TROY
OHIO

AGENDA, TROY CITY COUNCIL
TUESDAY, FEBRUARY 18, 2020, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

INVOCATION		
PLEDGE OF ALLEGIANCE		
ROLL CALL	Excuses	motion/second/roll call vote
PRESENTATION		
SUMMARY OF MINUTES	February 3, 2020 Meeting	motion/second/roll call vote
COMMITTEE REPORTS		

Citizen comments on committee reports or agenda items – two minute limit

RESOLUTIONS None

ORDINANCES

O-6-2020	Accept Easements related to three completed street improvement projects	EMERGENCY	1st Reading
O-7-2020	Partial Release of Mortgage Liens for Sherwood Shopping Center	EMERGENCY	1st Reading
O-8-2020	Amend General Plan of Halifax Villas Planned Development	PUBLIC HEARING 3-2-2020	1st Reading

PRESENTATION Clubhouse/Deambuilders

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

DISPOSITION OF ORDINANCES AND RESOLUTIONS

COUNCIL MEETING

Date of Meeting: Feb. 18, 2020

DESCRIPTION	**RESOLUTION NO.**	1ST READING	2ND READING	3RD READING	PUBLIC HEARING	SUSPENSION	ADOPTION
	ORDINANCE NO.						
Accept easements for 3 completed street improvement projects	O-6-2020						
Partial release of mortgage liens re Sherwood Shopping Center	O-7-2020						
Amend General Plan of Halifax Villas Planned Development	O-8-2020				3/2/2020		

MINUTES OF COUNCIL

A regular session of Troy City Council was held Monday, February 3, 2020, at 7:00 p.m. in Council Chambers.

Members Present: Allen, Phillips, Rozell, Schweser, Severt, Snee, Terwilliger and Twiss.
Upon motion of Mr. Schweser, seconded by Mr. Terwilliger, Mr. Schilling was excused from this meeting by unanimous roll call vote.

Presiding Officer:	William Lutz	President of Council
Others Present:	Robin I. Oda,	Mayor
	Patrick E. J. Titterington	Director of Public Service and Safety
	Grant D. Kerber	Director of Law

INVOCATION & PLEDGE OF ALLEGIANCE: An invocation was given by Council Member Rozell, followed by the Pledge of Allegiance.

MINUTES: The Clerk gave a summary of the minutes of the January 21, 2020, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Phillips, seconded by Mr. Severt, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:
Buildings & Utilities Committee: Mr. Allen, Chairman, reported as follows:

1) Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the rebuilding of Parkson Screen #2 at the Wastewater Treatment Plant at a cost not to exceed $100,000.
2) Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into a professional services agreement with KZF Design, Inc. of Cincinnati, Ohio for the design of improvements related to the Fire Station 1 Replacement Project at a cost not to exceed $600,000.
3) Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the internet and telephone services at all City facilities at a cost not to exceed $140,000 each 12-month period of the contract.
4) Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the replacement of the HVAC system at the Central Service and Maintenance Facility at a cost not to exceed $103,200.

Reports signed by Terwilliger, Twiss and Allen.

Finance Committee: Mr. Schweser, Chairman, reported that Committee recommends legislation be prepared accepting the recommendation of the Loan Review Committee that a $125,000 loan from the Small Business Development Revolving Loan Fund be approved to Keystone Real Estate Group, Ltd., to assist with improvements to the building at 214 S. Mulberry Street.
Repot signed by Phillips, Severt and Schweser.

Streets & Sidewalks Committee: Mr. Phillips, Chairman, reported that Committee recommends that the Resolution of Necessity for Phase 12 of the Sidewalk Replacement Program be prepared.
Report signed by Snee and Phillips.

Personnel Committee: Mr. Twiss, Chairman, gave the oral report that Committee supports the following requests of Mayor Oda:

1. Approval of the reappointment of Ann Baird to a new 5-year term on the Miami County Board of Health.
2. Approval of the appointment of Martha Baker to the Board of Zoning Appeals to fulfill the unexpired term of the late Patricia Chavis.

A motion was made by Mr. Twiss, seconded by Mr. Severt, to approve the reappointment of Ann Baird to a new term on the Miami County Board of Health commencing April 1, 2020 through March 31, 2025. Motion approved by unanimous roll call vote.

A motion was made by Mr. Twiss, seconded by Mr. Phillips, to approve the appointment of Martha A. Baker to the Board of Zoning Appeals to complete the unexpired term of the late Patricia Chavis, which term would commence immediately and end December 31, 2021. Motion passed by unanimous roll call vote.

CITIZEN COMMENTS ON AGENDA ITEMS: None.

RESOLUTION NO. R-7-2020

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE REBUILDING OF PARKSON SCREEN #2 PROJECT AT THE CITY OF TROY WASTEWATER TREATMENT PLANT

This Resolution was given first title reading.

Mr. Terwilliger moved for suspension of rules requiring three readings. Motion seconded by Mrs. Snee.
Yes: Terwilliger, Allen, Severt, Schweser, Phillips, Twiss, Rozell and Snee.
No: None.
Mr. Schweser moved for adoption. Motion seconded by Mr. Severt.
Yes: Allen, Severt, Schweser, Phillips, Twiss, Rozell, Snee and Terwilliger.
No: None. RESOLUTION ADOPTED

RESOLUTION NO. R-8-2020

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT WITH KZF DESIGN, INC. OF CINCINNATI, OHIO TO PROVIDE THE DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE FIRE STATION 1 REPLACEMENT PROJECT

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mrs. Snee.
Yes: Severt, Schweser, Phillips, Twiss, Rozell, Snee, Terwilliger and Allen.
No: None.
Mr. Severt moved for adoption. Motion seconded by Mr. Schweser.
Yes: Schweser, Phillips, Twiss, Rozell, Snee, Terwilliger, Allen and Severt.
No: None. RESOLUTION ADOPTED

RESOLUTION NO. R-9-2020

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR INTERNET AND TELEPHONE SERVICES AT ALL CITY FACILITIES

This Resolution was given first title reading.

Mr. Schweser moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.
Yes: Phillips, Twiss, Rozell, Snee, Terwilliger, Allen, Severt and Schweser.
No: None.
Mr. Allen moved for adoption. Motion seconded by Mr. Phillips.
Yes: Twiss, Rozell, Snee, Terwilliger, Allen, Severt, Schweser and Phillips.
No: None. RESOLUTION ADOPTED

RESOLUTION NO. R-10-2020

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE REPLACEMENT OF THE HEATING, VENTILATON AND AIR CONDITIONING (HVAC) SYSTEM AT THE CENTRAL SERVICE & MAINTENANCE FACILITY

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Rozell.
Yes: Rozell, Snee, Terwilliger, Allen, Severt, Schweser, Phillips and Twiss.
No: None.
Mr. Phillips moved for adoption. Motion seconded by Mr. Schweser.
Yes: Snee, Terwilliger, Allen, Severt, Schweser, Phillips, Twiss and Rozell.
No: None. RESOLUTION ADOPTED

RESOLUTION NO. R-11-2020

RESOLUTION APPROVING THE APPLICATION OF KEYSTONE REAL ESTATE GROUP, LTD. FOR LOAN ASSISTANCE FROM THE SMALL BUSINESS DEVELOPMENT REVOLVING LOAN FUND AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.
Yes: Terwilliger, Allen, Severt, Schweser, Phillips, Twiss, Rozell and Snee.
No: None.
Mr. Phillips moved for adoption. Motion seconded by Mrs. Snee.
Yes: Allen, Severt, Schweser, Phillips, Twiss, Rozell, Snee and Terwilliger.
No: None. RESOLUTION ADOPTED

RESOLUTION NO. R-12-2020

RESOLUTION DECLARING THE NECESSITY OF PHASE 12 OF THE SIDEWALK REPLACEMENT PROGRAM IN THE CITY OF TROY, OHIO

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Rozell.
Yes: Severt, Schweser, Phillips, Twiss, Rozell, Snee, Terwilliger and Allen.
No: None.
Mr. Schweser moved for adoption. Motion seconded by Mr. Twiss.
Yes: Schweser, Phillips, Twiss, Rozell, Snee, Terwilliger, Allen and Severt.
No: None. RESOLUTION ADOPTED

PRESENTATION: On behalf of Child Care Choices, the following spoke: Renne Matsunami and Jenny Fox, Co-Directors; Sonia Holycross; and Utsey Shelton. Their comments included: Child Care Choices is the referral agency for Miami County to advocate for and support child care in the county; Miami County is in a crisis when it comes to providing county residents with child care options based on 6,400 children under the age of five, only nine of the total of 14 centers are rated to receive funding from Title XX, there are not sufficient centers to meet the need, and parents have difficulty obtaining and keeping jobs without child care; there are no centers that offer third shift day care, which can result in children of third shift workers being left in unsafe situations; and a Continuum of Care initiative was started under Partners in Hope to help make a change for the children and parents in Miami County as access to child care for a parent to hold a job is an element of breaking the cycle of poverty. Ms. Shelton, of Huber Heights, Ohio, commented that she is working with Child Care Choices to obtain the accreditation to open a 24-hour care center in Miami County.

In response to Mr. Lutz, it was stated that those involved in the Continuum of Care initiative have devoted many hours of meeting in recent months, and can state that there are jobs going unfilled due to a lack of child care in this county.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY:
Mr. Titterington commented that February 17 is the Presidents Day Holiday, with City offices closed but refuse and recycling collections on schedule.

COMMENTS OF THE PRESIDENT OF COUNCIL:
Mr. Lutz noted that the next Council meeting will be held on Tuesday, February 17 due to the Presidents Day Holiday.

CITIZEN COMMENTS:
-Lester Conard 1210 S. Clay Street, commented that based on the Child Care Choices presentation, it seems the ball was dropped to have good jobs where people can afford child care, and he would like to see money go to that issue.
-Paul Reece, 1795 Parker Drive, Piqua, Ohio, candidate for Miami County Sheriff, introduced himself.

There being no further business, Council adjourned at 7:53 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council DATE: February 10, 2020

FROM: Community & Economic Development Committee

SUBJECT: ACCEPTANCE OF EASEMENTS FOR VARIOUS STREET PROJECTS

SUMMARY REPORT: *(To be read at Council meeting)*
This Committee met on February 10 to consider recommending that Council accept easements associated with three completed street projects.

RECOMMENDATION: *(To be read at Council meeting)*
It is the recommendation of this Committee that legislation be prepared accepting easements related to permanent right-of-way and utility uses associated with the completed street improvement projects of North Market Street Reconstruction Phase 2, McKaig Road Reconstruction Phase 4, and the signal improvements at North Market Street and Troy-Urbana Road, and to further authorize the Director of Public Service and Safety to execute any related documents. As this relates to completed projects, Committee supports emergency legislation so that the process can be finalized.

Respectfully submitted,

_____
William G. Rozell

_____
William C. Twiss

_____
Lynne B. Snee, Chairman
Community & Economic Development Committee

DETAILED REPORT:
This Committee met on February 10, 2020, to consider recommending easements be accepted associated with three completed street projects. The meeting was also attended by Mayor Oda, Council Members Allen, Phillips, Schweser, Severt, and Terwilliger, the Director of Law, the Director of Public Service and Safety, and members of the City staff.

The North Market Street Reconstruction project was constructed in 2018. As part of the project, the North Market Street and Kirk Lane/Foss Way intersection signal was improved. The improvements included new signal poles and mast arms, which were constructed outside the existing right-of-way due to the limited amount of space. Easements have been signed with the three corner property owners to secure easements for highway and utility purposes and continues to work with Speedway America, LLC. The signed easements were recorded due to the limited time frame to secure the needed space for construction.

The McKaig Road Reconstruction Phase 4 was constructed in 2018 and 2019. As part of the project, the McKaig Avenue and Dorset Road intersection was improved with a roundabout. The existing intersection (prior to the roundabout improvement) was not entirely inside the existing right-of-way. Easements have been signed with five property owners to secure permanent right-of-way easements for the street and intersection improvements. The signed easements were recorded due to the limited time frame.

Signal improvements at North Market Street and Troy-Urbana Road is currently under construction. Easements have bene signed with the Staunton Grange #2685.

RECOMMENDATION:
It is the recommendation of this Committee that legislation be prepared accepting easements related to permanent right-of-way and utility uses associated with the completed street improvement projects of North Market Street Reconstruction Phase 2, McKaig Road Reconstruction Phase 4, and the signal improvements at North Market Street and Troy-Urbana Road, and to further authorize the Director of Public Service and Safety to execute any related documents. As this relates to completed projects, Committee supports emergency legislation so that the process can be finalized.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, file, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council DATE: February 10, 2020

FROM: Community & Economic Development Committee

SUBJECT: **Release of Mortgages and Assignments of Assumption and Leases for a Portion of the Sherwood Shopping Center**

SUMMARY REPORT: *(To be read at Council meeting)*
This Committee met on February 10 to consider a recommendation of the CIC that would provide for the owners of the Sherwood Shopping Center to sell a small portion of that property. There would still be sufficient collateral to support the loan balance associated with the loans to the shopping center owner, to which the CIC is a participant.

