



TROY CITY COUNCIL
MAY 18, 2020

Troy Zoom is inviting you to a scheduled Zoom meeting.

Topic: 5-18-20 Troy City Council Meeting

Time: May 18, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/290191778>

Meeting ID: 290 191 778

Please note the following:

1. City Hall will be closed to the public during these meetings
2. The meetings may be televised live on the City's Facebook page (subject to the technological capability)
3. The public can submit questions or comments on any item in advance of the meeting by submitting them to <https://www.troyohio.gov/FormCenter/City-Council-6/Email-All-Council-Members-47>. Questions or comments are to be submitted no later than noon, the day of the meeting

Notes for Council Members:

1. Council Members should be un-muted (unless there are background noises that would be picked up on audio)
2. Everyone else is asked to stay muted unless called upon
3. Please be aware that once you join the meeting you are on video

AGENDA, TROY CITY COUNCIL
MONDAY, MAY 18, 2020, 7:00 P.M.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

absences by motion/second/roll call vote

SUMMARY OF MINUTES

May 4, 2020 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

Notation of any citizen comments that had been submitted via email

RESOLUTIONS

R-32-2020	Accept ADA Transition Plan	2 nd Reading
R-33-2020	Execute 2020 CHIP Program Agreement between Miami County, Troy, Piqua, Tipp City	EMERGENCY 1 st Reading

ORDINANCES

O-13-2020	Declare surplus/authorize sale of approximately 1/10 ac of Archer Park (rear of 636 Shaftsbury Rd.)	6 th Reading
O-25-2020	Accept transfer of 124 Ash Street to City from Lincoln Community Center Assoc., Inc.	EMERGENCY 1 st Reading
O-26-2020	Amend Ordinance, Payment Plan for Delinquent Utility Bills related to COVID-19 Pandemic	EMERGENCY 1 st Reading
O-27-2020	Grant Easement & Right-of-Way by Board of Park Commissioners to DP&L at Waco Park	EMERGENCY 1 st Reading
O-28-2020	Rezone Parcel D08-057920 (430 Kirk Lane) from R-4 to OC-1	PUBLIC HEARING 6-1-2020 1 st Reading

COMMUNICATIONS/ANNOUNCEMENTS

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

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Reading of any citizen comments that had been submitted via email

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.

May 4, 2020

MINUTES OF COUNCIL

A regular session of Troy City Council was held remotely on Monday, May 4, 2020, at 7:00 pm via Zoom. (Note R-22-2020 allowed for remote meetings to be held during the state of emergency due to the COVID-19 Pandemic.)

Members Attending: Allen, Phillips, Rozell, Schilling, Schweser, Severt, Snee, Terwilliger and Twiss.

Presiding Officer: William Lutz President of Council

Others Attending: 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 Twiss, followed by the Pledge of Allegiance.

MINUTES: The Clerk gave a summary of the minutes of the April 20, 2020 meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Phillips, seconded by Mr. Twiss, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

Buildings & Utilities Committee: Mr. Allen, Chairman, reported that Committee recommends that legislation be prepared adopting the ADA Transition Plan as on file with the Director of Public Service and Safety, and to authorize the Director to make routine updates to the Transition Plan.

Reports submitted by Terwilliger, Twiss and Allen.

Discussion. Mr. Schilling asked that as he was not able to view the plan on the City's website that voting be delayed as he would like to read the plan first.

CITIZEN COMMENTS ON AGENDA ITEMS: No comments by e-mail had been received. (Note: email comments are to be received by noon the day of the meeting.)

RESOLUTION NO. R-32-2020

RESOLUTION ADOPTING THE CITY OF TROY, OHIO AMERICANS WITH DISABILITIES (ADA) TRANSITION PLAN AND AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO AUTHORIZE ROUTINE UPDATES TO SAID PLAN

This Resolution was given first title reading.

ORDINANCE O-13-2020

ORDINANCE DECLARING MUNICIPALLY OWNED REAL PROPERTY AS NO LONGER NEEDED FOR MUNICIPAL PURPOSES AND AUTHORIZING THE SALE OF SUCH EXCESS PROPERTY

This Ordinance was given first title reading on March 2, 2020.

Given second title reading on March 16, 2020.

Given third title reading on March 30, 2020.

Given fourth title reading on April 20, 2020

Given fifth title reading.

ORDINANCE NO. O-24-2020

ORDINANCE TO ACCEPT THE APPLICATION FOR THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 43.5915 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, TO THE CITY OF TROY, OHIO

This Ordinance was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Schilling, Severt, Twiss, Rozell, Schweser, Snee, Terwilliger, Allen and Phillips.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Terwilliger.

Yes: Severt, Twiss, Rozell, Schweser, Snee, Terwilliger, Allen, Phillips and Schilling.

No: None.

ORDINANCE ADOPTED

COMMENTS OF MAYOR ODA: The Mayor thanked citizens for complying with the “stay at home” orders regarding avoiding the spread of COVID-19, and noted that information is constantly changing as openings begin.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY: Mr. Titterington commented that Council received information related to budget adjustments to address revenue shortfalls due to the COVID-19 Pandemic and regarding staffing as employees return to work and City Hall prepares to open to the public on a limited basis next week.

COMMENTS OF COUNCIL:

-Mr. Phillips asked if any information was received from the Ohio Department of Transportation (ODOT) or the Ohio Public Works Commission (OPWC) related to funding of projects delayed due to the COVID-19 Pandemic. Mr. Titterington commented that OPWC funding is on hold until the State Legislature approves a reappropriation and this may delay the construction schedule associated with the last two phases of the Riverside Drive Improvement Project; however, design of the project is taking place.

-In response to Mr. Phillips, it was stated that it is not known if the next Council meeting will be held remotely.

There being no further business, the meeting adjourned at 7:24 pm.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council

DATE: May 11, 2020

FROM: Community & Economic Development Committee

SUBJECT: AUTHORIZING THE CITY OF TROY TO BE A PARTY TO A CHIP PARTNERSHIP AGREEMENT

SUMMARY REPORT: *(to be read at Council meeting)*

This Committee met remotely on May 11 to consider authorizing the City to participate in the PY (Program Year) 2020 CHIP (Community Housing Impact and Preservation) Program Partnership Agreement with Miami County, Piqua, and Tipp City. Under the Agreement, a Troy allocation of \$283,000 is being requested for four rehabilitation and four repair projects. That amount includes \$23,000 of general administration funds. If Troy is not in the Miami County Partnership Agreement, no CHIP funds, if awarded, can be spent for rehabilitation or repair projects for homes in Troy under the CHIP program.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety of the City of Troy, Ohio to execute the PY 2020 CHIP Program Partnership Agreement between Miami County, the City of Piqua, the City of Tipp City, and the City of Troy, which agreement is for the period of September 1, 2020 through April 30, 2023. The Committee supports emergency legislation so that Miami County may complete the application process and file the application with the Office of Community Development before June 24, 2020.

