

City of Trotwood

3035 Olive Road
Trotwood, Ohio 45426
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www.trotwood.org



Meeting Minutes - Draft

Monday, October 6, 2025

6:30 PM

**Trotwood Community and Cultural Arts Center
4000 Lake Center Drive, Trotwood, Ohio 45426**

City Council

*Mayor Yvette F. Page
Vice Mayor Tyna R. Brown, Ward 4
Council Member Bettye L. Gales, Ward 1
Council Member Martha H. Clark, Ward 2
Council Member Milton J. Pearson, Ward 3
Council Member Rhonda C. Finley, At Large
Council Member Denise Moore, At Large
Clerk of Council Kara B. Landis*

I. Call to Order

Mayor Page called the meeting to order at 6:30 p.m.

II. Invocation

Mayor Page gave the Invocation.

III. Pledge of Allegiance

Mayor Page led the Pledge of Allegiance.

IV. Roll Call

Clerk Landis took Roll Call.

Present: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

STAFF MEMBERS PRESENT: City Manager Quincy Pope, Law Director Chris Conard, Clerk of Council Kara Landis, Deputy City Manager Stephanie Kellum, Finance Director Chris Peeples, Assistant Finance Director Julie Kilbarger, Police Chief Erik Wilson, Captain Mark Ecton, Captain Michael Molchan, Fire Chief Rick Haacke, Planning and Development Director Tyler Hauck, TCIC Executive Director Chad Downing, TCIC Project Manager Derek Williams, Crew Leader Dwayne Taylor, Income Tax Supervisor Sue Bowman, and Assistant to City Manger Jamaica White.

VISITORS PRESENT: Kenny Decker, Jennifer Decker, Sharon Smith, Carrie Thomas, Kiersten Farmer, JoAnne Orihood, Karla Merchant-Parrish, Sister Mary Garascia, Sister Martha Bertke, Bill Lainhart, Tammy Lainhart, Janet Foote, and Tom Grady.

V. Approve the Agenda

Mayor Page requested a Motion to approve the Agenda. A Motion was made by Vice Mayor Brown, seconded by Council Member Gales, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

VI. Presentation[PR12-25](#)

Montgomery County Human Services - Levy B Renewal

Presented by Simone Holder Nelson

Business Opportunities Manager, Area Agency on Aging

Attachments: [PR12-25 Presentation](#)

Ms. Simone Holder Nelson, the Business Opportunities Manager for the Area Agency on Aging, shared information about Issue 1 on the November 4th ballot, which is for the renewal of Montgomery County Human Services' levy B.

Council Member Finley asked if this is a renewal or a new tax. Ms. Nelson confirmed this is a renewal of levy B and explained that this is a flat levy, meaning the amount you pay does not change regardless of any change to the value of your property.

Council Member Moore asked where to get a yard sign. Ms. Nelson directed those interested in getting a sign to visit www.voteforhumanservices.com.

Mayor Page thanked Ms. Nelson for making sure our residents are informed.

VII. Consent Agenda

Mayor Page requested a Motion to approve the Consent Agenda. A Motion was made by Council Member Gales, seconded by Council Member Moore, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

[SR25-18](#)

Minutes from the September 2, 2025 Regular City Council Meeting.

Attachments: [2025-09-02 DRAFT Meeting Minutes](#)

The meeting minutes were approved and will be filed according to the City's Record Retention Schedule.

[SR25-19](#)

Minutes from the September 29, 2025 Special City Council Meeting.

Attachments: [2025-09-29 DRAFT Meeting Minutes](#)

The meeting minutes were approved and will be filed according to the City's Record Retention Schedule.

[R25-63](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL TO ACCEPT THE RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE MONTGOMERY COUNTY AUDITOR.

Attachments: [R25-63](#)

Resolution No. R25-63 was approved.

[R25-64](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE PUBLIC ENTITIES POOL OF OHIO FOR THE PURPOSE OF PROVIDING INSURANCE FOR THE CONTRACT YEAR OF 2025-2026.

Attachments: [R25-64](#)
[R25-64 Exhibit A](#)

Resolution No. R25-64 was approved.

[R25-65](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR FEDERAL FUNDING FROM THE INFRASTRUCTURE INVESTMENT AND JOBS ACT THROUGH THE SURFACE TRANSPORTATION PROGRAM BY THE MIAMI VALLEY REGIONAL PLANNING COMMISSION.

Attachments: [R25-65](#)

Resolution No. R25-65 was approved.

[R25-66](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL ADOPTING THE REVISED CITY OF TROTWOOD PUBLIC RECORDS POLICY.