RECOMMENDATION: *(To be read at Council meeting)*
As recommended by the CIC, this Committee recommends that legislation be prepared to authorize the Release of Mortgages and Assignments of Assumption and Leases for the Sherwood Shopping Center for the portion of the property to be sold. So that the sale of the parcel can be finalized and the loan closing scheduled, Committee supports emergency legislation.

Respectfully submitted,

_____
William G. Rozell

_____
William C. Twiss

_____
Lynne B. Snee, Chairman
Community & Economic Development Committee

DETAILED REPORT:
This Committee met on February 10, 2020, to consider a recommendation from the Community Improvement Corporation (CIC) for Council to approve a Release of Mortgages and Assignments of Assumptions and Leases for the portion of the Sherwood Shopping Center on which a former bank building is located. This would permit that portion of the shopping center property to be sold. The meeting was also attended by Mayor Oda, Council Members Allen, Phillips, Schweser, Severt, and Terwilliger, the Director of Law, the Director of Public Service and Safety, and members of the City staff.

In 2018, the CIC agreed to be a participant in revitalization of the Sherwood Shopping Center by providing two loans totaling $1,400,000 to allow local developers to acquire, renovate and re-occupy the shopping Center. The Sherwood Shopping Center has been renovated with a new roof and updated exterior façade. The developers have generated a lot of interest in shopping center. There is an opportunity for the developers to sell a former bank building located south of Subway, and an agreement for the sale of that property has been reached. To allow the sale, there will need to be a replat to create a new lot, including a parking area, separate from the balance of the Sherwood Shopping Center. The CIC has an interest in the sale of this property as two loans were provided for the entire Sherwood Shopping Center. The CIC has made a positive recommendation to City Council to approve the Release of Mortgages and Assignments of Assumptions and Leases on the newly proposed parcel. This will allow for the transfer of the new parcel with a clear title. The developer asked that the proceeds for the sale of the parcel be placed back into the renovation of the Sherwood Shopping Center. Currently, the developer has invested $800,000 into the renovation and will use the proceeds to install a fire suppression system for the rented spaces. This is acceptable to the CIC, as there is sufficient collateral to support the balance of the loans.

RECOMMENDATION:
As recommended by the CIC, this Committee recommends that legislation be prepared to authorize the Release of Mortgages and Assignments of Assumption and Leases for the Sherwood Shopping Center for the portion of the property to be sold. So that the sale of the parcel can be finalized and the loan closing scheduled, Committee supports emergency legislation.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, file, staff

CITY OF TROY, OHIO

ORDINANCE No. O-6-2020

Dayton Legal Blank, Inc

ORDINANCE ACCEPTING EASEMENTS FOR STREET PROJECT IMPROVEMENTS IN THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

WHEREAS, three street improvement projects have been completed which include easements granted to the City of Troy, Ohio, that require acceptance by Troy City Council; and

WHEREAS, the Council of the City of Troy, Ohio has no objection to accepting such easements for such projects:

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, as follows:

SECTION I: That for the North Market Street Improvement Project Phase 2, the easements listed on Exhibit A, attached hereto and made a part hereof, presented to Troy City Council, are hereby accepted.

SECTION II: That for the McKaig Road Improvement Project Phase 4, the easements listed on Exhibit B, attached hereto and made a part hereof, presented to Troy City Council, are hereby accepted.

SECTION III: That for the Traffic Signal Improvement Project at North Market Street and Troy-Urbana Road, the easement listed on Exhibit C, attached hereto and made a part hereof, presented to Troy City Council, is hereby accepted.

SECTION IV: That the proper officials of the City of Troy, Ohio are hereby authorized to execute and record easement documents.

SECTION V: That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the City of Troy, Ohio and to further permit the finalization of any easement documents without delay as the above stated projects have been completed; NOW, WHEREFORE, this Ordinance shall be effective immediately upon its adoption and approval by the Mayor.

Adopted:_____ _____
President of Council

Approved:_____

Attest: _____ _____
Clerk of Council Mayor

EXHIBIT A

North Market Street Improvement Project Phase 2

Parcel ID	*Address*	*General Description of Easement*
D08-054960	818 N. Market Street, Troy, Ohio	Permanent easement in northeast corner of property for street improvements
D08-031570	891 N. Market Street, Troy, Ohio	Permanent easement in northwest corner of property for street improvements
D08-098820	914 N. Market Street, Troy, Ohio	Permanent easement in southeast corner of property for street improvements
D08-099080	927 N. Market Street, Troy, Ohio	Permanent easement in southwest corner of property for street improvements

EXHIBIT B

McKaig Road Improvement Project Reconstruction Phase 4

Parcel ID	*Address*	*General Description of Easement*
D08-049960	286 S. Dorset Road, Troy, Ohio	Permanent easement in southeast corner of property for street improvements
D08-049970	287 S. Dorset Road, Troy, Ohio	Permanent easement in southwest corner of property for street improvements
D08-100220	300 S. Dorset Road, Troy, Ohio	Permanent easement in northeast corner of property for street improvements
D08-100120	1569 McKaig Avenue, Troy, Ohio	Permanent easement along front of property for street improvements
D08-100140	1576 McKaig Avenue, Troy, Ohio	Permanent easement in northwest corner of property for street improvements

EXHIBIT C

Traffic Signal Improvement Project at North Market Street and Troy-Urbana Road

Parcel ID	*Address*	*General Description of Easement*
R50-250060	1530 N. Market Street, Troy, Ohio	Permanent easement in northeast corner of property for street improvements

CITY OF TROY, OHIO

ORDINANCE No. O-7-2020

Dayton Legal Blank, Inc

ORDINANCE AUTHORIZING THE PARTIAL RELEASE OF MORTGAGE LIENS FOR SHERWOOD OF TROY, LLC AND DECLARING AN EMERGENCY

WHEREAS, the City of Troy received a request for partial mortgage releases on a property located at 914-982 North Market Street, Troy, Ohio 45373, and

WHEREAS, the Community Improvement Corporation of Troy, Ohio met in public session on December 20, 2019 to review the application of Sherwood of Troy, LLC and recommended approval of the Release of Mortgages and Assignments of Assumptions and Leases on a newly created parcel stemming from a replat of property located at 914-982 North Market Street, Troy, Ohio 45373, and

WHEREAS, the newly created parcel has been recorded by the Miami County Recorder as Inlot 11327 on February 6, 2020 in Volume 28, Page 25 in the Miami County Recorder's Record of Plats.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to execute any documents necessary for the partial release of the mortgages dated July 17, 2018, from Sherwood of Troy, LLC to the City of Troy, Ohio, and recorded July 20, 2018 with Reference Numbers 20180R-14008 and 20180R-14009 in the Miami County Mortgage Records for the real property now known as Inlot 11327 in the City of Troy, Ohio.

SECTION II: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to execute any and all related documents and take whatever actions are necessary to complete the release of liens in accordance with the City and State guidelines and in accordance with the Community & Economic Development Committee's report to Council, attached hereto as Exhibit A.

SECTION III: That the Law Director is hereby authorized and directed to cause the recording of any documents, to take any other action necessary, and to see that such release is properly filed and recorded.

SECTION IV: That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City of Troy, Ohio, and for the further reason that there is no reason for the lien to remain on the owner's property, **NOW WHEREFORE,** this Ordinance shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____ _____
President of Council

Approved: _____

Attest: _____ _____
Clerk of Council Mayor

COMMITTEE REPORT
TROY CITY COUNCIL

EXHIBIT A

TO: Mr. Lutz, President of Council DATE: February 10, 2020

FROM: Community & Economic Development Committee

SUBJECT: **Release of Mortgages and Assignments of Assumption and Leases for a Portion of the Sherwood Shopping Center**

SUMMARY REPORT: *(To be read at Council meeting)*
This Committee met on February 10 to consider a recommendation of the CIC that would provide for the owners of the Sherwood Shopping Center to sell a small portion of that property. There would still be sufficient collateral to support the loan balance associated with the loans to the shopping center owner, to which the CIC is a participant.

RECOMMENDATION: *(To be read at Council meeting)*
As recommended by the CIC, this Committee recommends that legislation be prepared to authorize the Release of Mortgages and Assignments of Assumption and Leases for the Sherwood Shopping Center for the portion of the property to be sold. So that the sale of the parcel can be finalized and the loan closing scheduled, Committee supports emergency legislation.

Respectfully submitted,

_____
William G. Rozell

_____
William C. Twiss

_____
Lynne B. Snee, Chairman
Community & Economic Development Committee

DETAILED REPORT:
This Committee met on February 10, 2020, to consider a recommendation from the Community Improvement Corporation (CIC) for Council to approve a Release of Mortgages and Assignments of Assumptions and Leases for the portion of the Sherwood Shopping Center on which a former bank building is located. This would permit that portion of the shopping center property to be sold. The meeting was also attended by Mayor Oda, Council Members Allen, Phillips, Schweser, Severt, and Terwilliger, the Director of Law, the Director of Public Service and Safety, and members of the City staff.

In 2018, the CIC agreed to be a participant in revitalization of the Sherwood Shopping Center by providing two loans totaling $1,400,000 to allow local developers to acquire, renovate and re-occupy the shopping Center. The Sherwood Shopping Center has been renovated with a new roof and updated exterior façade. The developers have generated a lot of interest in shopping center. There is an opportunity for the developers to sell a former bank building located south of Subway, and an agreement for the sale of that property has been reached. To allow the sale, there will need to be a replat to create a new lot, including a parking area, separate from the balance of the Sherwood Shopping Center. The CIC has an interest in the sale of this property as two loans were provided for the entire Sherwood Shopping Center. The CIC has made a positive recommendation to City Council to approve the Release of Mortgages and Assignments of Assumptions and Leases on the newly proposed parcel. This will allow for the transfer of the new parcel with a clear title. The developer asked that the proceeds for the sale of the parcel be placed back into the renovation of the Sherwood Shopping Center. Currently, the developer has invested $800,000 into the renovation and will use the proceeds to install a fire suppression system for the rented spaces. This is acceptable to the CIC, as there is sufficient collateral to support the balance of the loans.

RECOMMENDATION:
As recommended by the CIC, this Committee recommends that legislation be prepared to authorize the Release of Mortgages and Assignments of Assumption and Leases for the Sherwood Shopping Center for the portion of the property to be sold. So that the sale of the parcel can be finalized and the loan closing scheduled, Committee supports emergency legislation.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, file, staff

CITY OF TROY, OHIO

ORDINANCE No. 0-8-2020

Dayton Legal Blank, Inc.

ORDINANCE AMENDING THE GENERAL PLAN OF THE HALIFAX VILLAS PLANNED DEVELOPMENT (PD-R) IN THE CITY OF TROY, OHIO AND REZONING AN 8.015 ACRE PARCEL ADDED TO THE HALIFAX VILLAS PLANNED DEVELOPMENT AS A PART OF THE AMENDED GENERAL PLAN, FROM A-R, AGRICULTURAL RESIDENTIAL ZONING DISTRICT, TO A RESIDENTIAL PLANNED DEVLEOPMENT (PD-R)

WHEREAS, the owners of the Halifax Villas Planned Development (PD-R) have previously received approval of a residential planned development; and

WHEREAS, the owners of the Halifax Villas Planned Development (PD-R) have requested a revision to the General Plan, which revision is to:

(1) Relocate the club house from the Northeast Section of the Planned Development to the Southwest Section of the Planned Development;

(2) Expand the boundary of the initial Planned Development of 107.171 acres by adding an additional 8.015 acres to the Southwest Section of the Planned Development, for a total of 115.186 acres;

(3) Rezone the 8.015 acre area of expanded boundary from A-R, Agricultural Residential Zoning District, to a Residential Planned Development (PD-R). This expanded boundary is located in the Southwest Section of the Planned Development, north of Finsbury Lane with access off of Nottingham Road; and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the requested revision to the General Plan and recommended that the amendment be approved; and

WHEREAS, at least thirty (30) days' notice of a public hearing regarding said revision has been provided by publication in a newspaper of general circulation.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Troy, Ohio, as follows:

SECTION I: That the revised General Plan of the Halifax Villas Planned Development (PD-R) in the City of Troy, Ohio, is hereby amended, in accordance with Exhibit A, attached hereto and made a part hereof, including that the 8.015 acre area of expanded boundary, shown on Exhibit A, attached hereto and made a part hereof, is hereby rezoned from A-R, Agricultural Residential Zoning District, to a Residential Planned Development (PD-R).

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted:_____ _____
President of Council

Approved:_____

Attest: _____ _____
Clerk of Council Mayor

EXHIBIT A

Location Map – Halifax Villas

TROY PLANNING COMMISSION

MEMORANDUM

TO: Mr. Lutz, President, Troy City Council

FROM: Sue Knight, for the Troy Planning Commission

DATE: January 27, 2020

SUBJECT: **REPORT OF THE PLANNING COMMISSION ON A PROPOSED MAJOR REVISION TO THE GENERAL PLAN OF THE HALIFAX VILLAS PLANNED DEVELOPMENT (PD-R)**

On January 22, 2020, the Troy Planning Commission considered a proposed major revision to the General Plan of the Halifax Villas Planned Development (PD-R). The Halifax Villas Planned Development is generally located on both sides of Piqua-Troy Road, north of Troy-Urbana Road. The owner/applicant is Halifax Land Company, LLC by Frank Harlow. The proposed revisions to the general plan would:

- Relocate the club house from the Northeast Section of the Planned Development to the Southwest Section of the Planned Development;
- Expand the boundary of the initial Planned Development of 107.171 acres by adding an additional 8.015 acres to the Southwest Section of the Planned Development, for a total of 115.186 acres;
- Rezone the 8.015 acre area of expanded boundary from A-R, Agricultural Residential Zoning District, to a Residential Planned Development (PD-R). This expanded boundary is located in the Southwest Section of the Planned Development, north of Finsbury Lane with access off of Nottingham Road.

