

City of Trotwood

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Trotwood, Ohio 45426
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Meeting Minutes - Draft

Monday, July 7, 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

Mrs. Kaitlin Higgins 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, Assistant Law Director Ben Mazer, Kaitlin Higgins (serving as Clerk), Deputy Clerk of Council Monica Steed, Deputy City Manager Stephanie Kellum, Finance Director Chris Peeples, Police Chief Erik Wilson, Captain Mark Ecton, Fire Chief Rick Haacke, Planning and Development Director Tyler Hauck, and Assistant to City Manager Jamaica White.

VISITORS PRESENT: JoAnne Orihood, Faye Stubbs, Estella Crews, Janice Chinn, Shane English, Crystal Commodore, Kathy Walker, Kiersten Farmer, Sharon Smith, Tom Grady, Gill Steele, Karla Merchant-Parrish, and Clarence Plump.

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. Special Presentations

[PR11-25](#)

John McManus, Montgomery County Treasurer

Montgomery County Treasurer John McManus shared information about his office and their three (3) main functions: 1) property tax collector; 2) investment officer; and 3) banker.

Treasurer McManus explained that his office has initiated a third collection option for property taxes to help those with outstanding balances, and that his office is also responsible for collecting assessments. He directed those with questions about how their tax dollars are distributed to view their tax bill as it shows the distribution breakdown of funds collected.

Treasurer McManus shared that his office also manages a public investment fund that earns interest and is used to offset county expenditures. His office also ensures all public dollars are accounted for and maintained properly. He added that per statute, the County Auditor and the County Treasurer must balance to the penny every day.

Treasurer McManus then provided parcel and collection statistics specific to Trotwood and reviewed the most requested tools his office has to offer, which are Property Tax PrePayment (PREP) Plans, Delinquency Contracts (Payment Plans), and Depositor Foreclosures. He emphasized that so long as a person is under a payment plan and making payments in accordance with their contract, their property is protected from a tax lien or tax foreclosure sale. He explained how citizens can initiate a tax foreclosure, giving constitutes power without having to involve the County Treasurer.

Council Member Pearson asked about the breakdown of property tax dollars in the City of Trotwood. Treasurer McManus explained that a significant portion of property taxes collected go to the school and Human Services, as well as Five Rivers Metro Parks, Sinclair Community College, Miami Valley Career Technology Center, and the Dayton Metro Library; he added that only 2-4% of property tax dollars collected goes to the County.

Council Member Finley acknowledged the Treasurer Office's newsletter and thanked Treasurer McManus for being so transparent and sharing information. She then asked about the specific Trotwood parcel portfolio and what qualifies for exempt status. Treasurer McManus explained that exempt status is governed by state law and generally includes government, religious institutes, health care, and non-profit organizations; he added that a significant portion of exempt property in Trotwood is churches.

Council Member Finley then asked if the County's Links Program was still active. Treasurer McManus said that the Lot Links Program was a partnership between the City of Dayton and the Montgomery County Treasurer and ended shortly before he took office. He explained that litigation that made it to the Supreme Court drastically reduced the number of parcels eligible for expedited foreclosure action, stating that such action is an administrative foreclosure where the adjudicating body is the County Board of Revisions, not Common Pleas Court.

Council Member Finley asked Treasurer McManus to discuss the impact of the proposed property tax law changes. Treasurer McManus expressed concern because inside millage is a guaranteed source of revenue and the proposal to

eliminate such funding would be detrimental to local governments and schools. He explained that the County Auditor put together information detailing how much was being collected from inside millage in Montgomery County, and the impact eliminating such funding would have on local governments and school districts. He explained that annually, inside millage totals approximately \$128 million, and Montgomery County receives nearly \$23 million, while Trotwood-Madison City Schools receives \$1.8 million, and the City receives \$539,000. He stated there were a number of other provisions in the Bill, but the takeaway is that legislators are trying to reform property taxes and the amount of unvoted property tax increases. He explained that during the pandemic, property values increased because the real estate market exploded, and although the reevaluation of property is based on a number of factors, it is mainly based on market data, so because of increased property values, property taxes increased to amounts people simply cannot afford. Treasurer McManus believes that for decades, only tweaks have been made to local government funding, and he shared that he understands the need to lower the impact and lessen the burden for property owners, but it must be done without causing a huge detriment to local services.

Mayor Page asked Treasurer McManus for clarification that the Bill did not pass. Treasurer McManus confirmed the Bill did not pass in its entirety, but the concept of inside millage itself remains a subject of ongoing debate and potential future legislation.

Council Member Moore commented that Treasurer McManus and his staff are doing a tremendous job and she has heard nothing but rave reviews.

VII. Consent Agenda

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

Aye: 6 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Pearson, Vice Mayor Brown and Mayor Page

Abstain: 1 - Council Member Finley

[SR25-15](#)

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

Attachments: [2025-06-02 DRAFT Meeting Minutes](#)

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

[R25-42](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL TO CANCEL THE CITY COUNCIL REGULAR MEETING SCHEDULED FOR MONDAY, AUGUST 4, 2025. THE NEXT REGULAR CITY COUNCIL MEETING WILL BE HELD ON TUESDAY, SEPTEMBER 2, 2025.