Respectfully submitted,

William G. Rozell

William C. Twiss

Lynne B. Snee, Chairman
Community & Economic Development Committee

DETAILED REPORT:

This Committee met remotely on May 11, 2020 to consider Troy participating in the PY (Program Year) 2020 CHIP (Community Housing Impact and Preservation) Program Partnership Agreement with Miami County, Piqua, and Tipp City. The meeting was remotely attended by Mayor Oda, Council President Lutz, Council Members Allen, Phillips, Schweser, Schilling, Severt, and Terwilliger, the Director of Law, the Director of Public Service and Safety, members of the City staff, and citizens.

For over twenty years, the people of Troy and Tipp City, along with those in the villages and rural townships, have benefitted from Miami County's several CHIP grants and programs. Starting in PY 2015, The Ohio Development Services Agency's Office of Community Development (OCD) encouraged Miami County's and Piqua's separate CHIP Programs to merge and qualify for a larger CHIP grant amount. In PY 2017, OCD encouraged a formal Partnership Agreement among Miami County, Piqua, Troy, and Tipp City. Housing units throughout the County, including in Troy, have been improved through that CHIP grant. Miami County is applying for CHIP program funding of \$815,000 for use in 2021/2022 and will be the administering agency. As was true for the PY 2017 CHIP grant, a four-party partnership receives more points in the scoring process. Staff from all four jurisdictions have met and projected possible housing improvement projects, based on past CHIP experiences. Individual projects can include both extensive Home Rehabilitation and also smaller Home Repair projects for qualifying Low-to-Moderate-Income (LMI) households. If Troy is not in the Miami County Partnership Agreement, no CHIP funds, if awarded, can be spent for rehabilitation or repair projects for homes in Troy.

By executing a partnership agreement, the City of Troy agrees to administer four Owner Rehabilitation and four Owner Home Repair projects in the City of Troy. The total CHIP funding allocated to the City of Troy is \$283,000 to complete these projects and includes \$23,000 of general administration funds to administer these projects. The Troy properties have not been specifically identified, but the County is maintaining a list of potential Troy properties for the CHIP program.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety of the City of Troy, Ohio to execute the PY 2020 CHIP Program Partnership Agreement between Miami County, the City of Piqua, the City of Tipp City, and the City of Troy, which agreement is for the period of September 1, 2020 through April 30, 2023. The Committee supports emergency legislation so that Miami County may complete the application process and file the application with the Office of Community Development before June 24, 2020.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council
FROM: Community Partnerships Committee
SUBJECT: ACCEPTING PARCEL FROM LINCOLN COMMUNITY CENTER

DATE: May 11, 2020

SUMMARY REPORT: *(to be read at Council meeting)*

This Committee met remotely on May 11 to consider the request that the property owned by the Lincoln Community Center Association, Inc. located at 124 Ash Street be transferred to the City of Troy. This property is adjacent to the Center at 110 Ash Street, which is in the name of the City of Troy. The 124 Ash Street property will need to be included into a new construction project of Lincoln Community Center and the property needs to be in one ownership as construction cannot take place across lot lines.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the transfer of the .37400 acre parcel at 124 Ash Street, Parcel D08-251090, into the name of the City of Troy, Ohio. As this action is related to the new construction project of Lincoln Community Center, this Committee supports emergency legislation so there is no delay to that project.

Respectfully submitted,

Zachary L. Allen

John W. Schweser

William G. Rozell, Chairman
Community Partnerships Committee

DETAILED REPORT:

This Committee met remotely on May 11, 2020 to consider the property at 124 Ash Street being transferred to the ownership of the City of Troy. The meeting was remotely attended by Mayor Oda, Council President Lutz, Council Members Phillips, Schilling, Severt, Snee, Terwilliger and Twiss, the Director of Law, the Director of Public Service and Safety, members of the City staff, and citizens.

Council previously approved accepting ownership of the Lincoln Community Center (LCC) property at 110 Ash Street to be in the name of the City of Troy. Through the Community Improvement Corporation (CIC), the 110 Ash Street property is leased back to the Lincoln Community Center. The LCC Board has been in the process of raising funds to construct a new facility adjacent to the existing Center building to serve the mission of the LCC, and plans to soon take bids on the new facility. With the final design of the project, it has been determined that to meet all code requirements for the new facility location, it is necessary to incorporate the property at 124 Ash Street as part of the project area. 124 Ash Street is owned by the Lincoln Community Center Association, Inc. 124 Ash Street is a parcel consisting of .37400 acres and is identified as Parcel No. D08-251090. As the new facility cannot be constructed over lot lines, 124 Ash Street needs to be transferred into the name of the City of Troy so that a single parcel with a single owner can be created. The LCC Board has approved the process of transferring the 124 Ash Street parcel into the name of the City of Troy.

We were also informed that there will be additional items to be considered regarding the LCC property in the future – an alley vacation petition and amending the arrangement with the CIC with this additional parcel.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the transfer of the .37400 acre parcel at 124 Ash Street, Parcel D08-251090, into the name of the City of Troy, Ohio. As this action is related to the new construction project of Lincoln Community Center, this Committee supports emergency legislation so there is no delay to that project.

cc: Council, Mayor, Director of Law, Auditor, Director of Public Service and Safety, staff, media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council

DATE: May 11, 2020

FROM: Finance Committee

SUBJECT: **AMENDING SECTION 909.05 OF THE CODIFIED ORDINANCES RELATED TO EXTENSION OF TIME FOR FULL PAYMENT OF A UTILITY BILL THAT BECAME DELINQUENT RELATED TO THE COVID-19 PANDEMIC**

SUMMARY REPORT: *(to be read at Council meeting)*

This Committee met remotely on May 11, 2020 to review proposed Ordinance amendments that would establish a payment plan not to exceed 180 days, instead of the now permitted 90 days, for customers to have delinquent utility bills paid in full provided the delinquency can be related to the COVID-19 Pandemic, and to potentially establish a reimbursable grant program to assist those customers.