The Troy Planning Commission determined not to hold a public hearing on the requested revision to the General Plan.

By unanimous vote the Planning Commission recommends to Troy City Council that the proposed major revision to the General Plan of the Halifax Villas Planned Development (PD-R) be approved.

This matter is forwarded herewith for consideration by Troy City Council.

Attached is a copy of the information provided to the Planning Commission members.

A Public Hearing on this request has been scheduled for the Council meeting of March 2, 2020.

encl.

Location Map – Halifax Villas

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	January 22, 2020
SUBJECT:	Major Revision to Ordinance O-35-2018
OWNER:	Halifax Land Company LLC (Frank Harlow)
APPLICANT:	Frank Harlow

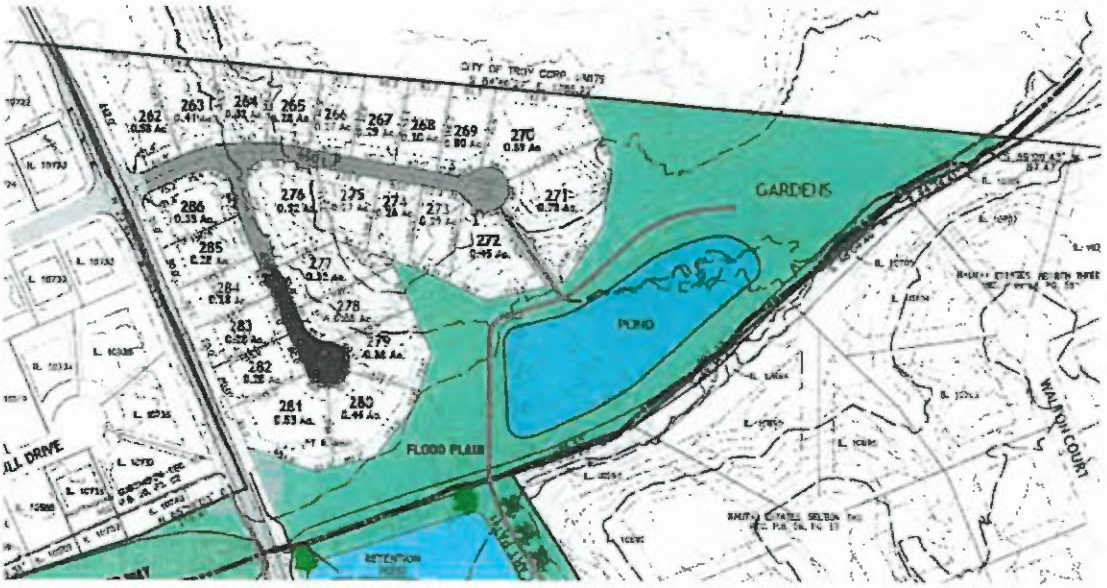
DISCUSSION:

The applicant comes before the Planning Commission requesting a major revision to the General Plan of the Planned Development approved by City Council as Ordinance O-35-2018. The approved plan is attached to this report and labeled as 'Approved Plan'.

The original Planned Development measured 107.171 acres and is surrounded by residential uses to the north, east and west of the property, with a mixture of residential and the county grange building to the south. The proposed Planned Development includes a revised Phase Two and adds a Phase Three to the development.

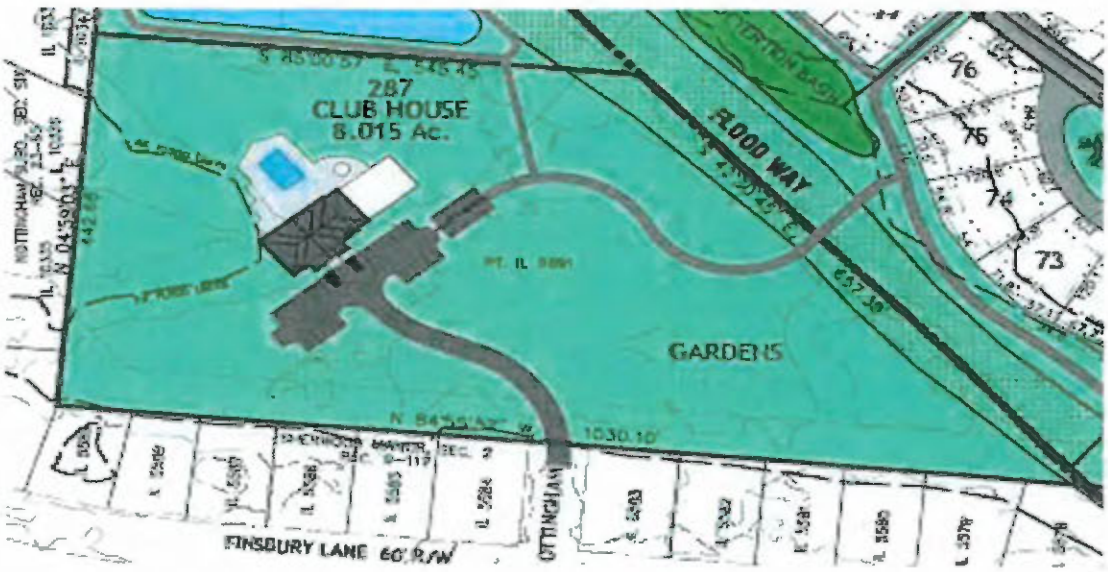
Phase Two:
Phase Two of the development does not include new land, which is located to the northeast of the Planned Development. This area is depicted with a yellow star as shown below.

It is the intent of the applicant to develop Phase Two by replacing the area designated as Senior Care single-family lots and remove the Club House to the southwestern property as a separate PD. The Gardens would remain as originally planned. There is no change to the existing Planned Development in Phase One (located south of Phase Two) as established by Ordinance 0-35-2018.



The proposed Phase Two replaces the area designated as Senior Care with 25 single-family lots that range from .27 acres (17,761 square feet) to .75 acres (32,670 square feet). The proposed lot sizes fall within the R-4 through R-2 zoning districts.

Phase Three:
The revised proposal does include new land into the Planned Development as a Phase Three, which requires a zoning amendment for a Planned Development on PT Inlot 9891 (Parcel R50-005200), which will consist of 8.015 acres and located on the west side of Piqua-Troy Rd. The applicant's intention is to construct a private clubhouse to serve the members of the Halifax Villas subdivision, which directly abuts this land. A map and site plan depicting the proposed layout of the property has been attached to this report.



The established zoning on this property is A-R Agricultural Residential zoning district. The Zoning Code describes the A-R zoning district as "designated to provide for both agricultural and residential activity on large tracts and open land with a minimum of five

(5) acres or greater of lot per dwelling unit. This district is mapped in undeveloped areas along existing roadways where there is minimum water and sewer service."

The property is currently undeveloped and currently being used for agricultural purposes. The surrounding area contains residential uses to the north, east and west of the property, with a mixture of residential and the county grange building to the south.

Surrounding zoning includes: Planned Development zoning to the north and east with R-4 Single-Family to the south and west.

This request for Planned Development zoning with submittal of the General Plan is the first step of the approval process. Each phase of development will require a Final Development Plan and Record Plan in order to create the lots to be sold and to dedicate the streets and public utilities (in this case, a one-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Record Plan will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Record plan.

Attached is the application and letter from the applicant which explains the proposed development request.

PROPOSAL:

Uses & Layout: The proposed development will be completed in one phase. A private club house is proposed which will be used by the residents of the Halifax Villas development. The clubhouse will provide 28 regular parking spaces and 20 golf cart parking spaces. Access will be provided by way of Nottingham Road and golf carts can access the clubhouse by the connection around the pond or the connection to the cart path around the single-family residential lots. Maintenance of the facility will be the responsibility of the HOA.

Utilities: This development will be served by city water and sewer lines. Maintenance of these private utility lines will be the responsibility of the HOA.

Parks & Recreation Facilities: This planned development is a private clubhouse located southwest of the Halifax Villas and provides recreational opportunities for all residents of the Halifax Villas development. In addition to the outdoor swimming pool, an extensive cart path and walkway are available for the enjoyment of the residents. The Zoning Code requires 10% of the entire acreage in the development to be used as open space. The proposed development has met the open space requirement for a planned development. Maintenance of the private clubhouse, open space and cart path will be the responsibility of the HOA.

Protective Covenants: Staff will require the Protective Covenants and Restrictions be provided during the at the Final Record Plat submittal of this planned development. The Final Record Plat does require Planning Commission and City Council Approval.

GENERAL PLANS STANDARDS:
As this is a Major alteration to the approved Planned Development, Planning Commission is required to review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, the following criteria:

(1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; The Troy Comprehensive Plan indicates the proposed area to be developed as residential use according to the Future Land Use Map.

(2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; The exemption to conventional zoning is justified as the development will fill a need for this style of development inside the City.

(3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; The Plan is compatible with these characteristics.

(4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; The public improvements have been designed to meet city recommendations (water and sewer). The majority of the infrastructure (streets and storm water will be privately owned and maintained).

(5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; The proposed use does fill a need in the market for this type of development. This development will be marketed to the empty nester that does not want to maintain a larger home and still want to reside inside a subdivision within the City Limits.

(6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; The public improvements (including turning lanes) will be installed to permit the development to be properly served.

(7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; An exemption is warranted from regular zoning as this PD proposes to provide living facilities, to accommodate the rate of aging citizens in Troy.

(8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; Not applicable in this request.

(9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; The proposed PD will create a positive effect on the community. A recent market study shows the need for senior living facilities to accommodate the rate of aging citizens.

(10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. The General Plan is capable of implementation by a Final Development Plan.

ZONING CODE:
In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The rezoning would be consistent with the following sections of the Zoning Code:
1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."
1131.02 (k) "To facilitate the efficient and economical development and use of land and public facilities."

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

No changes in the area have created this rezoning request.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use of the property is compatible with the other uses in the immediate vicinity as it serves the residential development that abuts the property.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

The proposed PD can and will be served by City water and sewer.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

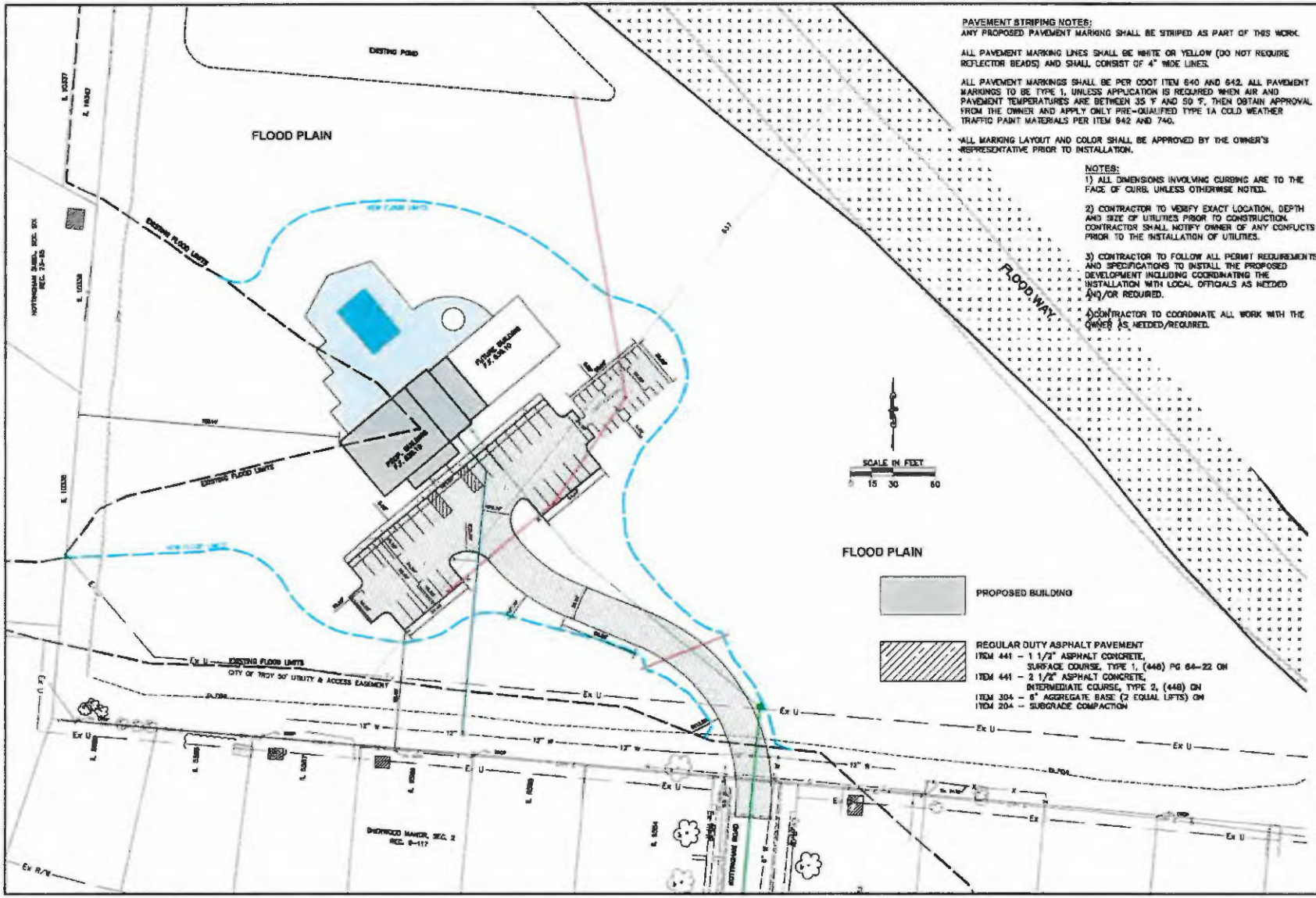
The property is surrounded by developed land to the north, east, south and west that hold residential zoning districts. There is no other land that holds the proposed PD zoning district designation with the vicinity that provides recreational opportunities.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:
Due to the straight forward nature of the request as a major revision to an already approved Planned Development with additional land, staff does not feel that a public hearing before the Planning Commission is warranted. City Council is required to hold a public hearing if the request proceeds on.

