER 205 FEES OF THE CODIFIED ORDINANCES OF THE CITY OF TRENTON, OHIO. **(Third Reading)**

A motion to authorize was made by Vice Mayor Perry followed by a second by Councilman Agee. Roll call was taken; 7 ayes, 0 nays, 0 absent.

5. A RESOLUTION TO ACCEPT A PERFORMANCE BOND FROM T-HALL DEVELOPMENT, LLC, AS PRINCIPLE AND MERCHANTS NATIONAL BONDING, INC., AS SURETY, BOND NUMBER NOH1852 IN THE AMOUNT OF \$117,752.27 FOR CITY APPROVED SITE WORK CONSTRUCTION OF THE MADISON MANOR SUBDIVISION, CITY OF TRENTON, BUTLER COUNTY, OHIO. **(First Reading, Suspend Rules)**

City Attorney Ziepfel read this ordinance in its entirety. A motion was made to suspend the three required readings and to vote on this resolution this evening by Vice Mayor Perry, followed by a second by Councilwoman Harris. Roll call was taken; 6 ayes, 0 nays, 0 absent, 1 abstain. A motion to accept was made by Vice Mayor Perry, followed by a second by Councilwoman Harris. Roll call was taken; 6 ayes, 0 nays, 0 absent, 0 abstain.

6. A RESOLUTION TO ACCEPT A MAINTENANCE BOND FROM T-HALL DEVELOPMENT, LLC, AS PRINCIPLE AND MERCHANTS NATIONAL BONDING, INC., AS SURETY, BOND NUMBER NOH1853 IN THE AMOUNT OF \$42,268.43 FOR CITY APPROVED SITE WORK CONSTRUCTION OF THE MADISON MANOR SUBDIVISION, CITY OF TRENTON, BUTLER COUNTY, OHIO. **(First Reading, Suspend Rules)**

City Attorney Ziepfel read this ordinance in its entirety. A motion was made to suspend the three required readings and to vote on this resolution this evening by Vice Mayor Perry, followed by a second by Councilwoman Harris. Roll call was taken; 6 ayes, 0 nays, 0 absent, 1 abstain. A motion to accept was made by Vice Mayor Perry, followed by a second by Councilwoman Harris. Roll call was taken; 6 ayes, 0 nays, 0 absent, 0 abstain.

7. AN ORDINANCE TO ACCEPT, MODIFY, OR REJECT THE FINAL PLAT (Record Plat) FOR MADISON MANOR, LOT 3421, BETWEEN THE MIAMIS, SECTIONS 30, TOWN 2, RANGE 4, CITY OF TRENTON, BUTLER COUNTY, OHIO, AND DECLARING AN EMERGENCY. **First Reading, Suspend Rules)**

City Attorney Ziepfel read this ordinance in its entirety. A motion was made to suspend the three required readings and to vote on this ordinance this evening by Vice Mayor Perry, followed by a second by Councilwoman Harris. Roll call was taken; 6 ayes, 0 nays, 0 absent, 1 abstain. A motion to accept was made by Vice Mayor Perry, followed by a second by Councilwoman Harris. Roll call was taken; 6 ayes, 0 nays, 0 absent, 0 abstain.

REPORTS

City Attorney Ziepfel had no reports.

City Manager Marcos Nichols had no reports.

Council Clerk Laura Daley spoke regarding the vacancies on our boards. She asked that anyone in serving on any of boards committees and commissions to email her a letter of interest and or a resume to be considered by Council to serve. ldaley@ci.trenton.oh.us

AUDIENCE OF COUNCIL

Councilwoman Harris thanked whomever was involved in the clean up of our giving box. She had heard of the vandalism to the products inside and stated she was so disappointed as the

box is there to serve our community, again thanking the police for trying to keep an eye out and for those that took the time to clean up the mess. She then announced that the Trenton Moose would be hosting a benefit for a family who resided in Trenton, a wife and Mother of two, battling breast cancer for the second time in a short period. She stated the benefit would run from 4pm-10pm and would be open to the public. She asked the community to come out and support this family.

Councilwoman Combs Thanked those in audience for coming out and voicing their opinions, stating without people coming forward and sharing their feelings it is hard to know they are best representing the Community.

Councilman Perry repeated Councilwoman Combs sentiments. He then thanked the Road Department for their hard work as he has seen them out patching the pavement of our Cities streets.

Councilman Agee stated that today was National I want you to be happy day. He wished everyone happiness.

Councilwoman Montgomery thanked everyone for being here, she explained she is the newbie on the block and she felt such a closeness to the community as they shared their opinions this evening. She finished by stating this month is National Social worker's month, she said it is not a very thankful job as she is a social worker, but actually has felt appreciated lately.

Vice Mayor Perry stated that he felt if there was not an active tax review board, that there should not be fees charged if the appellant process is started in case it takes longer to get a board and get through the appeal process. He then stated the next Parks board meeting is on March 8th, he reminded that these meetings were informal and open to the public. He said plans are still being made for a ribbon cutting and dedication of the new playground equipment, but an exact date cannot be set until completion of the project which is weather dependent. He finished by thanking everyone for coming and sharing their opinions of what they want in their City.

Mayor Woodrey stated it is so nice to stand for the pledge of allegiance and hear the numerous voices behind him reciting it as well. It is so very refreshing to have all of you here and involved in the decisions that have to be made. He then thanked the City attorney for helping field and answer questions. He finished by also mentioning the benefit for Kali and stated he hoped to see everyone on Saturday, at the Trenton Moose between 4p-10p to help support one of our own.

ADJOURNMENT

Vice Mayor Perry made a motion to adjourn this meeting, followed by a second by Councilman Agee. Roll call was taken; 7 ayes, 0 nays, 0 absent. The March 3rd, 2022 Regular Council meeting was adjourned at 9:15pm.