RECOMMENDATION: *(to be read at Council meeting)*

This Committee supports establishing provisions to assist the City's utility customers who have delinquent accounts due to the impact of the COVID-19 Pandemic, and we recommend that Section 909.05 be amended to include the wording in the detailed report. So that the provisions are effective as staff is working with those customers to whom the provisions are applicable, this Committee supports emergency legislation.

Respectfully submitted,

Bobby W. Phillips

Todd D. Severt

John W. Schweser, Chairman
Finance Committee

DETAILED REPORT:

This Committee met remotely on May 11, 2020 to consider an amendment to Section 909.05 of the Codified Ordinances of the City of Troy to allow an extension of time for payment of late utility bills to exceed the 90-day time period now set forth in the Section for late payments that are only related to the COVID-19 Pandemic time period and authorizing the Director of Public Service and Safety to potentially establish a reimbursable grant program to assist customers. The meeting was remotely attended by Mayor Oda, Council President Lutz, Council Members Allen, Rozell, Schilling, Snee, Terwilliger and Twiss, the Director of Law, the Director of Public Service and Safety, members of the City staff, and citizens.

Section 909.05 of the Codified Ordinances now allows a payment plan not to exceed 90 days for a resident to have a delinquent utility bill paid in full. The impact of the COVID-19 Pandemic has included businesses closed or partially closed with employees being laid off permanently or temporarily. The average of 150 delinquent utility bills has more than tripled since the COVID-19 State of Emergency was declared in Ohio, with delinquent bills currently totaling approximately \$140,000. Of the 547 delinquent accounts the date of the meeting, approximately 300 of those accounts are due to tenants being delinquent, and we understand the landlords, who have ultimate responsibility for the bills, have been advised of the tenant delinquency. Letters are also being sent to the delinquent customers asking them to meet with staff to establish a payment plan.

As elements of the State of Emergency are starting to be lifted, with businesses being able to reopen or partially reopen, some employees will be returning to work. However, it is recognized that for some of the delinquent accounts, a period greater than 90 days may be appropriate for the completion of a payment plan. To be able to work with customers who became delinquent as a result of the COVID-19 impact, the City administration has recommended that the 90 day period be extended to a period not to exceed 180 days. In addition, we were asked to consider permitting grants to these delinquent utility customers if grant funding or reimbursement becomes available from State or Federal sources if that delinquency is COVID-19 related.

RECOMMENDATION:

This Committee supports establishing provisions to assist the City's utility customers who have delinquent accounts due to the impact of the COVID-19 Pandemic, and we recommend that Section 909.05 be amended to include the following wording:

"For extensions of time for full payment of a utility bill for any delinquency scheduled for payment prior to July 1, 2020, the Director of Public Service and Safety may grant an extension of time with a written payment agreement for a period of time not to exceed 180 days and may issue grants to delinquent utility customers if grant funding or reimbursement is available from State or Federal sources, provided that the delinquency was substantially related to the Covid-19 Pandemic."

So that the provisions are effective as staff is working with those customers to whom the provisions are applicable, this Committee supports emergency legislation.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council

DATE: May 11, 2020

FROM: Recreation & Park Committee

SUBJECT: AUTHORIZING THE BOARD OF PARK COMMISSIONERS TO GRANT AN ELECTRIC RIGHT-OF-WAY AND EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY AT WACO PARK ASSOCIATED WITH THE CONAGRA FOODS, INC. EXPANSION

SUMMARY REPORT: *(To be read at Council meeting)*

This Committee met on May 11 to consider authorizing the Board of Park Commissioners to grant an electric right-of-way and easement to the Dayton Power and Light Company (DP&L) at Waco Park. DP&L plans an electric improvement in the area of Waco Park that will permit DP&L to maintain the reliability of an electric feed that is part of an expansion project at ConAgra Foods, Inc.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Board of Park Commissioners to grant a right-of-way and easement to the Dayton Power and Light Company at Waco Park. So that the expansion project at ConAgra Foods, Inc. can continue without delay, the Committee supports emergency legislation so that the easement document can be executed.

Respectfully submitted,

Bobby W. Phillips

John L. Terwilliger

Jeffrey A. Schilling, Chairman
Recreation & Parks Committee

DETAILED REPORT:

This Committee met on May 11, 2020 to consider authorizing the Board of Park Commissioners to grant an electric right-of-way and easement to the Dayton Power and Light Company (DP&L) at Waco Park. The meeting was remotely attended by Mayor Oda, Council President Lutz, Council Members Allen, Rozell, Schweser, Severt and Snee, the Director of Law, the Director of Public Service and Safety, members of the City staff, and citizens.

An expansion project at the ConAgra Foods, Inc. facility has necessitated improvements to DP&L facilities. The Waco Park easement is needed for DP&L to perform a Waco Street rebuild and split an existing circuit into two circuits. This will assist DP&L in maintaining reliability of an electric feed for customers including that needed to serve the ConAgra Foods, Inc. expansion. This matter has been reviewed by and recommended by the Board of Park Commissioners.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Board of Park Commissioners to grant a right-of-way and easement to the Dayton Power and Light Company at Waco Park. So that the expansion project at ConAgra Foods, Inc. can continue without delay, the Committee supports emergency legislation so that the easement document can be executed.

cc: Council, Mayor, Director of Law, Auditor, Director of Public Service and Safety, Clerk, file, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council
FROM: Recreation & Parks Committee
SUBJECT: Ordinance No. O-13-2020; Declaring Part of Archer Park as Surplus

DATE: May 11, 2020

SUMMARY REPORT: *(to be read at Council meeting)*

This Committee met remotely on May 11, 2020 to review declaring as surplus a 0.1221 acre portion of Archer Park located to the rear of IL 9405, as provided by Ordinance No. O-13-2020. The Committee members discussed concerns regarding the recommendation of the Board of Park Commissioners regarding the parcel. The Mayor requested that declaring this parcel and other parcels as surplus be suspended until certain actions have been taken. The Committee supports that request.