RECOMMENDATION:
It is recommended that Planning Commission make a positive recommendation to City Council regarding this application, which includes a major modification to the Halifax Villas Planned Development and allows for the rezoning zoning of additional land to be designated as a Planned Development. This based upon the fact that the development and rezoning are found to be consistent with the intent and purposes of the City of Troy Zoning Code, Comprehensive Plan and is compatible with zoning classifications and uses in the area.



PAVEMENT STRIPING NOTES:
ANY PROPOSED PAVEMENT MARKING SHALL BE STRIPED AS PART OF THIS WORK.

ALL PAVEMENT MARKING LINES SHALL BE WHITE OR YELLOW (DO NOT REQUIRE REFLECTOR BEADS) AND SHALL CONSIST OF 4" WIDE LINES.

ALL PAVEMENT MARKINGS SHALL BE PER CDOT ITEM 640 AND 642. ALL PAVEMENT MARKINGS TO BE TYPE 1, UNLESS APPLICATION IS REQUIRED WHEN AIR AND PAVEMENT TEMPERATURES ARE BETWEEN 35 °F AND 50 °F, THEN OBTAIN APPROVAL FROM THE OWNER AND APPLY ONLY PRE-QUALIFIED TYPE 1A COLD WEATHER TRAFFIC PAINT MATERIALS PER ITEM 642 AND 740.

ALL MARKING LAYOUT AND COLOR SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

NOTES:
1) ALL DIMENSIONS INVOLVING CURBING ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

2) CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.

3) CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED DEVELOPMENT INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.

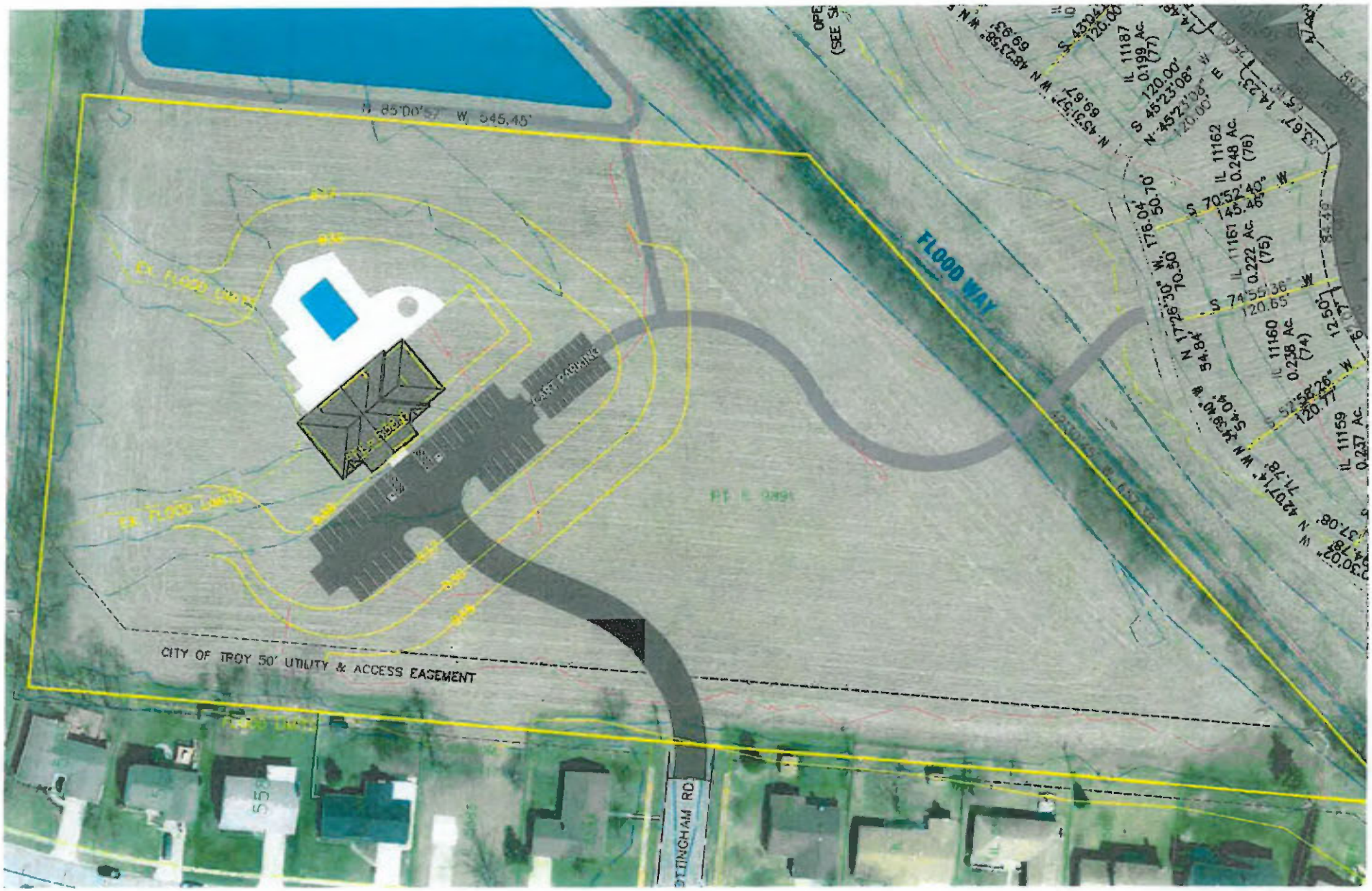
4) CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.

ChoiceOne Engineering

HALIFAX CLUB HOUSE SITE
CITY OF TROY
DIMENSIONING AND PAVEMENT PLAN

REVISIONS:

FILE NAME	DIMENSION
DRAWN BY	JMK
CHECKED BY	JSP
PROJECT No.	MATR0630
DATE	1-07-2020
SHEET NUMBER	1 OF 3



N 85°00'57" W 545.45'
FLOOD WAY
EX. FLOOD LIMITS
CART PARKING
CITY OF TROY 50' UTILITY & ACCESS EASEMENT
IL 11187
0.199 Ac.
(77)
IL 11162
0.248 Ac.
(76)
IL 11161
0.222 Ac.
(75)
IL 11160
0.238 Ac.
(74)
IL 11159
0.237 Ac.

GARDENS
POND
FLOOD PLAIN
RETENTION
650 L.F.
438 L.F.
1
0.55 Ac.
2
0.39 Ac.
3
0.31 Ac.
5
0.25 Ac.
6
0.31 Ac.
7
0.32 Ac.
8
0.38 Ac.
9
0.75 Ac.
10
0.57 Ac.
11
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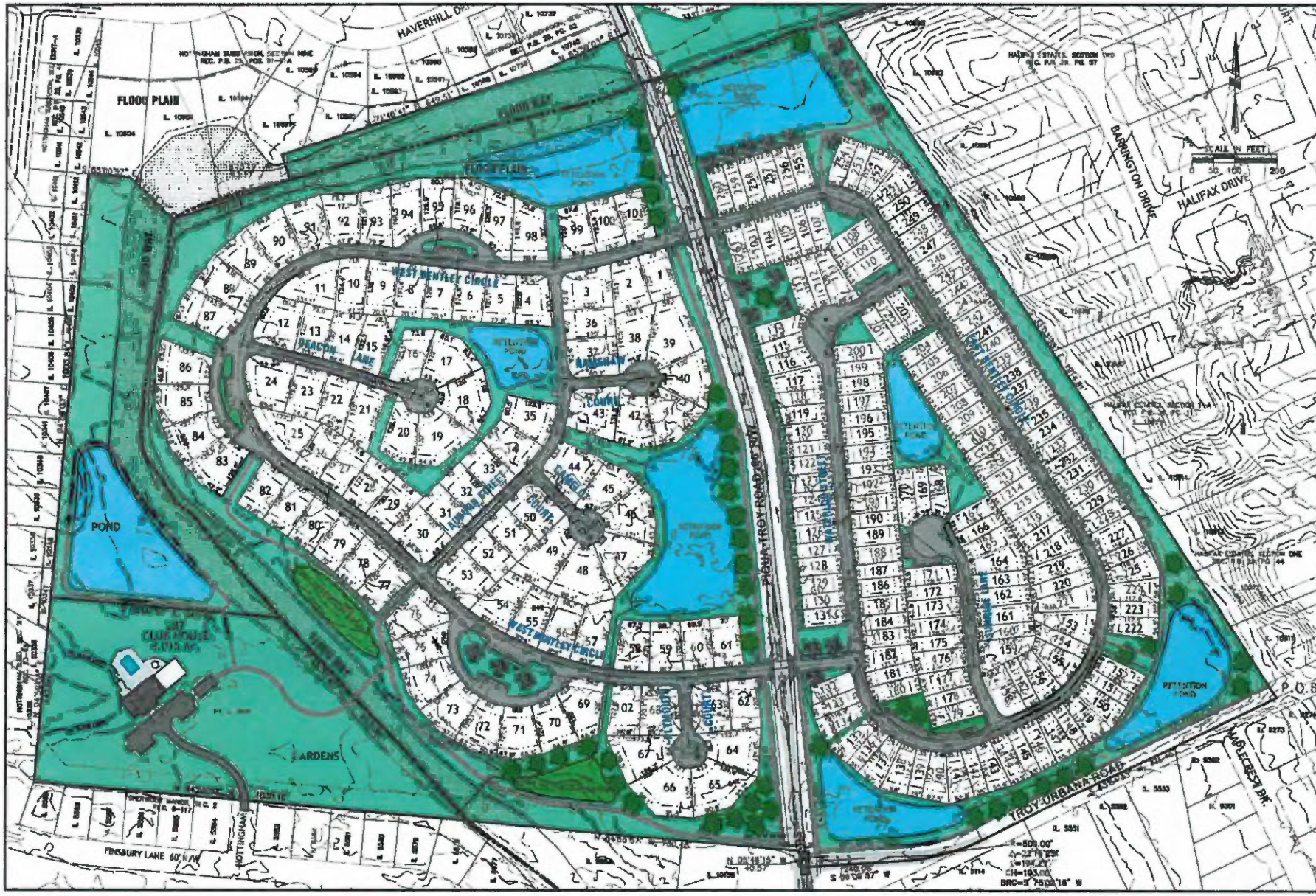
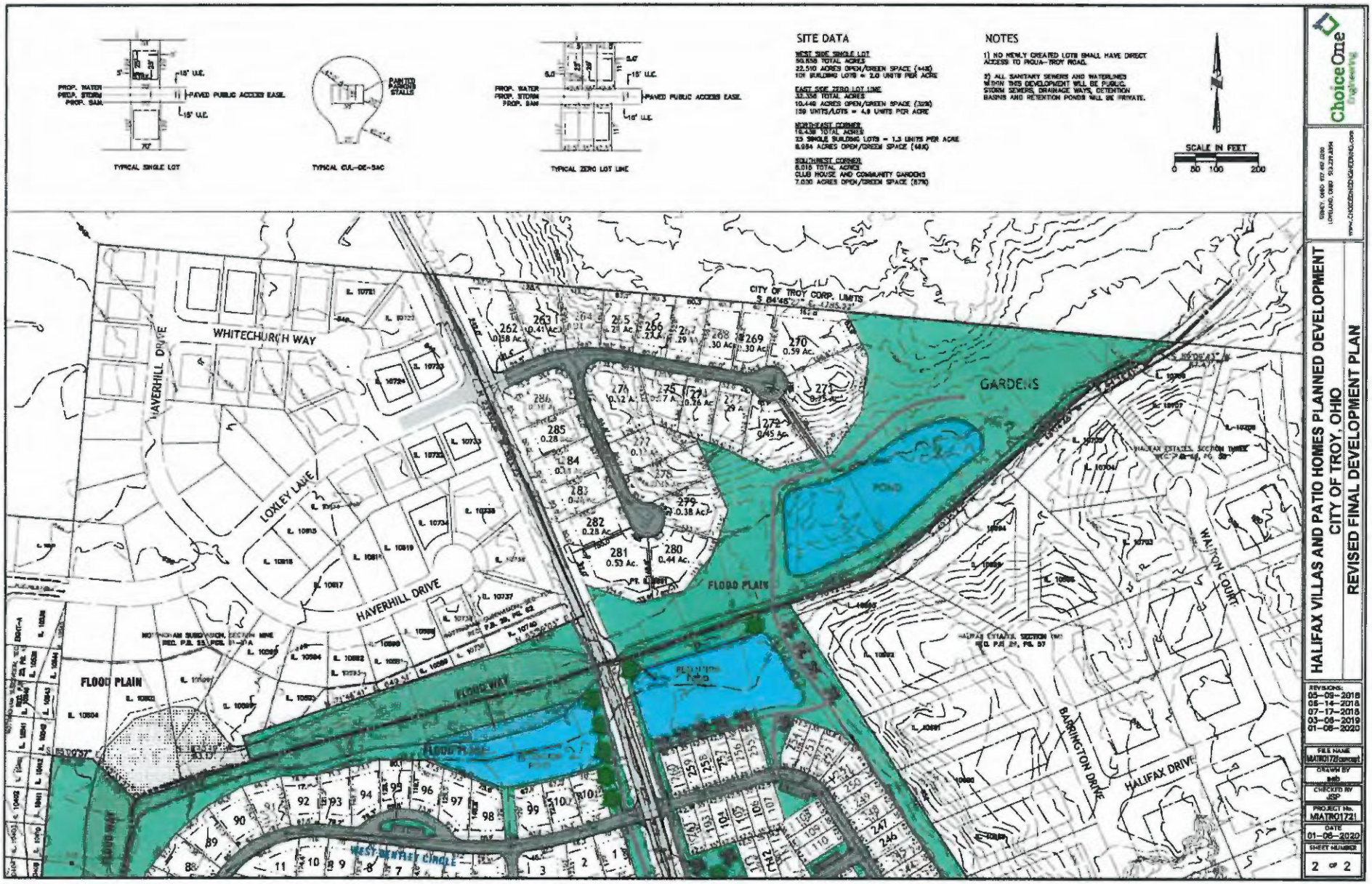