Attachments: [R25-66](#)
[R25-66 Exhibit A](#)

Resolution No. R25-66 was approved.

VIII. Open Public Hearings

To comment during a Public Hearing, please fill out a Speaker Form and return it to the Clerk of Council BEFORE the start of the meeting. When instructed, you will be asked to step to the microphone, state your name and address, and proceed with your comments. Only comments relating to that specific Ordinance are permissible. You will have three (3) minutes to speak.

Mayor Page requested a Motion to open the Public Hearing. A Motion was made by Vice Mayor Brown, seconded by Council Member Moore, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

IX. Ordinances

[OR10-25](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL APPROVING THE CURRENT REPLACEMENT PAGES TO THE CITY OF TROTWOOD CODE OF ORDINANCES.

Attachments: [OR10-25](#)
 [OR10-25 Exhibit A](#)

Clerk Landis informed Council that there were no public comments on this Ordinance.

City Manager Pope explained that the City contracts with Walter Drane to incorporate newly enacted legislation, as well as updates to the Ohio Revised Code, into the City's Codified Ordinances.

Mayor Page requested a Motion to adopt Ordinance No. OR10-25. A Motion was made by Vice Mayor Brown, seconded by Council Member Finley, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

X. Close Public Hearings

Mayor Page requested a Motion to close the Public Hearing. A Motion was made by Council Member Gales, seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

XI. Resolutions**[R25-67](#)**

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A WATER SERVICE AGREEMENT WITH THE CITY OF DAYTON, OHIO.

Attachments: [R25-67](#)
 [R25-67 Exhibit 1](#)
 [R25-67 Presentation](#)

City Manager Pope stated that in 2009, the City contracted with the City of Dayton to provide water to City of Trotwood customers for a period of 15 years, with one 10-year extension. He explained that the term of that agreement expired at the end of October 2024, and rather than to activate the extension under the existing terms, the City worked with Dayton to implement a new, more equitable, method of determining water rates.

Finance Director Peebles shared his presentation and explained that Dayton has been using a budget system to determine water rates, which is when you include everything you need to spend from the water department and divide it by how many units you have. He suggested that when you add up all the expenses or cash outflow and divide it by a number, users most likely pay a higher rate.

Finance Director Peebles then explained a new approach, the utility method, which eliminates ongoing capital expenses being built into the rates and uses depreciation expense instead. He stated that this one change spreads the expense over the useful life of the assets, reducing charges from the City of Dayton.

Finance Director Peebles shared that by entering into this new contract under the utility method, the City anticipates saving approximately \$400,000 in the first year of the contract, and similar savings should be realized for several years thereafter, but will vary due to various economic factors. He stated that the new contract is for 15 years, with a one-time 10-year renewal. He added that he hopes to begin operating under these new terms on November 1st.

Council Member Moore asked if this means water rates will go down. Finance Director Peebles shared that over the last 10 years, funds have been drawn down because the City has incurred rate increases from the City of Dayton, but has not passed those increases on to customers. He suggested that the City needs to consider implementing small increases every year, rather than to wait and incur one large increase.

Council Member Moore questioned if customers will see a 1% increase as suggested. Finance Director Peebles stated he is simply suggesting that annual small-percentage increases are recommended and easier to budget for.

Council Member Moore commented that her water bill is high, so she is hoping this change will have an impact on everyone's budget due to the suggested savings. Finance Director Peebles shared that he is hopeful the anticipated savings will keep the City from having to increase rates.

Council Member Moore commented that speaking as a citizen, she would like to know how this agreement will impact her. Finance Director Peeples reiterated that he hopes it keeps rates from increasing.

Council Member Pearson asked about those residents who receive their water from Montgomery County. Finance Director Peeples reiterated that this discussion affects only those who get their water from the City of Trotwood, and residents who are serviced by another system, even if they live in Trotwood, need to talk to their authority. Council Member Pearson commented that whether you live on the left side or the right side, you still live in Trotwood. Finance Director Peeples agreed; however, when it comes to water systems, you are at the mercy of the authority that services your area.

Finance Director Peeples reiterated that the City has not increased rates for customers in 10 years even though the City has actually postponed passing on increases from the City of Dayton. He added that the City has also adopted a 10% discount for seniors. Finance Director Peeples commented again that he hopes this new contract will relieve the pressure of having to increase rates, and added that this should probably be an every-other-year discussion.

Mayor Page asked Finance Director Peeples to confirm the City has three water systems. Finance Director Peeples confirmed there are three water authorities that service the City of Trotwood: Jefferson Authority, Montgomery County, and the City of Trotwood.