RECOMMENDATION: *(to be read at Council meeting)*

1. It is the recommendation of this Committee that Ordinance No. O-13-2020, declaring as surplus a portion of Archer Park, be denied.
2. It is the recommendation of this Committee that Council not consider declaring as surplus a portion of Archer Park located to the rear of Inlot 9405 or any parcel, including the sale of Waco Park, until such time as an investigation has been conducted and documented regarding encroachments onto the parcel of public property located to the rear of Inlot 9405, a survey of park land to identify encroachments onto public property has been completed, and there is an established policy and procedure related to considering public property being declared as surplus.
3. That the Clerk of Council forward a copy of this report to the Board of Park Commissioners.

Respectfully submitted,

Bobby W. Phillips

John L. Terwilliger

Jeffrey A. Schilling, Chairman
Recreation and Park Committee

DETAILED REPORT:

This Committee met remotely on May 11, 2020 to review a prior recommendation regarding declaring as surplus a 0.1221 acre portion of Archer Park located to the rear of IL 9405, as provided by Ordinance No. O-13-2020. The meeting was remotely attended by Mayor Oda, Council President Lutz, Council Members Allen, Rozell, Schweser, Severt and Snee, the Director of Law, the Director of Public Service and Safety, members of the City staff, and citizens.

As background:

- The Board of Park Commissioners recommendation that the parcel adjacent to Archer Park be declared as surplus was referred to this committee in February, 2020.
- On February 24 this Committee met and provided a recommendation of two members that the recommendation of the Board be followed; with the Chair recommending that the parcel not be declared as surplus and sold.
- On March 9 this Committee again met and recommended that the Board respond to questions provided by the Committee, after which the Committee would reconvene to forward a recommendation regarding declaring the parcel as surplus. The questions were regarding policies and procedures of the Park Board and the encroachments onto the parcel recommended to be declared as surplus.
- The Board provided responses to the Committee following their meeting of May 5. (We note that this was the first meeting of the Board following March 9 due to closings associated with the COVID-19 Pandemic.)
- A copy of the questions/responses is attached to this Committee Report.

At the start of the meeting, Mayor Oda provided the following comments:

"I am requesting that any/all surplus park property sales be suspended until an investigation regarding the encroachment and building of a permanent structure on city property at Archer Park is completed. This issue should never have been sent to this Council committee for approval without an investigation by the Park Board. As there are questions regarding the involvement of a Park Board employee, this adds an additional layer of difficulty to this issue. Multiple questions were asked of the Park Board at the last committee meeting on March 9, giving them another opportunity to conduct an investigation. As that did not happen, I am asking for this suspension until an investigation is done. As a part of this request, I am also asking for a detailed report of our park properties, their boundaries and any encroachments that may be in place. I am also asking that policies and procedures regarding the declaration and sale of surplus parcels be reviewed and/or further developed."

Mayor Oda further commended that the City's Human Resources Director could conduct the referenced investigation.

Committee member Terwilliger stated he did not have a concern with residents, in the proper fashion, approaching the City regarding purchasing adjacent property if the sale would help the City and provide a benefit for the requester. However, with this request and the encroachment onto public property and the way that may have happened, he supports base line guidelines being established and followed associated with declaring public property as surplus.

Committee member Phillips stated he finds the information regarding the request and the encroachment onto public property very disconcerting. He stated he supports the request of the Mayor that there needs to be policies and procedures established and followed related to declaring public property as surplus, and there be an inventory of parks to determine encroachments

Committee Chair Schilling read the following statement:

"Precedent –

First, we, as a Council or Committee, are not bound by precedent or decisions made by any prior Council or Committee. So what was decided or not decided in selling surplus park lands by prior City Councils or Committees in prior years should have no bearing on the decisions of this Committee or Council. The argument that because a certain parcel of park land was offered as surplus and sold in a prior year, and therefore this parcel should be offered as surplus carries no weight.

Gift of the Land to the City of Troy -

Almost forty years ago, Forrest Archer gave this land that is now called Archer Park, to the Citizens of Troy. He could have developed this land as he did many other parcels, but he chose to donate the land. In return, he asked that we be good stewards of the land and we responded by constructing and maintaining Archer Park. Today, Archer Park sits in the middle of one of the fastest growing residential areas in Troy. As this area continues to grow, the need for recreational parklands will only continue to grow as well. Who is to say what the recreational or parkland needs of this area will be in twenty or twenty five years from now. We may need every square inch of Archer Park.

The basketball court -

Today, we are being asked to offer for sale as surplus, City of Troy parklands on which a basketball court was constructed without the City's permission by the family that is now requesting that the parklands be declared surplus. There can be no question that the family knew that they were constructing a basketball court on City parkland property. This is not a case where the construction might have straddled the property line. This court is squarely and totally on City parkland property. Their argument that they were taking care of the land in question by mowing or otherwise maintaining the land and their request to possibly purchase the land are somehow tied together bears no weight. The City of Troy maintained the land as housing was being constructed by first hedge-hogging the growth and then as the surrounding properties developed, close mowing the field. No one from the City asked them to maintain or improve any of the property in question.

Most people would be outraged if a permanent structure was built on their property by someone else who then requested that the property and structure be put up for sale, giving them the chance to purchase it. On the merits, this is nothing more than one party encroaching on the land of another. The answer is simple. Yet some feel that the City of Troy should react differently and grant this over the top request because the City has so much parkland and this is such a small parcel and what difference does it make? It makes a big difference! The City should not reward bad behavior!

Good stewardship requires that this request be denied. The Parks Department has assured us that there is no problem with mowing and maintaining the area in question. The basketball court should be examined for any maintenance issues and potential liability issues and improvements or corrections be made as needed.”

Director of Law Kerber commented that enacting legislation related to the Mayor’s request is not necessary; rather the Committee Report can indicate the Committee’s concurrence with that request and the report be transmitted to the Board of Park Commissioners by the Clerk, as the report will outline the recommendation and comments of the Committee.

There was also a discussion about City staff performing a survey of alleys and possible encroachments into the alleys, with it commented that an alley project could take place after a survey of park land and encroachments thereon is completed.

RECOMMENDATION:

1. It is the recommendation of this Committee that Ordinance No. O-13-2020, declaring as surplus a portion of Archer Park, be denied.
2. It is the recommendation of this Committee that Council not consider declaring as surplus a portion of Archer Park located to the rear of Inlot 9405 or any parcel, including the sale of Waco Park, until such time as an investigation has been conducted and documented regarding encroachments onto the parcel of public property located to the rear of Inlot 9405, a survey of park land to identify encroachments onto public property has been completed, and there is an established policy and procedure related to considering public property being declared as surplus.
3. That the Clerk of Council forward a copy of this report to the Board of Park Commissioners.