HALIFAX VILLAS AND PATIO HOMES PLANNED DEVELOPMENT
CITY OF TROY, OHIO
REVISED FINAL DEVELOPMENT PLAN

Choice One Engineering

REVISIONS:
05-09-2018
08-14-2018
07-17-2018
03-06-2019
01-06-2020

FILE NAME: MIATR01721concept
DRAWN BY: neb
CHECKED BY: JSP
PROJECT No.: MIATR01721
DATE: 01-06-2020
SHEET NUMBER: 1 of 2



Choice One Engineering

HALIFAX VILLAS AND PATIO HOMES PLANNED DEVELOPMENT
CITY OF TROY, OHIO
REVISED FINAL DEVELOPMENT PLAN

REVISIONS:
05-09-2018
06-14-2018
07-17-2018
03-06-2019
01-06-2020

FILE NAME: MIATR0172f concept
DRAWN BY: aab
CHECKED BY: JSP
PROJECT No.: MIATR0172f
DATE: 01-06-2020
SHEET NUMBER: 2 of 2

Halifax Villas

1/17/2020, 8:57:11 AM

1:9,018

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Parcels

New Parcels

Zones

County Zoning (Outside Troy)

Agriculture: 20 Acre Min.

Agriculture-Residential: 5 Acre Min.

R-1 Single Family Residential: 40,000 SqFt.

R-2 Single Family Residential: 20,000 SqFt.

R-3 Single Family Residential: 15,000 SqFt.

R-3B Single Family Residential: 12,000 SqFt

R-4 Single Family Residential: 9,000 SqFt.

R-5 Single Family Residential: 6,000 SqFt.

R-6 Two Family Residential: 3,000 SqFt/DU

R-7 Multiple Family Residential: 3,000 SqFt/DU

OR-1 Office-Residential: 3,000 SqFt/DU

OC-1 Office-Commercial District

B-1 Local Retail District

B-2 General Business District

B-3 Central Business District

B-4 Highway Service Business District

M-1 Planned Industrial District

M-2 Light Industrial District

M-3 General Industrial District

PUD Planned Unit Development

Planning Department
City of Troy

TROY
OHIO

ITEMS OF INTEREST

TO: Mayor Oda
Mr. Lutz, President of Council
Council Members

FROM: Patrick E. J. Titterington, City Director

DATE: February 14, 2020

We are providing the following for your information:

- Recreation Updates:
  - Dustin Lynch concert was held on January 31 and was well attended. The event was successful.
  - The Greater Midwest Cheer & Dance Expo was held February 8 and 9. The event brought many people from out of town to Troy.
  - Travis Tritt Concert tickets went on sale Friday, February 7 and the initial sale of tickets went very well.
  - The 2010's decade historical timeline at Hobart Arena was installed
  - This weekend there are two additional public skating sessions due to the President's Day Holiday
  - The Miami County Home & Garden Show is Friday – Sunday, February 21-23, with setup beginning Wednesday, February 19

- Employment Updates:
  - Kelly Moore was appointed to the position of Administrative Clerk for the City of Troy Police Department effective February 10.

- City offices will be closed on Monday, February 17 for the President's Day Holiday. Residential refuse collection and recycling will be on schedule.

- Attached is the current Snow Removal report for the 2019-2020 winter season.

Upcoming Events at Hobart Arena

Feb. 21-23		Miami County Home & Garden Show
March 1	6:00 pm	Bill Engvall
March 6-7		OHSAA Division III District Wrestling Championships
March 15	12:00 pm	Donate & Skate sponsored by The New Path, Inc.
March 20	7:00 pm	Rend Collective
March 28	7:30 pm	Ice World Championship Ice Racing
May 9	7:30 pm	Travis Tritt with special guest Tyler Reese Tritt

Calendar of Meetings

Feb. 18	7:00 pm	Council	City Hall – Council Chambers
Feb. 19	4:00 pm	Recreation Board	Hobart Arena
Feb. 24	6:00 pm	Council Committee and Work Session	City Hall – Council Chambers
Feb. 26	3:30 pm	Planning Commission	City Hall – Council Chambers

Reports from other departments are attached.

If you have any questions, please do not hesitate to contact this office.

Enclosure
cc: Department Heads

TROY
OHIO

Operations
Items of Interest
February 14, 2020

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 226 tons of residential trash since the last report of 233 tons
- Handled four recycling complaints and 13 trash complaints
- Collected yard waste bags and bundled brush
- Collected all storm damage and Christmas trees that were placed on the curb; the calls are still coming in for storm damage pickup
- Cold patched over 40 potholes and more are still forming. These holes will remain temporarily patched until the asphalt plant opens in May.
- Brined for expected snow fall on February 12
- Crack sealed State Route 55
- Trained employees on the use of Mobile 311 work order system
- Conducted annual hazard communication and SOP training

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed
- Department repaired Christmas lights on the levee
- Removed temporary electric from trees on the levee
- Checked the voltage at Well 12 West to make sure it is within the acceptable range
- Repaired a light in the entrance of City Hall
- Repaired a flag light at Fire Station 1
- Repaired a light on the shelter house at Treasure Island
- Repaired an emergency lighting ballast at Hobart Arena
- Repaired a light above the seats at Hobart Arena
- Performer banners were installed along Adams Street
- Made a crack seal list for the traffic loops

Water Distribution/Sewer Maintenance – Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets
- Worked on numerous work orders for Billing and Collection
- Investigated numerous high consumption alerts
- Completed non-pay shut-offs and reconnected them as they were paid
- Repaired a main break on Fernwood Drive
- Upgraded water services on Meadow Lane, Cricket Lane, West Franklin Street, and Foss Way
- Installed a 6" water valve on West Canal Street
- Shut water off, then reconnected on Imperial Court for inside water repairs
- Disconnected water on South Union Street as a result of a house fire
- Replaced two catch basins on South Oxford Street and two catch basins on South Crawford Street
- Repaired a manhole at East Canal Street and Floral Avenue
- TV'd sewer lines on Frontier Drive, Edison Avenue, West Race Street, Longwood Drive, and Atlantic Street
- Cleaned and salted downtown sidewalks

Operations
Items of Interest
February 14, 2020

Wastewater Treatment Plant – Ken Parks

- The two new SEEPEX pumps that will replace our worn-out thickened sludge pumps have been delivered. These pumps were listed in the 2020 budget. Plant maintenance staff will begin installing these pumps after additional supplies are purchased.
- A flow meter and rain gauge has been installed at the Dorset Road sanitary sewer lift station and is now being monitored by the plant's SCADA system. The goal is to compare sewer flows and rainfall data so we can assist sewer maintenance with identifying areas where sewer lining will help to decrease infiltration and inflow (I&I) in the collection system. This should help to focus sewer lining costs on those areas where I&I is the main cause of increased flows.
- Wastewater Treatment Plant staff members Brandon Robinson and Joe Phillips attended a free seminar at the YSI facility in Yellow Springs, Ohio on February 4. Topics included Choosing the Proper Pump for your Application, Water Treatment Plant Sludge Dewatering, Closed UV Vessel Use in Wastewater, Gravity Filter Media Retention Systems, SCADA Simplified, and a tour of the YSI facility.

Water Treatment Plant – Jeff Monce

- For the month of January, the Water Treatment Plant pumped a total of 103.14 million gallons (MG) to our distribution system and customers in West Minton and Miami County (avg. 3.33 MG/day). Total precipitation recorded at the WTP form January was 3.63". Respective totals for January in previous years were:

2019:	100.569 MG:	1.41"
2018:	103.946 MG:	2.59"
2017:	104.478 MG:	3.55"
2016:	101.302 MG:	1.16"
2015:	117.802 MG:	2.38"
2014:	108.462 MG:	1.47"
2013:	115.595 MG:	2.75"
2012:	94.603 MG:	3.01"
2011:	109.387 MG:	5.77"
2010:	112.849 MG:	0.77"

- A total of 10.68 million gallons were pumped to the Extra High Service zone during the month of January, for an average daily consumption of 314,000 gallons.
- Four bulk water haulers withdrew 21,460 gallons in January. Total revenue was $350.00.
- The WTP pump room roof repair project was begun February 3. A vendor has repaired and resealed 30% of the roof with completion pending drier weather.
- Modifications to improve access and security are being made to the plant chemical supply gate by a local vendor. Improvements to dilapidated fencing sections at the Stanfield Tower will also be done.
- A repaired variable frequency drive for Well 12W was installed and is back in service. Repairs to control contractors at Well 4W were also completed.
- A three-hour long OEPA chemical and bacteriological survey was successfully completed on January 30 with no deviations or violations, and full certifications received by all tested staff.

Items of Interest
Engineering Department
February 14, 2020

PUBLIC WORKS AND CITY FACILITY PROJECTS

PROJ #	PROJECT TITLE	PROJECT STATUS
2014-09	McKaig Road Improvements Phase 4	Project is being closed out. Funding reimbursement is being requested.
2015-10	Troy Recreational Trail Resurfacing (PID 100778)	Project is being closed out. Funding reimbursement is being requested.
2015-32	State Route 41 Interconnect Phase 2 (PID 103488)	Phase 2 of the interconnect project will provide communication of signals at Marybill Drive and Dorset Road. Right-of-way acquisition is ongoing with offers and payments to the property owners.
2016-13	Riverside Drive Phase 2	This project encompasses Riverside Drive from the Cemetery Maintenance Building to Orchard Drive. Punch list items continue to be completed by the contractor so the project can be closed out.
2016-20	Dam Removal Feasibility Study	FlatLand Resources, LLC of Muncie, IN was authorized to perform the feasibility study. The feasibility study is proceeding. FlatLand is doing pebble count and other data collections. The analysis of samples and modeling of the river continues as part of the study. FlatLand is coordinating with Arcadis to understand how a potential removal would effect the west wellfield. A final public meeting will be scheduled in spring 2020.
2017-18	Lincoln Community Center Condition Assessment & Repair Project	Council authorized bidding of interior and exterior work using CDBG funds. The contract has been awarded to Arcon Builders, LTD. of Arcanum. Work is finishing up.
2018-10	Harrison - Atlantic Street Project	The City received the CDBG grant for completion of the waterline in the Harrison and Atlantic Street neighborhood. Sturm Construction Inc. was awarded the project. Work is anticipated to begin in the next couple weeks.
2018-12	West Main Street (SR 41) Corridor Improvements (PID 108662 and 110253)	Council authorized Strand Associates, Inc. to design improvements along West Main Street from Market Street (i.e. Public Square) to I-75. Both project phases have been awarded grant funding totaling $5,508,383 and an additional $860,000 for ODOT Urban Paving Program. Staff continues to work with DP&L to satisfy their requested upgrades and potential relocation. Utility coordination and design continues. Phase 1 Stage 2 plans and Phase 2 Stage 1 plans are due by April 2020.
2018-24	ADA Transition Plan	To qualify for federal funding, a transition plan pertaining to ADA City facilities, including infrastructure improvements in the right-of-way (ROW) is required. Staff hired several interns to collect data in the ROW. LJB, Inc. assisted the City with creating a GIS collector app for data collection in the ROW and at City facilities. Staff is finalizing the transition plan; the transition plan will be presented to Council in early 2020 requesting acceptance.
2019-02	Fire Station 1 Replacement	Staff scored and interviewed responding consultants. Staff recommended KZF Design Inc. of Cincinnati, Ohio as the design architect for the new fire station. Council authorized the design agreement. The agreement is being reviewed. The contract is being reviewed for signatures in early March. Design has begun.
2016-14; 2017-17	Riverside Drive Phase 3 & 4	Phase 3 will be from Orchard Drive through the Duke Park entrance; Phase 4 will be from the Duke Park entrance to the north property line of the park. Staff is working with the recommended design firm and will request award of the design contract to Council in the next month.

