

City of Trotwood

*3035 Olive Road
Trotwood, Ohio 45426
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Meeting Minutes - Final

Friday, August 5, 2022

4:00 PM

Special Meeting

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

City Council

*Mayor Mary A. McDonald
Vice Mayor Yvette F. Page
Council Member Bettye L. Gales
Council Member Charles Ron Vaughn
Council Member Tyna R. Brown
Council Member Rhonda C. Finley
Council Member Robert L. Kelley, Jr.
Clerk of Council Kara B. Landis*

I. Call to Order

Mayor McDonald called the meeting to order at 4:00 p.m.

II. Pledge of Allegiance

Mayor McDonald led the Pledge of Allegiance.

III. Roll Call

Clerk Landis took Roll Call and advised that Councilmember Finley was unable to attend the meeting.

Present: 6 - Mayor Mary A. McDonald, Councilmember Robert L. Kelley Jr., Councilmember Bettye L. Gales, Councilmember Tyna R. Brown, Councilmember Charles Ron Vaughn and Vice Mayor Yvette Page

Excused: 1 - Councilmember Rhonda C. Finley

Staff Members Present: City Manager Quincy Pope, Clerk of Council Kara Landis, Finance Director Chris Peeples, TCIC Executive Director Chad Downing, and Deputy Police Chief Mark Ecton.

Visitors Present: Jim Powell, Ted Lambert, Natasha Scherief, Steve Lambert, Crystal Commodore, and Shane English.

IV. Approve the Agenda

Mayor McDonald requested a Motion to approve the Agenda. A Motion was made by Councilmember Brown, seconded by Councilmember Gales, and the Motion CARRIED by the following vote:

Aye: 6 - Mayor McDonald, Councilmember Kelley Jr., Councilmember Gales, Councilmember Brown, Councilmember Vaughn and Vice Mayor Page

Excused: 1 - Councilmember Finley

V. Motion[22-24](#)

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to prepare legislation, upon the recommendation of the Trotwood Planning Commission, to approve a Preliminary Planned Unit Development application to accommodate future mixed-use commercial, residential, and recreational development on approximately 19.2 acres of land, Parcel ID Nos. H33 00214 0001 and H33 00214 0002, near the southwest corner of Olive Road and East Main Street in a General Business (G-B) zoning district.

TCIC Executive Director Downing explained that this initiative relates to future development on Main Street. The City's Comprehensive Plan, Land Use Plan, and the Main Street Plan all support mixed-use development in this area. This application will prepare the land for such purpose.

Mayor McDonald requested a Motion to approve file 22-24. A Motion was made by Councilmember Vaughn, seconded by Councilmember Brown, and the Motion CARRIED by the following vote:

Aye: 6 - Mayor McDonald, Councilmember Kelley Jr., Councilmember Gales, Councilmember Brown, Councilmember Vaughn and Vice Mayor Page

Excused: 1 - Councilmember Finley

VI. Resolutions[R22-38](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL TO PROCEED WITH PLACING AN ADDITIONAL TEMPORARY INCOME TAX OF ONE-HALF OF ONE PERCENT (0.5%) FOR A PERIOD OF FIVE (5) YEARS ON THE BALLOT FOR THE NOVEMBER 8, 2022 ELECTION AND TO CERTIFY THE SAME TO THE MONTGOMERY COUNTY BOARD OF ELECTIONS.

Attachments: [R22-38](#)
[R22-38 Exhibit A](#)

Mayor McDonald requested a Motion to approve R22-38. A Motion was made by Councilmember Gales, seconded by Councilmember Kelley, Jr., and the Motion CARRIED by the following vote:

Aye: 5 - Mayor McDonald, Councilmember Kelley Jr., Councilmember Gales, Councilmember Brown and Councilmember Vaughn

Nay: 1 - Vice Mayor Page

Excused: 1 - Councilmember Finley

[R22-39](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT AREA ABATEMENT AGREEMENT WITH TPN GOLF PROPERTIES, LLC FOR A FIFTY PERCENT (50%) REAL PROPERTY TAX ABATEMENT FOR A PERIOD OF FIFTEEN (15) YEARS.

Attachments: [R22-39](#)
 [R22-39 Exhibit A](#)
 [R22-39 Exhibit One](#)

City Manager Pope shared that this Community Reinvestment Area (CRA) Abatement Agreement is for a 50% abatement for 15 years. TCIC Executive Director Downing explained that the purpose of this agreement is to help build a new Clubhouse at Graywolf Golf Club as the previous building was destroyed by the 2019 tornado. The golf course is back in operation and he shared that he is excited for their reinvestment into the community. Director Downing emphasized that the 50% abatement only applies to the taxes created from the new construction value.

Director Downing explained that this agreement will help support the owner's financing needs, as well as their ability to further reinvest in the future. However, after year 15 the owners will be responsible for 100% of the taxes.

Mayor McDonald requested a Motion to approve R22-39. A Motion was made by Vice Mayor Page, seconded by Councilmember Brown, and the Motion CARRIED by the following vote:

Aye: 6 - Mayor McDonald, Councilmember Kelley Jr., Councilmember Gales, Councilmember Brown, Councilmember Vaughn and Vice Mayor Page

Excused: 1 - Councilmember Finley

VII. Adjourn

Mayor McDonald requested a Motion to adjourn the meeting. Vice Mayor Page made a Motion, seconded by Councilmember Gales, and the meeting was adjourned at 4:10 p.m.