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



TO: Alan Kappers, President, Troy Board of Park Commissioners
 FROM: Sue G. Knight, Troy Clerk of City Council
 DATE: March 12, 2020

SUBJECT: REQUEST FOR FURTHER INFORMATION RE ARCHER PARK PROPERTY

WE ARE NOT YELLING! CAPITAL LETTERS AND THE RED COLOR ARE BEING USED TO DIFFERENTIATE THE QUESTIONS FROM THE RESPONSES.

At its March 9, 2020 meeting, the City Council Parks and Recreation Committee discussed Ordinance O-13-2020, which would, based on the recommendation of the Board of Park Commissioners (Board), declare as surplus certain Archer Park property immediately southwest of 636 Shaftsbury Road. During that meeting, several questions were posed regarding the structures that were placed on Archer Park property by the owner of 636 Shaftsbury Road. Those questions are listed below.

Upon receipt of the Board's answers, another meeting of the Parks and Recreation Committee will be scheduled so that a recommendation to City Council can be forwarded.

Regarding the basketball court:

1. When was the court installed? **UNKNOWN**
2. Who built the structure? **UNKNOWN**
3. Did the Board of Park Commissioners give permission in advance of building the structure? **NO**
4. How was the park property accessed by a concrete truck to place the concrete and was permission requested/granted/documentated? **UNKNOWN**
THE BOARD HAS NOT BEEN ABLE TO QUESTION THE PARK EMPLOYEE THAT WAS POSSIBLY INVOLVED DUE TO HIS REQUEST FOR UNION REPRESENTATION.

Regarding the shed:

1. If the City did not purchase the shed, who initially owned the shed? **IT IS BELIEVED THAT THE SHED WAS THE PROPERTY OF THE TROY SOCCER ASSOCIATION.**
2. What year was it originally purchased or obtained? **UNKNOWN**
3. Was it located on park property; **THE SHED WAS LOCATED ON PARK PROPERTY AT ONE TIME.** If so, where; how was the location determined and authorized? **THE RECOLLECTION OF MR. KAPPERS IS THAT A TROY SOCCER ASSOCIATION REPRESENTATIVE CAME TO A PARK BOARD MEETING AND ASKED PERMISSION TO PLACE A SHED ON PARK PROPERTY TO STORE THE CLUB'S NETS AND EQUIPMENT. PERMISSION WAS GIVEN SUBJECT TO THE PLACEMENT OF THE SHED IN A LOCATION COORDINATED WITH THE PARK SUPERINTENDENT (TIM MERCER).**

Alan Kappers, President, Troy Board of Park Commissioners
 March 12, 2020 - Page 3 of 3

7. After answering the above questions, does it remain the Board's recommendation to declare this property surplus, **MOST CERTAINLY** and, if so, is there a desire to expand the recommendation to include the entire area between Partial Inlot 8670 and Inlot 11322? **NOT AT THIS TIME. ANY REQUEST WOULD BE REVIEWED ON A CASE BY CASE BASIS.**

cc:
 Mayor Robin Oda
 Council Parks and Recreation Committee
 Members of the Board of Park Commissioners
 Grant Kerber, Law Director

4. Did the Board provide the City with any information regarding having the shed on City property, and its disposition? **IT IS BELIEVED THAT A "CITY" REPRESENTATIVE WAS PRESENT AT THE PARK BOARD MEETING WHERE PERMISSION WAS GRANTED.**
5. Who determined the shed was surplus/was the process followed for the disposition of the shed and moving of the shed? **UNKNOWN, AS THE SHED WAS NOT THE PROPERTY OF THE PARK BOARD.**
6. When did the owner of 636 Shaftsbury take possession of the shed and how did that occur, and what is the documentation? **UNKNOWN.**
7. If it was moved from City property, who transported it and how was it transported? **UNKNOWN.**

Regarding the process followed:

1. Does the Board utilize a standard process, set of criteria or any guidelines when evaluating requests such as this one? **THE BOARD HAS NOTHING IN WRITING BUT REVIEWS SUCH ISSUES ON A CASE BY CASE BASIS. THE PROPERTY IS VISITED BY THE PARK BOARD TO DETERMINE THE CURRENT USE OF THE PROPERTY AND ITS FUTURE BENEFIT, IF ANY, TO THE PARK. If not, should the Board consider creating one or each request be considered on a case-by-case basis? SEE PRIOR RESPONSE.**
2. Was any investigation done by the Board when this request was made, particularly as to the unusual circumstances (i.e., construction being completed well before request to the Board)? **IN THIS CASE THE BOARD FOLLOWED THE PROCEDURE SET FORTH IN 1. ABOVE.**
3. Did the Board discuss any other remediation options before recommending the property as surplus (i.e., orders to remove and restore the land to greenspace, confiscation of the structures, etc.)? **YES. THE BOARD DETERMINED THAT THE PROPERTY IN QUESTION IS OF NO FUTURE USE TO THE PARK, THAT THERE WAS NO BENEFIT TO HAVING THE ENCROACHMENT REMOVED, BUT THAT THE OWNER OF THE ADJOINING PROPERTY SHOULD PAY FAIR MARKET VALUE FOR THE PROPERTY AND PAY ALL COSTS ASSOCIATED WITH THE TRANSFER, INCLUDING, BUT NOT LIMITED TO, SURVEY, ADVERTISING AND TRANSFER COSTS. THE OWNER AGREED TO DO SO IF THE OWNER IS THE SUCCESSFUL BIDDER.**
4. Are there other structural encroachments onto City- or Board-owned property **IT IS BELIEVED THAT THERE MAY BE ADDITIONAL ENCROACHMENTS OF DIFFERENT SIZES AND TYPES ON OTHER PARK AND CITY PROPERTIES, WHICH ENCROACHMENT CANNOT BE ASCERTAINED WITHOUT THE AID OF A LICENSED SURVEYOR, WHICH COST AND EXPENSE SHOULD NOT BE ENTERED INTO EXCEPT FOR THOSE CASES OBVIOUS AND SERIOUS IN NATURE. and, if so, will the Board support an effort by City staff to inventory all property, identify encroachments and then provide notice to offending property owners? DEPENDS ON THE NATURE OF THE ENCROACHMENT AND THE SERIOUS NATURE OF THE ENCROACHMENT. SOME ENCROACHMENTS MAY NOT WORTH THE TROUBLE, EXPENSE AND POLITICAL CAPITAL TO EVICT THE ENCROACHMENT.**
5. Are there written policies in place whereby Park staff is required to notify the Board when encroachments have occurred? **NO**
6. Is staff routinely trained on all City policies, including customer service, harassment, ethics, and other personnel matters? **YES, PER THE CITY HR DIRECTOR. IT IS STRONGLY SUGGESTED THAT ETHICS TRAINING BE IMPLEMENTED ON AN ANNUAL BASIS.**



1st ed 5-4-20
Jnd

RESOLUTION No. R-32-2020

Dayton Legal Blank, Inc.