Items of Interest
Engineering Department
February 14, 2020

PROJ #	PROJECT TITLE	PROJECT STATUS
2020-01	Community Park/Adams St Bike Path	Staff has begun to design path internally in order to bid early Spring 2020.
2020-02	TI Harbor Dredging	Staff is beginning the permit process with the US Corp of Engineers (US COE), and has reached out to several contractors who perform similar to work to begin to put a scope of services together for a contractor to bid. Staff will be performing a pilot of a scuba diver technology to see how it works in the harbor. Staff is applying for a permit through the US COE.
2019-25	S Market St Signal Timing	Staff is working with ODOT and CMT, an ODOT prequalified consultant for this type of project, to proceed with safety grant funding to review the traffic signals along Market Street beginning at Water Street through Simpson Street.
2019-27	Madison Street Lift Station Pump Rehab	Staff is working with grant funding consultant to apply for CDBG Critical Infrastructure grant funding to assist with the costs of this repair/rehabilitation of the Madison Street Stormwater Lift Station.
2019-23	Traffic Signal - W Main Street and Kings Chapel Drive	Staff is working with Oaks Engineering, Inc. to design the signal and prepare construction drawings to bid later in 2020.

ANNUAL PROJECTS

	Sidewalk Program 2018 (Phase 11)	This phase is the southeast side of the City, generally to the east of Phase 10. The remaining assessments will be placed on the property owners taxes beginning collection in 2021.
	Sidewalk Program 2020 (Phase 12)	The next phase continues to be the southeast side of the City and is generally to the east of Phase 11. This phase of the sidewalk repair is is along E. Canal St. from S. Mulberry St. to Floral Ave., S. Clay St. between McClung St. and E. West St., S. Crawford St. between E. Canal St. and E. West St., and S. Union St. from E. Canal St. to E. Dakota St. Staff will be requesting Council to pass a Resolution of Necessity in the next month to begin the next phase of the sidewalk program. If the Resolution of Necessity is passed, residents affected by this repair program will be notified.
	Sidewalk, Driveway, Water, Sewer, and Sump Inspections	Inspections are continuing to be completed as requested with replacements and new developments referenced below.

Items of Interest
Engineering Department
February 14, 2020

SUBDIVISION PROJECTS

PROJ #	PROJECT TITLE	PROJECT STATUS
2019-04	The Reserve at Washington	Section 1 was approved by Council and the escrow agreement was finalized. Construction has begun.
2018-19	Halifax Villas	Construction continues with the installation of the private streets. Housing has begun. The developer submitted a major change to the Planned Development regarding the southwest and northeast undeveloped land. Planning Commission recommended approval of the revised General Plan to Council. Council will hold a public hearing on March 2.
2018-25 2019-14	Heritage at Troy Country Club Heritage Village at Troy Country Club	The Heritage and Heritage Village subdivisions have intermediate asphalt installed; home construction is ongoing.
2017-21; 2018-22; 2019-13	Fox Harbor	Contractor is working on punch list items in order to close out Section 4 and get the City's final acceptance. Sections 5 and 6 has intermediate asphalt installed; home construction is ongoing.
2017-15; 2018-02	Stonebridge Meadows	Sections 6 and 7 have intermediate asphalt installed. The contractor is repairing a couple of infrastructure deficiencies in Sections 6 and 7. Home construction is ongoing in Sections 6 and 7.
2016-15; 2016-25; 2018-08	Halifax	Contractor is working on punch list items in order to close out Sections 2 and 3 and get the City's final acceptance. Section 4 has intermediate asphalt being installed; home construction is ongoing. A preconstructin meeting for Section 5 is scheduled for construction to begin.
2015-35; 2017-12	Nottingham	Sections 9 and 10 escrow was released and entered into a one-year maintenance guarantee period.
2016-01	Edgewater	Section 8 escrow is being held during the one-year maintenance guarantee period.
2007-19	Pleasantview Estates	Section 3 is awaiting final course of asphalt. Staff is working with the Law Director to have the developer complete the final course of asphalt.
2000-50	Oakmont	Section 5 is awaiting final punch list and final course of asphalt. Developer has paid Miami Valley Lighting for street lights and plans to get the punch list and asphalt completed to finish the plat.
2018-07	Villages of Concord	A revised preliminary plan has been approved by Planning Commission.

High Usage Alert Records

Address	24 Hr. usage Cu Ft.	Shut Off: Yes - No	Date	Reconnect: Yes - No - Cause
Brown Street	400	Yes	February 3, 2020	
Maple Street	2400	Yes	February 6, 2020	No B&C to call
Heather Drive	700	No	February 10, 2020	No not running left blue card
Mary Bill Drive	300	No	February 10, 2020	No toilet running
Murphy Lane	300	No	February 11, 2020	No not running left blue card
Durham Street	600	No	February 11, 2020	No not running left blue card
Norwich Road	300	No	February 12, 2020	No not running left blue card
Hilltop Circle	400	No	February 12, 2020	No contacted and advised
Durham Street	400	No	February 13, 2020	No contacted and advised

MONTH	SALT (TONS)	SALT ($/TON)	SALT ($/EVENT)	BEET JUICE (GAL)	BEET JUICE ($/GAL)	BEET JUICE ($/EVENT)	UNLEADED (GAL)	UNLEADED ($/GAL)	UNLEADED ($/EVENT)	DIESEL (GAL)	DIESEL ($/GAL)	DIESEL ($/EVENT)	REG LABOR (HOURS)	REG LABOR ($/EVENT)	OT LABOR (HOURS)	OT LABOR ($/EVENT)	EVENT TOTAL ($/EVENT)	*TOTAL SPENT TO DATE*	TOTAL SALT USAGE (TONS)	TOTAL SALT REMAINING (TONS)	EVENT DESCRIPTION (M = Mains; S = Secondaries; B = Bridges;
Starting totals:																				259.0	
August 26, 2019	0.0	$65.04	$ -	0.0	$1.37	$ -	0.0		$ -	0.0		$ -	0.00	$ -	0.00	$ -	$ -	$ -	0.0	850.0	Salt delivery 591 tons
November 11, 2019 8:00PM - 12:00AM	72.0	$65.04	$ 4,682.88	360.0	$1.37	$ 493.20	0.0	$2.14	$ -	57.0	$2.47	$ 140.79	0.00	$ -	26.50	$ 1,261.48	$ 6,578.35	*$ 6,578.35*	72.0	778.0	Salt mains & secondaries
November 11, 2019 4:00AM - 10:00AM	48.0	$65.04	$ 3,121.92	210.0	$1.37	$ 287.70	0.0	$2.14	$ -	75.0	$2.47	$ 185.25	24.00	$ 703.20	24.00	$ 1,054.83	$ 5,352.90	*$ 11,931.25*	120.0	730.0	Plow mains & secondaries Salt locals
December 15, 2019 10:00PM - 2:15AM	110.0	$65.04	$ 7,154.40	525.0	$1.37	$ 719.25	8.0	$2.20	$ 17.60	75.0	$2.63	$ 197.25	0.00	$ -	30.50	$ 1,298.04	$ 9,386.54	*$ 21,317.79*	230.0	620.0	Salt everything, including locals, 2" snowfall
December 17, 2020 2:00AM - 10:00AM	62.0	$65.04	$ 4,032.48	290.0	$1.37	$ 397.30	0.0	$2.20	$ -	75.0	$2.63	$ 197.25	21.00	$ 571.26	5.50	$ 318.59	$ 5,516.88	*$ 26,834.67*	292.0	558.0	Salt mains & secondaries 1/2" snow/freezing rain
January 17, 2020 11:30PM - 2:30AM	54.0	$73.45	$ 3,966.30	270.0	$1.37	$ 369.90	6.0	$2.17	$ 13.02	63.0	$2.63	$ 165.69	0.00	$ -	21.50	$ 975.89	$ 5,490.80	*$ 32,325.47*	346.0	504.0	Salt mains & secondaries freezing rain
January 26, 2020 5:00AM - 8:00AM	3.0	$73.45	$ 220.35	15.0	$1.37	$ 20.55	0.0	$2.05	$ -	3.0	$2.34	$ 7.02	0.00	$ -	3.00	$ 189.63	$ 437.55	*$ 32,763.02*	349.0	501.0	Salt bridges
January 26, 2020 9:15PM - 12:15AM	2.0	$73.45	$ 146.90	10.0	$1.37	$ 13.70	0.0	$2.05	$ -	3.0	$2.34	$ 7.02	0.00		3.00	$ 189.63	$ 357.25	*$ 33,120.27*	351.0	499.0	Salt bridges
February 5, 2020 6:00PM - 11:00PM	65.0	$73.45	$ 4,774.25	325.0	$1.37	$ 445.25	0.0	$2.05	$ -	28.0	$2.34	$ 65.52	0.00		21.00	$ 944.28	$ 6,229.30	*$ 39,349.57*	416.0	434.0	Ice storm
February 7, 2020 4:00AM - 8:00AM	56.0	$73.45	$ 4,113.20	280.0	$1.37	$ 383.60	0.0	$2.05	$ -	24.0	$2.34	$ 56.16	7.00	$ 192.88	18.00	$ 820.53	$ 5,556.37	*$ 44,905.94*	472.0	378.0	1/2" snowfall
February 8, 2020 9:00AM - 12:00PM	32.0	$73.45	$ 2,350.40	160.0	$1.37	$ 219.20	0.0	$2.05	$ -	12.0	$2.34	$ 28.08	0.00	$ -	12.00	$ 566.45	$ 3,186.13	*$ 48,092.07*	504.0	346.0	1/2" snowfall
February 11, 2020 7:00AM - 3:00PM	6.0	$73.45	$ 440.70	0.0	$1.37	$ -	0.0	$2.05	$ -	11.0	$2.34	$ 25.74	16.00	$ 785.76	0.00	$ -	$ 1,252.20	*$ 49,344.27*	510.0	340.0	Brining
February 12, 2020 6:00AM - 12:00PM	5.0	$73.45	$ 367.25	0.0	$1.37	$ -	0.0	$2.05	$ -	6.0	$2.34	$ 14.04	8.00	$ 308.92	0.00	$ -	$ 690.21	*$ 50,034.48*	515.0	335.0	Brining
February 12, 2020 6:45PM - 12:45AM	51.0	$73.45	$ 3,745.95	235.0	$1.37	$ 321.95	0.0	$2.05	$ -	67.0	$2.34	$ 156.78	0.00	$ -	42.00	$ 1,888.56	$ 6,113.24	*$ 56,147.72*	566.0	284.0	Salting & plowing Wintry mix
																		$ -			
																		$ -			
February 13, 2020 7:00AM - 3:00PM	18.0	$73.45	$ 1,322.10	80.0	$1.37	$ 109.60	16.0	$2.05	$ 32.80	74.0	$2.34	$ 173.16	106.00	$ 3,164.72	0.00	$ -	$ 4,802.38	*$ 60,950.10*	584.0	266.0	Plow locals
			$ -																		
Total						*$ 3,781.20*			*$ 63.42*			*$ 1,419.75*		*$ 5,716.74*		*$ 9,529.91*		*$ 62,106.24*			

* Compared with 2018-2019 season expenses totaling $106,138.79 and 1010 tons of salt used as of February 14, 2019.

Start season with 250 Tons at $65.04/ton, new salt $73.45/ton
Using 259T cost first

TROY
OHIO

MEMORANDUM

TO: Patrick E.J. Titterington, Director of Public Service and Safety

FROM: Tim Davis, Development Director

DATE: February 14, 2020

SUBJECT: ***Items of Interest Report***

I have attached two reports which summarize concerns that are being addressed by the Economic Development Department from January 29, 2020 to February 13, 2020.

The first report shows all permit applications that were received. The permits have been separated by the wards they are located within. There were 38 permit applications received during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going property maintenance violations. Both open and closed concerns are listed. These concerns are separated by the wards of which they are located within. There were 35 violations addressed during this time period.

All costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. Should the property owner fail to pay any invoice, the cost will be assessed to the property taxes where the violation occurred.

encl.