Attachments: [R25-42](#)

Resolution No. R25-42 was approved.

[R25-44](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE MONTGOMERY COUNTY AUDITOR TO REMOVE AN ASSESSMENT LEVIED AGAINST A CERTAIN PARCEL OF PROPERTY FOR DELINQUENT CHARGES FOR STORM DRAINAGE SERVICE FROM THE TAX DUPLICATE.

Attachments: [R25-44](#)
 [R25-44 Exhibit A](#)

Resolution No. R25-44 was approved.

[R25-45](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE MONTGOMERY COUNTY AUDITOR TO REMOVE AN ASSESSMENT LEVIED AGAINST A CERTAIN PARCEL OF PROPERTY FOR DELINQUENT CHARGES FOR REFUSE COLLECTION SERVICE FROM THE TAX DUPLICATE.

Attachments: [R25-45](#)
 [R25-45 Exhibit A](#)

Resolution No. R25-45 was approved.

[R25-46](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL TO CERTIFY DELINQUENT CHARGES FOR STORM DRAINAGE SERVICE AGAINST A CERTAIN PARCEL OF PROPERTY TO THE AUDITOR OF MONTGOMERY COUNTY, OHIO, FOR PLACEMENT ON THE TAX DUPLICATE.

Attachments: [R25-46](#)
 [R25-46 Exhibit A](#)

Resolution No. R25-46 was approved.

[R25-47](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL TO CERTIFY DELINQUENT CHARGES FOR REFUSE COLLECTION SERVICE AGAINST A CERTAIN PARCEL OF PROPERTY TO THE AUDITOR OF MONTGOMERY COUNTY, OHIO, FOR PLACEMENT ON THE TAX DUPLICATE.

Attachments: [R25-47](#)
 [R25-47 Exhibit A](#)

Resolution No. R25-47 was approved.

[R25-48](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL ACKNOWLEDGING THAT THE EMPLOYEE RECOGNITION AND APPRECIATION LUNCHEON WITH MILESTONE AWARDS HELD ON FRIDAY, JUNE 27, 2025 SERVED A PUBLIC PURPOSE OF RECOGNIZING THE SERVICE AND CONTRIBUTIONS OF THE CITY'S EMPLOYEES, AND THAT EXPENDITURES NOT EXCEEDING SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$7,500.00) WERE VALID PUBLIC EXPENDITURES.

Attachments: [R25-48](#)

Resolution No. R25-48 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 Hearings. 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[OR09-25](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE 2025 COMPENSATION BOARD.

Attachments: [OR09-25](#)
 [OR09-25 Exhibit A](#)
 [OR09-25 Exhibit B](#)

Mayor Page asked if Council had any comments. No comments were made or questions asked. **Mayor Page** then asked for a Motion on **OR09-25**. Council Member **Moore** made a Motion, 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**

X. Close Public Hearings

Mayor Page requested a Motion to close the Public Hearings. 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**

XI. Resolutions[R25-43](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ACCEPT A GRANT THROUGH THE FISCAL YEAR 2024 ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM FROM THE DEPARTMENT OF HOMELAND SECURITY, IF AWARDED, FOR THE PURPOSE OF PURCHASING PORTABLE VENTILATORS AND PORTABLE SUCTION UNITS FOR THE TROTWOOD FIRE AND RESCUE DEPARTMENT.

Attachments: [R25-43](#)

City Manager Pope explained that this grant will be used to purchase portable ventilators and suction units, and will require a 10% match from the City. He added that although the grant has not been awarded, recipients are typically announced in August when Council is not in session.

Mayor Page requested a Motion to approve Resolution No. R25-43. A Motion was made by Council Member Moore, 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

XII. Old and New Business

No old or new business was presented.

[25-13](#)

A DECISION BY THE TROTWOOD CITY COUNCIL MODIFYING THE DECISION OF THE TROTWOOD PLANNING COMMISSION IN CASE PL-2025-02 BY UNANIMOUS VOTE AT A REGULAR MEETING HELD ON MONDAY, JUNE 2, 2025.

Attachments: [Decision No. 25-13](#)

[25-13 Exhibit A](#)

[25-13 Exhibit B](#)

Mayor Page explained that Council heard this appeal and voted during their June 2, 2025 meeting; this document simply memorializes Council's decision.

Mayor Page requested a Motion to approve File No. 25-13. 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

XIII. Comments

- A. **PUBLIC COMMENTS:** To comment on a topic not scheduled for a Public Hearing, please fill out a Speaker Form and return it to the Clerk of Council BEFORE the start of the meeting. When called upon, proceed to the microphone, state your name and address, and proceed with your comments. You will have three (3) minutes to speak.