RESOLUTION ADOPTING THE CITY OF TROY, OHIO AMERICANS WITH DISABILITIES (ADA) TRANSITION PLAN AND AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO AUTHORIZE ROUTINE UPDATES TO SAID PLAN

WHEREAS, the City of Troy is required to comply with the Americans with Disabilities Act (ADA); and

WHEREAS, in accordance with Title II of the ADA (28 CFR Sec. 35), the City of Troy, Ohio has performed a self-evaluation to provide an American with Disabilities (ADA) Transition Plan of City facilities, services, policies and practices with regard to accessibility; and

WHEREAS, the City of Troy having an approved American with Disabilities (ADA) Transition Plan in place is an element in the submittal of future funding and grant applications;

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

SECTION I: That the Council of the City of Troy, Ohio hereby approves the Americans with Disabilities Act Transition Plan, in accordance with the plan now on file with the Director of Public Service and Safety of the City of Troy, Ohio, and further authorizes the Director of Public Service and Safety of the City of Troy, Ohio, to make future routine updates to the Americans with Disabilities Act Transition Plan.

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

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

RESOLUTION No. R-33-2020

Dayton Legal Blank, Inc.

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO THE PY 2020 CHIP PROGRAM PARTNERSHIP AGREEMENT BY AND BETWEEN THE MIAMI COUNTY BOARD OF COMMISSIONERS, THE CITY OF PIQUA, OHIO, AND THE CITY OF TIPP CITY, OHIO AND THE CITY OF TROY, OHIO FOR THE OHIO DEVELOPMENT SERVICES ADMINISTRATION (ODSA) COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) PROGRAM AND DECLARING AN EMERGENCY

WHEREAS, the Miami County Board of Commissioners (Applicant/Grantee) in conjunction with the Partnering Jurisdictions, will be applying for an \$815,000.00 CHIP Program Competitive Grant comprised of federal Community Development Block Grant (CDBG) funds, federal HOME Investment Partnership (HOME) funds, and Ohio Housing Trust Funds (OHTF); and

WHEREAS, the Ohio Development Services Administration (ODSA) requires the designation of an Applicant/Grantee in order for a CHIP Program Partnership to apply for CHIP Program funding; and

WHEREAS, the ODSA requires the execution of a Partnership Agreement between the Applicant/Grantee and other Partnering Jurisdictions that are also eligible to receive CHIP Program funds in the event the Applicant/Grantee and the other Partnering Jurisdictions are willing to mutually form a CHIP Program Partnership; and

WHEREAS, upon the execution of a Partnership Agreement, the Partnering Jurisdictions become a part of the Applicant/Grantee's CHIP Program for the purposes of program planning, administration, implementation, fiscal obligation, and closeout for the lifetime of the CHIP Program grant period; and

WHEREAS, the ODSA requires the Partnership Agreement to state that it covers all CHIP Program funds awarded from the ODSA's CDBG, HOME and OHTF allocations, and remains in effect until the CHIP Program activities are completed, all of the funds are expended and the grant is closed out; and

WHEREAS, the ODSA requires the Partnership Agreement to contain a statement that neither the Applicant/Grantee nor the Partnering Jurisdictions can terminate or withdraw from the Partnership Agreement while it remains in effect; and

WHEREAS, the ODSA requires the Partnership Agreement to outline the responsibilities of both the Applicant/Grantee and the Partnering Jurisdictions, including a description of the Applicant/Grantee's oversight process, records availability for monitoring purposes, and how Program Income will be managed; and

WHEREAS, the ODSA requires the governing body of the Applicant/Grantee and the governing body of each Partnering Jurisdiction to authorize the Partnership Agreement;

NOW, THEREFORE, BE IT RESOLVED 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 enter into the PY 2020 CHIP Program Partnership Agreement by and between the Miami County Board of Commissioners, the City of Piqua, Ohio, and the City of Tipp City, Ohio, for the Ohio Development Services Administration (ODSA) Community Housing Impact and Preservation (CHIP) Program.

SECTION II: That this Resolution 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 the commitment of the City of Troy, Ohio to participate in this program must be received by the Board of Miami County Commissioners as soon as possible so that all application documents have been received and compiled prior to June 24, 2020, NOW WHEREFORE this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

167 3-2
2nd 3-30
4th 4-20
5th 5-4-20

ORDINANCE No. 0-13-2020

Dayton Legal Blank, Inc.

ORDINANCE DECLARING MUNICIPALLY OWNED REAL PROPERTY AS NO LONGER NEEDED FOR MUNICIPAL PURPOSES AND AUTHORIZING THE SALE OF SUCH EXCESS PROPERTY

WHEREAS, the Board of Park Commissioners of the City of Troy, Ohio has identified a parcel of real property within Archer Park that is no longer needed for municipal purposes, and recommended that said parcel be declared surplus and sold; and

WHEREAS, state law requires that such land be sold after advertisement and to the highest bidder,

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 authorized to advertise for bids and enter into any required contract for the sale of the 0.1221 acres of real property listed on Exhibit "A" attached hereto and made a part hereof, which property is found to be no longer needed for any municipal purpose, in accordance with state law and the specifications now on file.

SECTION II: That the Director of Public Service and Safety is hereby authorized to execute any documents necessary for the sale and transfer of the property listed on Exhibit "A", including a deed.

SECTION III: That the Director of Law is hereby authorized to prepare any deeds and documents to complete the sale and transfer of the property listed on Exhibit "A".