Permit Activity Report

January 29, 2020 - February 13, 2020

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
549 GLENDALE DR	1	Fence Permit	FENCE	Robert Watson	2/12/2020	$10.00
714 MEADOW LN	1	Zoning-Accessory-Residential	PORCH	Robert Watson	2/5/2020	$25.00
303 TROY ST	1	Fence Permit	replacement of fencing same footprint in the back yard	Robert Watson	1/29/2020	$10.40
538 KIRK LANE	2	Fence Permit	FENCE	Robert Watson	2/11/2020	$10.00
538 KIRK LANE	2	Zoning-Accessory-Residential	SHED	Robert Watson	2/11/2020	$25.00
824 W BENTLEY CIRCLE	2	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Shannon Brandon	2/10/2020	$77.10
714 E MAIN ST	2	Zoning-Accessory-Residential	PORCH LANDING/STEPS	Shannon Brandon	2/10/2020	$25.00
6 N MADISON ST	2	Change of Occupancy	COLOR VIBE SALON OCC	Shannon Brandon	2/7/2020	$50.00
71 FOSS WAY	2	Sign Permit-Temporary	TIMBER AND BOW TEMP SIGN	Shannon Brandon	2/5/2020	$26.00
101 S MARKET ST	2	Sign-Reface	REFACE WALL SIGN-ECHO BOUTIQUE	Shannon Brandon	2/5/2020	$25.00
101 S MARKET ST	2	Change of Occupancy	NAME CHANGE - ECHO BOUTIQUE	Shannon Brandon	2/5/2020	$0.00
619 LINCOLN AVE	2	Change of Occupancy	OCCUPANCY - MUSIC'S METAL WORKS	Robert Watson	2/5/2020	$50.00
25 S PLUM ST	2	Change of Occupancy	OCCUPANCY - 25 S PLUM APARTMENTS	Robert Watson	2/5/2020	$50.00
103 S MARKET ST	2	Change of Occupancy	POPPY LANE OCC	Shannon Brandon	2/5/2020	$50.00
71 FOSS WAY	2	Change of Occupancy	TIMBER AND BOW OCC	Shannon Brandon	2/4/2020	$52.00
215 ASH ST	2	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Robert Watson	2/4/2020	$70.96
310 W FRANKLIN ST	3	Zoning-Accessory-Residential	COVERED PORCH	Robert Watson	2/5/2020	$25.00
310 W FRANKLIN ST	3	Fence Permit	FENCE	Robert Watson	2/5/2020	$10.00
217 S MARKET ST	3	Sign Permit-Permanent	MERAKI WALL SIGN PERMIT	Shannon Brandon	2/5/2020	$33.00
620 S CLAY ST	3	Fence Permit	FENCE	Shannon Brandon	1/30/2020	$10.00
1441 LEGACY COURT	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Shannon Brandon	2/12/2020	$84.01
1423 GOLDEN EAGLE DR	4	Fence Permit	FENCE-DOG RUN	Shannon Brandon	2/7/2020	$10.00
479 ROBINSON WAY	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Shannon Brandon	2/7/2020	$75.30
1427 LEGACY COURT	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Shannon Brandon	2/7/2020	$75.53
360 DUKE CT	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Shannon Brandon	2/7/2020	$104.96
2720 HUNTINGTON DR	4	Zoning-Accessory-Residential	SHED	Shannon Brandon	2/5/2020	$25.00
619 LINCOLN AVE	4	Change of Occupancy	OCCUPANCY - PUREBREAD COFFEE	Robert Watson	2/5/2020	$50.00
619 LINCOLN AVE	4	Change of Occupancy	OCCUPANCY - KRYSTAL COVINGTON PHOTOGRAPHY	Robert Watson	2/5/2020	$50.00
619 LINCOLN AVE	4	Change of Occupancy	OCCUPANCY - SHANNON WESTMEYER JEWELRY LLC	Robert Watson	2/5/2020	$50.00
1593 CREEKWOOD DR	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Shannon Brandon	1/29/2020	$93.66
348 DUKE CT	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Shannon Brandon	1/29/2020	$93.66
541 SUMMIT AVE	5	Fence Permit	FENCE	Robert Watson	2/11/2020	$10.00
1105 RED MAPLE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Robert Watson	2/12/2020	$85.73
1802 W MAIN ST	6	Sign Permit-Permanent	SIGN PERMIT	Robert Watson	2/10/2020	$42.50
2770 MEADOWPOINT DR	6	Zoning-Accessory-Residential	DECK	Robert Watson	2/4/2020	$50.00
1802 W MAIN ST	6	Sign Permit-Temporary	TEMPORARY SIGN	Robert Watson	2/4/2020	$0.00
15-17 WESTHAVEN DR	6	Zoning-Accessory-Residential	DECK	Robert Watson	2/3/2020	$25.00

2785 Douglas Dr	6	Fence Permit	Fence, decorative metal, black, 4ft	Robert Watson	2/2/2020	$10.40

Violation Activity Summary

January 29, 2019 - February 13, 2020

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20200020	1/24/2020	Robert Watson	1670 SARATOGA DR	1	TRASH & DEBRIS	Closed	1/23 RW, extra bags of trash at curb, explained to owner that bags must be in roll out container. They would pick up and remove this week. Follow Up 1/28. 1/28 RW, closed, trash removed by owner.
20200021	1/24/2020	Robert Watson	1305 SARATOGA DR	1	OUTDOOR STORAGE	Open	1/23 RW, in area noticed itesm along side of house still there, sending Certificate mail, Follow Up 2/5
20200019	1/24/2020	Robert Watson	121 ASH ST	2	TRASH & DEBRIS	Closed	1/23 RW, talked with owner, someone's dog got into their trash. Will pick up and clean by trash pick up day. Follow up 1/29. Property cleaned. Close.
20200015	1/21/2020	Robert Watson	1258 SKYLARK DR	2	TRASH & DEBRIS	Open	1/21 RW, complaint of a downed tree due to storms. Sending Certified and Certificate letter.
20200062	2/10/2020	Shannon Brandon	28 N CEDAR ST	2	TRASH & DEBRIS	Open	2-10-2020 sb Cleanout along Water St. Certified and certificate, follow up 2-20-2020.
20200063	2/10/2020	Shannon Brandon	812 N MARKET ST	2	TRASH & DEBRIS	Open	2-10-2020 sb Pile of trash out front. Spoke with the business tenant. She said that their trash man didn't come and the trash would be moved. Follow up 2-13-2020.
20200064	2/10/2020	Shannon Brandon	806 N MARKET ST	2	TRASH & DEBRIS	Open	2-10-2020 sb Cleanout. Certificate, follow up 2-18-2020. 2-10-2020 sb Spoke with Street Foreman. I let him know I am writing up the property. He asked if I saw the porch and the trailer. I didn't. He said these people always have special trash, now he knows why - the porch and trailer are full. Keep an eye on this. Follow up 2-18-2020.
20200026	2/3/2020	Shannon Brandon	1 E MAIN ST	2	PROPERTY MAINTENANCE	Open	2-3-2020 sb Email to President concerning the 2 chimneys that fell during the tornado. Let her know that Historic Review is still required for the removal of the chimneys, as my supervisor stated that SHPO will not require the owner to replace the chimneys. 2-3-2020 sb President left message. The chimneys are on the back of the building, that is why SHPO allowed this. She also wants to talk to me about them. 2-3-2020 sb LWTC for President. 2-3-2020 sb President called back. She will submit a statement concerning the chimneys, for PC review. 2-3-2020 sb President sent me an email explaining everything. I replied with a Historic District Review form. Follow up 2-13-2020.
20200036	2/4/2020	Shannon Brandon	614 S CLAY ST	3	PROPERTY MAINTENANCE	Open	1-29-2020 sb The house needs scraped and re-painted, along with the trim. The door on the shed needs to be properly repaired, and the whole shed painted. Certified and certificate, follow up 3-9-2020. Mailed 2-4-2020. 2-5-2020 sb Owner in. He plans on siding the house. He has called a couple of people, but they are concerned about siding in the cold. I told him I understood and I would work with him on time as long as he kept me updated. Told him I would give him until 6-1-2020. 2-7-2020 sb Green card dated 2-5-2020.
20200027	2/3/2020	Shannon Brandon	1375 UNION ST	3	ZONING PROBLEM	Open	2-3-2020 sb Check to see if any construction started. Follow up 2-17-2020.
20200037	2/4/2020	Shannon Brandon	624 S CLAY ST	3	PROPERTY MAINTENANCE	Open	1-29-2020 sb The trim of the house needs painted, the rotten boards on the porch need to be removed and replaced, the front porch needs painted, remove oxidation from the siding. Certified and certificate, follow up 3-9-2020. Mailed 2-4-2020. 2-5-2020 sb Owner tel. He will come in and meet with me on 2-11-2020 at 10:00 am. 2-7-2020 sb Green card dated 2-5-2020. 2-11-2020 sb Owner in, gave until 6-1-2020.
20200038	2/4/2020	Shannon Brandon	626 S CLAY ST	3	TRASH & DEBRIS	Open	1-29-2002 sb Huge amount of trash on the property. Certified and certificate, follow up 2-18-2020. Mailed 2-4-2020. 2-6-2020 sb Owner tel. He needs some extra time to get this cleaned up. The tenant was evicted and has to be out today. I asked how much time, he said he wouldn't know until he called some places that would come in and clean it up. Follow up 2-18-2020 and check status. If nothing done, call owner for estimated time to clean up. 2-10-2020 sb Owner left message. The tenant has now been evicted. He has to contact someone who can come in and clean up the property. Follow up 3-9-2020.
20200039	2/4/2020	Shannon Brandon	626 S CLAY ST	3	OUTDOOR STORAGE	Open	1-29-2020 sb Outdoor storage all over the property. Certified and certificate, follow up 3-9-2020. Mailed 2-4-2020. 2-10-2020 sb Owner left message. The tenant has now been evicted. He has to contact someone who can come in and clean up the property.
20200040	2/4/2020	Shannon Brandon	123 S MULBERRY ST	3	TRASH & DEBRIS/PM	Open	1-29-2020 sb Trash on the porch, trash along right side, tires and trash on left, and towards the rear. Certificate, follow up 2-13-2020. 2-5-2020 sb Email from Police Sergeant. They were called to property due to burning wood in a metal container in the house. There is no water, electric, or gas hooked up to property. Residence is a complete, filthy, disaster. Owner no where around due to having outstanding warrants. PD called myself and the Health Dept. 2-10-2020 sb Health Dept. condemned the property today. I posted a 48 hr emergency board up letter, and took more pictures. Will be amending my property maintenance orders. Trash still all over the property. Follow up 2-13-2020.
20200029	2/4/2020	Shannon Brandon	1152 RACE DR	3	BRUSH LETTER	Open	1-29-2020 sb Brush in yard. Certificate. Will also publish in paper due to not having a good address on the owner. Follow up 2-17-2020.
20200030	2/4/2020	Shannon Brandon	1148 RACE DR	3	TRASH & DEBRIS	Closed	1-29-2020 sb Trash in the ROW. Certificate, follow up 2-13-2020. Mailed 2-4-2020. 2-5-2020 sb Owner tel. He cleaned up the trash yesterday. Closed
20200031	2/4/2020	Shannon Brandon	814 E RACE DR	3	TRASH & DEBRIS	Open	1-29-2020 sb Loose trash all over the yard. Certificate, follow up 2-13-2020. Mailed 2-4-2020.
20200032	2/4/2020	Shannon Brandon	906 E RACE DR	3	TRASH & DEBRIS	Open	1-29-2020 sb Bunch of trash behind the garage again. Certificate, follow up 2-11-2020. 2-10-2020 sb Tenant, tel. He's not happy they got written up again. He said nobody can see the stuff behind the garage. I told him I can see the stuff, that's what the picture is about. I explained he can't have trash out, or have outdoor storage. I gave him until 2-17-2020 to get cleaned up.