Mayor Page asked if rates will remain the same for the remainder of the year for those receiving their water from the City of Trotwood. Finance Director Peeples agreed, and suggested evaluating the actual savings realized after a couple of years into this agreement, then maybe have a workshop to discuss any rate changes.

Council Member Finley asked Finance Director Peeples how the City can utilize the savings to impact the citizens. Finance Director Peeples mentioned current improvements, then shared that Dayton will be upgrading their meters to a model that will automatically report usage, rather than having a person in the field physically reading meters and submitting the data.

Council Member Finley then asked Finance Director Peeples about stormwater fees, and stated that it is her understanding that those fees are not supposed to be through perpetuity. Finance Director Peeples explained that he was not with the City of Trotwood when Council implemented stormwater fees; however, in his experience such fees are for perpetuity because they help to maintain things like ditches, storm sewers, certain ponds, etc.

Council Member Gales asked Finance Director Peeples if they plan to continue offering the 10% savings for seniors. Finance Director Peeples confirmed that the City plans to continue offering such discount. Mayor Page reiterated that this discount is for City of Trotwood customers.

Mayor Page requested a Motion to approve Resolution No. R25-67. A Motion was made by Vice Mayor Brown, seconded by Council Member Gales, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

[R25-68](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL OPPOSING THE FORMER HARA ARENA SITE FOR A STATE-OPERATED FORENSIC HOSPITAL AND TO WORK COLLABORATIVELY WITH THE STATE OF OHIO TO FIND A MORE APPROPRIATE LOCATION.

Attachments: [R25-68](#)

City Manager Pope stated that this resolution opposes any effort by the State of Ohio to build a forensic mental health hospital at the former Hara Arena site. He explained that City officials want to work collaboratively with State partners to find an alternative site.

Council Member Moore asked City Manager Pope for clarification that an alternative site would still be in the City of Trotwood. City Manager Pope agreed and went on to explain that the City is not against mental health, but the former Hara Arena site is not an appropriate location for that type of facility, nor is it zoned for such.

Mayor Page requested a Motion to approve Resolution No. R25-68. A Motion was made by Vice Mayor Brown, seconded by Council Member Clark, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

XII. Old and New Business

No old or new business was presented.

Clerk Landis made the following announcements:

Beginning today and going through Thursday, October 9th, Trotwood schools will participate in the Goodwill Drive to Victory, Marching Band Edition. The donation trailer is parked on the main campus of school by the tennis courts and will be open from 11:00 a.m. to 7:00 p.m. Attendants will be available to provide customer service and issue donation receipts. The school with the most weight will receive a \$400 scholarship; then at the end of the season, the band that collected the most items by weight during their week will receive an additional \$1,000 scholarship. The winner will be announced Friday night, October 10th, during Touchdown 7 on WHIO-TV.

There will be a bulk-trash drop off for Trotwood residents this Saturday, October 11th from 10:00 a.m. to 1:00 p.m. at Mother Brunner Catholic School located at 4870 Denlinger Road. Please contact Marketing Coordinator Charles Wheeler at 937-854-7228 if you have questions. Be sure to bring proof of residency as this event is for Trotwood residents only.

Also on Saturday, October 11th, the 26th Annual Iams Pioneer Harvest Fest will be held on the grounds of the Iams Homestead Museum located at 349 South

Broadway Street. Admission to the Harvest Fest is free and the event will be open from 10:00 a.m. until 5:00 p.m.

The City's Trunk or Treat event will be held from 6:00 to 7:30 p.m. on Friday, October 17th at Madison Park located at 301 South Broadway Street. This year's event is sponsored by Minster Bank, American Legion Post 613, and AltaFiber.

Lastly, Beggar's Night will be held in the City of Trotwood on Friday, October 31st from 6:00 – 8:00 p.m.

XIII. Enter into Executive Session

[SR25-20](#)

The Trotwood City Council will move into Executive Session pursuant to Section 121.22(G)(3) of the Ohio Revised Code, which allows for discussion with an attorney for the public body concerning pending or imminent court action.

Clerk Landis read the caption stating that Council will move into Executive Session pursuant to Section 121.22(G)(3) of the Ohio Revised Code, which allows for discussion with an attorney for the public body concerning pending or imminent court action.

Mayor Page requested a Motion to enter into Executive Session. A Motion was made by Vice Mayor Brown, seconded by Council Member Gales, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

XIV. Adjourn Executive Session

Mayor Page requested a Motion to adjourn the Executive Session. A Motion was made by Vice Mayor Brown, seconded by Council Member Finley, and the Motion CARRIED by the following vote:

Aye: 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Pearson, Vice Mayor Brown and Mayor Page

XV. Adjourn

Mayor Page adjourned the meeting at 8:20 p.m.