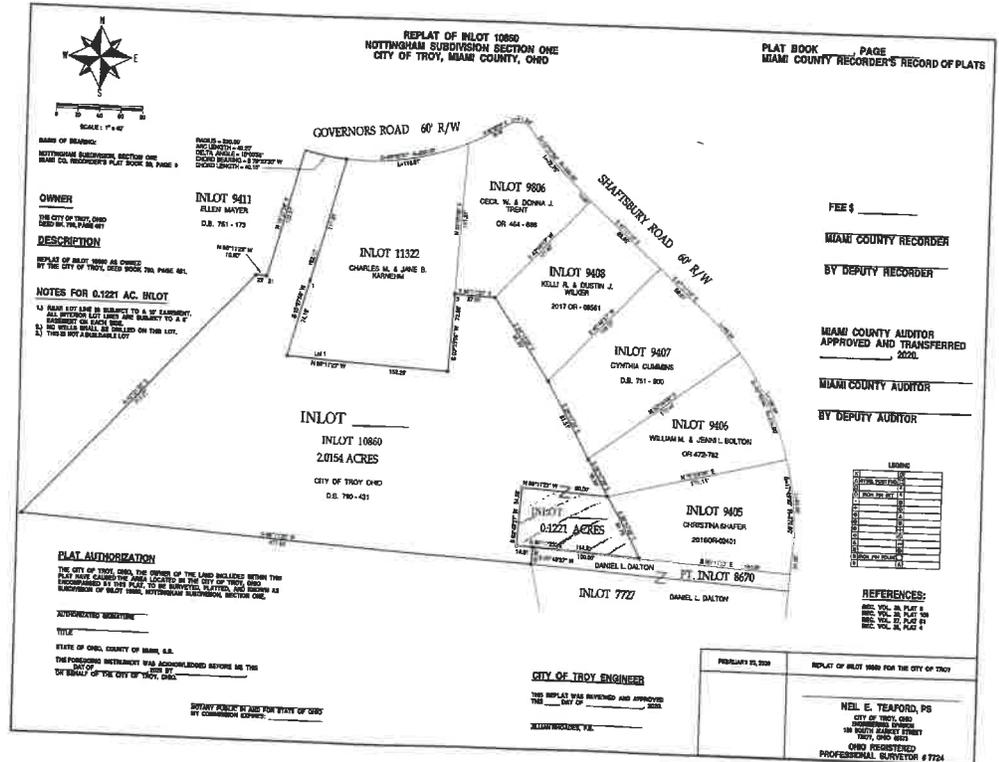
SECTION IV: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

EXHIBIT A



PLAT BOOK _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NAME OF SUBDIVISION:
NOTTINGHAM SUBDIVISION SECTION ONE
MIAMI CO. RECORDER'S PLAT BOOK 28, PAGE 9

OWNER:
THE CITY OF TROY, OHIO
D.B. 781-170

DESCRIPTION:
REPLAT OF INLOT 10860 AS SHOWN
BY THE CITY OF TROY, OHIO, PAGE 9.

NOTES FOR 0.1221 AC. INLOT:
1. ALL LINES ARE TO BE SURVEYED TO A 1/4" TOLERANCE.
2. ALL LINES ARE TO BE SURVEYED TO A 1/4" TOLERANCE.
3. NO METERS SHALL BE CALLED ON THIS LOT.
4. THIS IS NOT A SURVEYABLE LOT.

PLAT AUTHORIZATION:
THE CITY OF TROY, OHIO, THE OWNER OF THE LAND INCLUDED WITHIN THIS
PLAT HAS CAUSED THE SAME TO BE SURVEYED BY THE CITY OF TROY, OHIO,
RECORDED AS THIS PLAT, AS TO BOUNDARIES, DISTANCES, AND OTHER AS
REQUIREMENTS OF SAID STATE, NOTTINGHAM SUBDIVISION SECTION ONE.

STATE OF OHIO, COUNTY OF MIAMI, O.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2020, BY
____ OF THE CITY OF TROY, OHIO.

SHOWN PUBLIC BY ACT FOR STATE OF OHIO
BY COMMISSIONER _____

CITY OF TROY ENGINEER
THIS INSTRUMENT WAS REVIEWED AND APPROVED
THIS _____ DAY OF _____, 2020.
MELINDA BROWN, P.E.

FEE \$ _____
MIAMI COUNTY RECORDER
BY DEPUTY RECORDER _____
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED
2020.
MIAMI COUNTY AUDITOR
BY DEPUTY AUDITOR _____

LENDING	
1	_____
2	_____
3	_____
4	_____
5	_____
6	_____
7	_____
8	_____
9	_____
10	_____
11	_____
12	_____
13	_____
14	_____
15	_____
16	_____
17	_____
18	_____
19	_____
20	_____
21	_____
22	_____
23	_____
24	_____
25	_____
26	_____
27	_____
28	_____
29	_____
30	_____

REFERENCES:
REC. VOL. 28, PAGE 9
REC. VOL. 28, PAGE 10
REC. VOL. 28, PAGE 11

FEBRUARY 25, 2020
REPLAT OF INLOT 10860 FOR THE CITY OF TROY
NEL E. TEAFORD, PS
CITY OF TROY, OHIO
150 SOUTH BROAD STREET
TROY, OHIO 45329
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

ORDINANCE No. 0-25-2020

Dayton Legal Blank, Inc.

**ORDINANCE AUTHORIZING THE ACCEPTANCE OF
PARCEL NO. D08-251090, LOCATED AT 124 ASH
STREET BY THE CITY OF TROY, OHIO AND
DECLARING AN EMERGENCY**

WHEREAS, the City of Troy, Ohio is the owner of the real estate at 110 Ash Street, Parcel No. D08-010866, known as the Lincoln Community Center; and

WHEREAS, Parcel No. D08-251090, with an address of 124 Ash Street, is owned by the Lincoln Community Center Association, Inc.; is to be included in a new building construction located adjacent to 110 Ash Street, Parcel No. D08-010866; and both parcels need to be in the same ownership to allow for the construction; and

WHEREAS, the Lincoln Community Center Board of Trustees has approved the transfer of Parcel No. D08-251090, with an address of 124 Ash Street, to the ownership of the City of Troy so that the new building can be constructed;

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

SECTION I: That the Council of the City of Troy, Ohio, hereby accepts ownership of the .37400 Acre Parcel No. D08-251090, with an address of 124 Ash Street, Troy, Ohio.