20200033	2/4/2020	Shannon Brandon	604 S CLAY ST	3	TRASH & DEBRIS	Open	1-29-2020 sb Trash on the porch and all over the yard. Certificate, follow up 2-18-2020. Mailed 2-4-2020.
20200034	2/4/2020	Shannon Brandon	604 S CLAY ST	3	PROPERTY MAINTENANCE	Open	1-29-2020 sb The rear outdoor, wooden steps need to be painted. Certified and certificate, follow up 3-9-2020. Mailed 2-4-2020. 2-10-2020 sb Owner left message. He has to stain the outside stair case and will need it to be warmer outside in order to complete.
20200035	2/4/2020	Shannon Brandon	614 S CLAY ST	3	TRASH & DEBRIS	Open	1-29-2020 sb Trash all over the yard. Certified and certificate, follow up 2-18-2020. Mailed 2-04-2020. 2-7-2020 sb Green card dated 2-5-2020.
20200061	2/10/2020	Shannon Brandon	707 W MARKET ST	4	TRASH & DEBRIS	Open	2-10-2020 sb Scrap, trash, and junk all over property. Spoke with property owner. Told her that when she gets the letter, give me a call and I will work with her on time. Certificate, follow up 2-19-2020.
20200057	2/7/2020	Shannon Brandon	1530 MCKAIG AVE	4	ZONING PROBLEM	Open	2-6-2020 sb Received complaint of someone living in a camper behind business, and dumping the gray water into our sanitary. Inspected with Utility Foreman. Gentleman was present at time of inspection and admitted to living in the camper. He stated that he had lived in Florida for 2 months and a couple was living in his home on Dorset. The couple is in the process of moving out of the house, and he plans to move back into the house. I explained to him that he can't live in a camper behind the business. I gave him until 2-13-2020 to stop living in the camper and remove the camper from the site. He said he would move out, but he was paying the property owner to store his camper there. I told him that would be something I would take up with the owner. Follow up 2-13-2020.
20200058	2/7/2020	Shannon Brandon	1530 MCKAIG AVE	4	ZONING PROBLEM	Open	2-6-2020 sb While out on another complaint at this property, observed several trailers and campers being stored on this property. Based on conversations with a person pertaining to the other complaint, people pay the property owner to store their trailers, campers, etc. on the property. Calling this Outdoor Storage, because the storage of the items is not of a temporary or emergency natures. Also, cold storage such as this is not permitted in the B-2 zoning district. Certificate, follow up 3-9-2019
20200045	2/5/2020	Shannon Brandon	0 STATE ROUTE 718	4	ZONING PROBLEM	Open	2-5-2020 sb Letter to owner's agent about construction trailer. Construction for which the construction trailer permit was issued, has been completed and received Certificate of Occupancy from Miami County. Also verified with the County that no known construction is now taking place. Told to remove by 2-17-2020. Certificate.
20200044	2/4/2020	Shannon Brandon	1525 HAWK CIRCLE	4	TRASH & DEBRIS	Open	2-4-2020 sb Trash in the ROW. Certified and certificate, follow up 2-13-2020.
20200042	2/4/2020	Shannon Brandon	810 S MARKET ST	4	TEMP SIGN - NO PERMIT	Open	2-3-2020 sb Temp sign at business. Certificate to remove by 2-12-2020. Follow up 2-13-2020.
20200025	1/30/2020	Shannon Brandon	709 W MARKET ST	4	TRASH & DEBRIS	Open	1-29-2020 sb Piles and piles of trash in the rear yard. Certificate, follow up 2-10-2020. Mailed 2-3-2020. 2-6-2020 sb Owner's niece tel. They are in the process of removing the trash now. Told her I am ok with the wood that is there under a tarp if the wood is stacked neatly. They plan to have done by 2-10-2020. I told her that if they couldn't done by then to let me know and I could work with them on time. Follow up 2-10-2020. 2-10-2020 sb Spoke with property owner. A lot of trash and junk has been removed. He's still working on getting the rest cleaned up. The weather has been pretty nasty since writing this up. Follow up 2-18-2020.
20200028	2/3/2020	Shannon Brandon	717 LYMINGTON RD	5	TRASH & DEBRIS	Closed	1-29-2020 sb All kinds of trash and junk in front of garage. Paint cans and trash on front porch. Certificate, follow up 2-10-2020. 2-10-2020 sb Trash gone. Close.
20200024	1/27/2020	Robert Watson	1802 W MAIN ST	6	SIGN VIOLATION	Open	1/27 RW, noticed banner on a legal freestanding real estate sign. Contacted business owner for removal, will issue certified letter if needed. Follow Up 1/29
20200017	1/24/2020	Robert Watson	2725 DOUGLAS DR	6	FENCE PROBLEMS	Open	1/23 RW, fence installed incorrectly and over the property line. In contact with the contractor to set deadline for re-installation. Follow Up 2/13
20200022	1/24/2020	Robert Watson	10 S STANFIELD RD	6	SIGN VIOLATION	Closed	1/24 RW, tires left out in the front of the business, stacked to make wording. Talked to Mgr - Brian and they would remove. 1/27 RW, removed, Closed.
20200023	1/24/2020	Robert Watson	10 S STANFIELD RD	6	OUTDOOR STORAGE	Closed	1/24 RW, tires out in the yard of the business, possible signage but also considered storage. Talked to Mgr-Brian and would remove. 1/27 RW, removed, Closed.
20200065	2/10/2020	Shannon Brandon	2301 W MAIN ST	6	SIGN VIOLATION	Open	2-10-2020 sb OPEN sign is blinking. Spoke with gentleman at the salon. Explained that the sign can't blink. Said he would change it. Follow up 2-13-2020.
20200043	2/4/2020	Shannon Brandon	1840 W MAIN ST	6	TEMP SIGN - NO PERMIT	Closed	2-4-2020 sb Talked to Director and asked that the temp signs at the business be removed from the ROW. Follow up 2-10-2020. 2-10-2020 sb Signs removed from ROW. Close.

January 2020

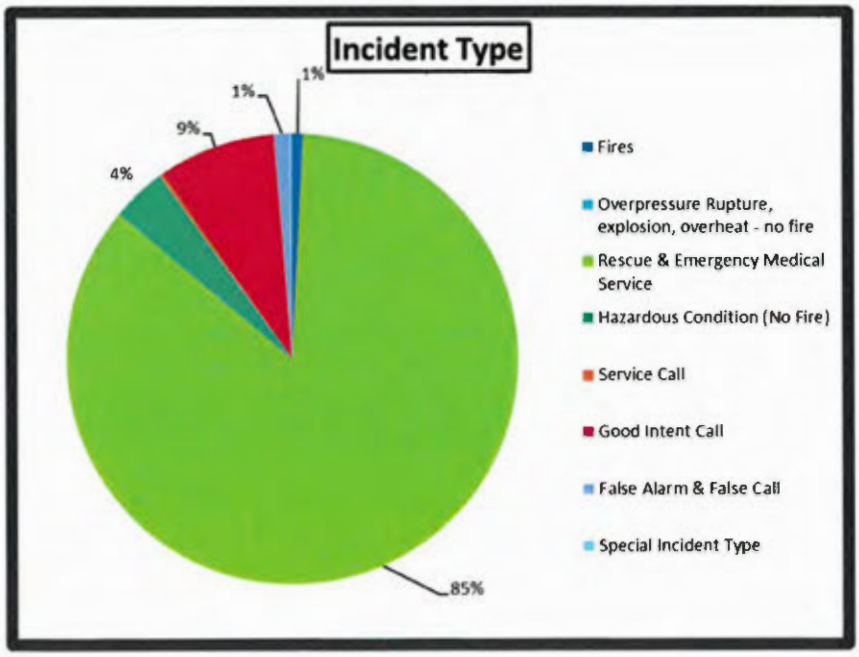
TROY FIRE DEPARTMENT

1528 North Market Street Troy, OH 45373

We are proud to serve our citizens and provide these statistics for the month of January for your review.

"Exceeding the Expectations of Our Community"

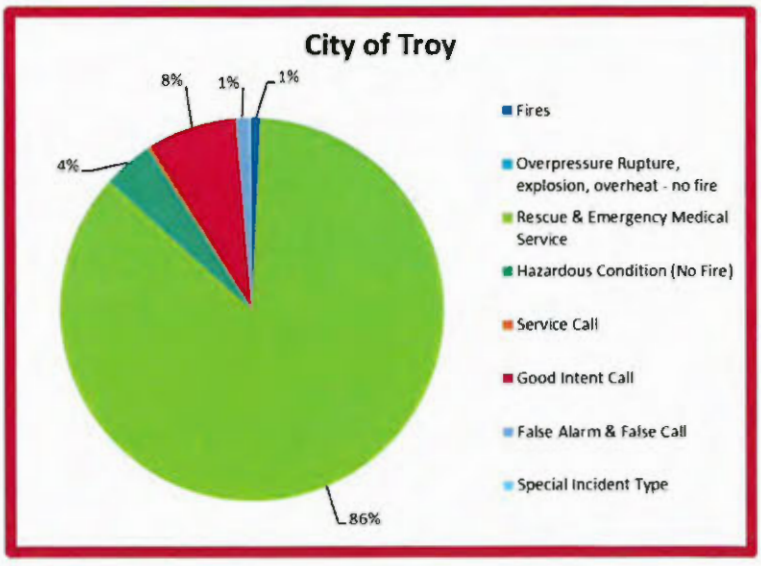
Monthly Incident Report							
Incident Type	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total	Incident %
Fires	3	1	0	0	0	4	1%
Overpressure Rupture, explosion, overheat - no fire	0	0	0	0	0	0	0%
Rescue & Emergency Medical Service	342	42	18	2	2	406	85%
Hazardous Condition (No Fire)	17	1	1	0	0	19	4%
Service Call	1	0	0	0	0	1	0%
Good Intent Call	30	6	4	0	0	40	9%
False Alarm & False Call	4	1	0	0	0	5	1%
Special Incident Type	1	0	0	0	0	1	0%
Totals	398	51	23	2	2	476	100%



Monthly EMS Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Totals
Medic-1	153	26	2	1	2	184
Medic-2	72	8	16	0	1	97
Medic-3	105	8	0	0	0	113
Medic-4	0	0	0	0	0	0
Totals	330	42	18	1	3	394

Monthly Fire Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Totals
Engine-1	96	16	8	1	0	121
Engine-2	8	0	4	0	0	12
Engine-3	21	2	0	0	0	23
Tanker-1	0	1	0	0	0	1
Tower-1	1	0	0	0	0	1
Grass-1	1	0	0	0	0	1
Truck-8	14	5	2	0	0	21
Totals	141	24	14	1	0	180

City of Troy	# Incidents	% of Total
Fires	3	1%
Overpressure Rupture, explosion, overheat - no fire	0	0%
Rescue & Emergency Medical Service	342	86%
Hazardous Condition (No Fire)	17	4%
Service Call	1	0%
Good Intent Call	30	8%
False Alarm & False Call	4	1%
Special Incident Type	1	0%
Totals	398	100%



Trip Count by Destination Facility

Date IS BETWEEN 01/01/2020 AND 01/31/2020

	ALS	BLS	Cancelled Call	Total
<No Facility>	95	3	2	100
DAYTON CHILDRENS	2	1	0	3
KHN Huber	1	0	0	1
KHN Troy	167	5	0	172
UVMC	132	5	0	137
Total	397	14	2	413

Community Outreach and Prevention Division

Community outreach is essential to the safety of our citizens.

The Community Outreach and Prevention Division are proud to present our monthly statistics for your review.

"Keeping our Community Safe!"

Community Outreach	January 2020
General Inspections	88
Re-Inspections	11
Plan Reviews	8
Fire Prevention Permits	8
Fire Investigations	0
Public Education Events	2
Attendance @ PE Events	38

Law Enforcement Activity Report
01/01/2020 TO 01/31/2020

Ordinance Cases Filed

Criminal	
City of Troy Planning and Zoning	1
Covington Police Department	1
Piqua Police Department	2
Troy Police Department	16
	20

Traffic	
Covington Police Department	12
Huber Heights Police Department	5
Piqua Police Department	23
Tipp City Police Department	11
Troy Police Department	55
	106

State Cases Filed

Criminal	
Bradford/Sheriff	3
Covington Police Department	6
Huber Heights Police Department	3
Kettering Health Network PD	1
Miami County Animal Shelter	4
Miami County Health Board	1
Ohio State Patrol	24
Piqua Police Department	88
Sheriff's Department - Miami County	72
Tipp City Police Department	27
Troy Police Department	104
West Milton Police Department	9
	342

Traffic	
Bethel/Sheriff	14
Covington Police Department	6
Ohio State Patrol	346
Piqua Police Department	30
Pleasant Hill / Sheriff	4
Sheriff's Department - Miami County	91
Tipp City Police Department	19
Troy Police Department	69
West Milton Police Department	6
	585

Grand Total:	**1,053**

Vend#.	Vendor name.....	Exp acct.....	Po #.....	Inv dt....	Invoice#..	Project.	Check #	Date.....	Amount....
00042	DAVE ARBOGAST FORD	101.101.5339	RG190041	12-31-2019	2570		342110	01-16-2020	44862.15
		101.101.5339							44862.15
02558	MIAMI VALLEY RISK MGMT ASSN	101.101.5359	RG092508	01-02-2020	2020-020		342219	01-30-2020	37799.55
		101.101.5359							37799.55
02558	MIAMI VALLEY RISK MGMT ASSN	101.216.5359	RG092508	01-02-2020	2020-020		342219	01-30-2020	26682.06
		101.216.5359							26682.06
02558	MIAMI VALLEY RISK MGMT ASSN	101.217.5359	RG092508	01-02-2020	2020-020		342219	01-30-2020	28905.57
		101.217.5359							28905.57
03594	RUMPKE OF OHIO INC	101.635.5339	RG190008	12-18-2019	3117327		342184	01-23-2020	31059.90
		101.635.5339							31059.90
02740	MIAMI VALLEY LIGHTING INC	202.781.5317	RG190009	12-15-2019	900002500		342132	01-16-2020	26201.51
		202.781.5317							26201.51
02220	L J DEWEESE CO INC	441.881.5651	RG180039	01-07-2020	5		342171	01-23-2020	42963.00
		441.881.5651							42963.00
01010	FINFROCK CONST CO INC	442.881.5651	RG180022	12-31-2019	18-04204-1 1		342165	01-23-2020	29900.60
		442.881.5651							29900.60
01063	FOX FIRE, INC	707.445.5546	MY200702	01-31-2020	FOX FIRE I NC	0200702	EV3061	01-31-2020	28096.13
		707.445.5546							28096.13
03778	STOOPS FREIGHTLINER OF DAYTON	709.675.5632	RG091379	01-09-2020	VM305000970		342141	01-16-2020	39483.18
		709.675.5632							39483.18
03778	STOOPS FREIGHTLINER OF DAYTON	710.663.5632	RG091379	01-09-2020	VM305000970		342141	01-16-2020	40679.64
		710.663.5632							40679.64
03778	STOOPS FREIGHTLINER OF DAYTON	711.673.5632	RG091379	01-09-2020	VM305000970		342141	01-16-2020	39483.18
		711.673.5632							39483.18
***									416116.47