Mr. Clarence Plump of 300 Blairwood Drive expressed concern with overgrown vegetation from a neighbor's property. He explained that Code Enforcement came out and he asked them if tree limbs hanging over onto his property was against code. He would like to know what Code is in order to take better care of the neighborhood.

Mr. Plump also pointed out that a slat was missing from the neighbor's fence and the neighbor's dog is able to put its nose through the opening. Mr. Plump would like the City to clarify for him, what is permissible based on Code.

Mr. Plump then mentioned the old Salem Mall area and asked why the speed limit drops to 25 miles per hour. He shared that he brought this to the City's attention two years ago because he believes since there are no residents in the area, there is no reason for the speed limit to drop so drastically, which could cause an accident.

Mayor Page referred Mr. Plump to Director Hauck, who was in the audience.

Ms. Joann Orihood of 14 Oak Street spoke about fireworks in the City, and was very upset over the constant setting off of high-powered fireworks, knowing the City banned them several years ago. She commented that she notices when one person gets away with such activity, the activity increases. Ms. Orihood expressed concern for veterans and senior citizens and the distress caused by fireworks. She then stated that the City has one year to determine how to address this issue next year and suggested maybe even involving community members.

Ms. Estella Crews of 4434 Redonda Lane is concerned about her neighbors who have chickens running loose in the neighborhood. Ms. Crews has reported this to Code Enforcement several times and would like someone to answer her e-mail, or contact her, to give her an update on the situation. Ms. Crews explained that she had a situation recently where her neighbor was in her yard so she contacted the police. After speaking with an officer and upon their advice, she ordered "No Trespassing" signs so that further action can be taken should the neighbor come onto her property again.

Mayor Page shared that she is certain the City Manager and Police Department are aware of the issue.

B. Clerk of Council

Deputy Clerk Steed read the following announcements:

As a reminder, City Council will be on vacation during the month of August. The next Regular Council Meeting is scheduled for Tuesday, September 2nd as Monday is Labor Day.

The Trotwood Community Market is now open every Wednesday through September 24th from 3:00 to 7:00 p.m. The Market is set up at the former Salem Mall site located at 5200 Salem Avenue.

Also at the former Salem Mall site, on Saturday, August 9th, the City will hold a Solid Waste Day from 10:00 a.m. to 1:00 p.m. Drop off services include electronic waste, shredding, tire recycling, and bulk trash. Shredding will be performed on-site by Shred-It. Residents are limited to four boxes or bags and must show proof of residency. This service is for residents only, not businesses.

This year the City of Trotwood will be raising proceeds for Dayton Children's Hospital through electronic waste recycling. Beginning Monday, August 4th through Friday, August 8th bring your old electronics, computers, ink/toner, appliances, and batteries to Trotwood's Public Works facility located at 2400 Olive Road between the hours of 10:00 a.m. and 5:00 p.m. to be recycled. Proceeds will go to Dayton Children's Hospital to benefit their programs and the children they serve.

Lastly, be sure to join in and welcome the legendary voices of Tony Terry and Sunshine Anderson to the Madison Park stage. Tony Terry will perform on July 12th and Sunshine Anderson will perform on August 16th. Both events will begin at 6:00 p.m. at Madison Park located at 301 South Broadway Street. There will be 20+ vendors selling fresh food, baked goods, bath and body products, and fashionable clothing. Be sure to come out and enjoy this wonderful celebration of community, culture, and live music.

C. City Manager

City Manager Pope thanked Council and those who provided written testimony against the idea of eliminating inside millage. He added that while municipalities prevailed this time, he is concerned about the current efforts of citizens wanting to address the issue so to lower their property taxes. City Manager Pope explained that cities are funded by income and property taxes so if funds are eliminated, municipalities will struggle to operate. He reiterated that the City only gets 19% of a resident's taxes, and the funds collected are disbursed between the school, Human Services levy, Sinclair Community College, MVCTC, Parks, etc. He stated that the Fire Department is fully funded by property taxes. He went on to explain that if the inside millage is eliminated, the City will lose over \$500,000, so while the bill didn't pass this time, he is concerned about future efforts and the elimination of funding.

D. Council Members

Vice Mayor Brown congratulated Clerk Landis on earning her Master Municipal Clerk designation. She also shared that the City received \$2.5 million in Ohio Historic Preservation Tax Credits for the former Sears site. Vice Mayor Brown then thanked City Staff, especially Charles Wheeler, for the 2025 Concert Series and expressed her appreciation for their hard work. She also reminded residents that these events are hosted for the community's benefit and encouraged everyone to attend.

E. Mayor

Mayor Page was excited to share that the City has installed an electronic sign at the Government Center and encouraged everyone to drive by to see the digital display. She explained that Council is working hard to communicate with residents and she believes this is yet another way to share information.

XIV. Adjourn

Mayor Page reminded everyone that Council will be out during the month of August and will return in September. No further business was brought forward; therefore, Mayor Page adjourned the meeting at 7:45 p.m.