SECTION II: That the appropriate officials of the City of Troy, Ohio are authorized to prepare any necessary documents and sign any necessary documents to complete such transfer of the .37400 Acre Parcel No. D08-251090, with an address of 124 Ash Street, Troy, Ohio from the ownership of the Lincoln Community Center Association, Inc. to the City of Troy, Ohio, including an official deed for conveyance.

SECTION III: That this Ordinance is declared to be emergency legislation, necessary for the immediate preservation of the public peace, health, and safety, and for such further reason that Parcel No. D08-251090 and Parcel No. D08-010866 need to be placed into one ownership and combined into a single parcel so that the Lincoln Community Center new construction project can remain on schedule; **NOW, WHEREFORE**, this Ordinance shall be effective upon its adoption and approval by the Mayor.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

ORDINANCE No. 0-27-2020

Dayton Legal Blank, Inc.

ORDINANCE AUTHORIZING THE BOARD OF PARK COMMISSIONERS OF THE CITY OF TROY, OHIO TO EXECUTE THE DAYTON POWER AND LIGHT COMPANY GRANT FOR ELECTRIC RIGHT OF WAY AND EASEMENT AT WACO PARK, AND DELCARING AN EMERGENCY

WHEREAS, the Dayton Power and Light Company has requested that the Board of Park Commissioners grant a ten foot wide Electric Right of Way and Easement at Waco Park; and

WHEREAS, said Electric Right of Way and Easement is associated with the Dayton Power and Light Company making improvements to maintain the reliability of an electric feed for customers including an expansion currently underway for ConAgra Foods, Inc. in Troy, Ohio; and

WHEREAS, the Board of Park Commissioners has recommended that the Council of the City of Troy, Ohio Troy City authorize the granting of the Electric Right of Way and Easement at Waco Park.

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

SECTION I: That the Board of Park Commissioners of the City of Troy, Ohio, is authorized to execute the Dayton Power and Light Company Grant for Electric Right of Way and Easement at Waco Park, in substantial conformance with Exhibit A attached hereto and made a part hereof.

SECTION II: 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 the Electric Right of Way and Easement needs to be executed without delay so that the ConAgra Foods, Inc. expansion continues without delay; **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



TROY PLANNING COMMISSION

MEMORANDUM

TO: Mr. Lutz President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: May 6, 2020
SUBJECT: **NOTICE OF PUBLIC HEARING ON PROPOSED REZONING OF A 0.61 ACRE PARCEL, PARCEL NO. D08-057920, WITH THE ADDRESS OF 430 KIRK LANE, FROM R-4, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO OC-1, OFFICE COMMERCIAL DISTRICT**

On April 22, 2020, the Troy Planning Commission considered the rezoning of Parcel No. D08-057920, a parcel consisting of 0.61 acres with the address of 430 Kirk Lane, from R-4, Single-Family Residential District, to OC-1, Office Commercial District. The owner/applicant is Phillip Wray. This is the location of a former KinderCare. The applicant stated that the plan is to use the existing structure as an event venue and meeting space, which is permitted in the OC-1 zoning district.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that Parcel No. D08-057920, a parcel consisting of 0.61 acres with the address of 430 Kirk Lane, be rezoned from R-4, Single-Family Residential District, to OC-1, Office Commercial District, based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code;
- The proposed rezoning creates the desired effect of a buffer district with the surrounding zoning districts;
- Proposed use is consistent with permitted uses in the OC-1 district;
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the June 1 meeting of Council.

encl.

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	April 22, 2020
SUBJECT:	Rezoning: 430 Kirk Lane Lot D08-057920 (0.61 acre, 26,572 sq. ft.)
OWNER:	Phillip Wray
APPLICANT:	Phillip Wray

BACKGROUND:

Phillip Wray, has requested for Planning Commission to consider allowing the rezoning of 430 Kirk Lane, parcel D08-057920 (0.61 ac.). Currently the property is zoned R-4 Single Family Residential: 9,000 square feet, and the applicant requests that the zoning of the parcel be rezoned to OC-1 Office Commercial District.

The land, consisting of 26,572 sq. ft. is currently developed with 4,700 square feet, vacant building that was previously used as a commercial day care facility. The other surrounding zoning districts are B-2 General Commercial District to the north and west, and the R-4 Single Family Residential to the northeast and east.

DISCUSSION:

The applicant cited the reasons for the proposed rezoning is to be able to use the property for an event venue and meeting space as permitted in the OC-1 zoning district. (*Exhibit A*) The current building was designed and constructed meeting the commercial codes for occupancy as a commercial day care facility. A submitted site has been attached. (*Exhibit C*)

The Zoning Code describes the current R-4 zoning district as “designated to provide accommodate single-family dwellings on lots with areas of at least nine thousand (9,000) square feet per dwelling unit. This district is mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future.” “The Comprehensive Plan describes the R-4 District as a medium to high density.”

The Zoning Code describes the proposed OC-1 zoning district as “designed to accommodate a mixture of office and commercial uses consisting of groupings of professional, research, executive, administrative, accounting, clerical, stenographic and similar uses. Residential development is not permitted in the district. This district is designed and intended to act as a buffer. This district is mapped along major thoroughfares, near hospitals, and as a transitional area between nonresidential and nonresidential uses.”

Attached to this report is a map showing the surrounding zoning districts and properties within a two hundred and fifty-foot radius of the land proposed to be reclassified. (*Exhibit D*)

The City of Troy Comprehensive Plan, Economic Development Goal #8: Troy can re-establish local ownership in our business districts, and continue to allow us to promote on-going programs supported by the Development Department.

The new ownership of this property is local and accomplishes the Goal set forth in the comprehensive plan. This rezoning will allow a vacant building to be utilized once again. Giving the northeast area of the city another resource and continue the positive development in this area. The rezoning request would allow the owner to do more with the building than permitted in the residential zoning, with similar low intense uses than the surrounding area. The rezoning will act as a buffer from the general commercial activity along N. Market Street.

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 proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(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.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use should not have any adverse effects in the area and is similar to the previous use and the existing commercial uses that currently exist in the surrounding area.

(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 is compatible and similar to the uses that currently exist in the surrounding area.

(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.

All utilities can be provided.

(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.

In the vicinity of the subject property, there is no available vacant land with the OC-1 zoning classification. Additionally, there is only one vacant lot of OC-1 zoning in City limits.

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

This would not correct any errors in the application of the Zoning Code.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not recommend a public hearing.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning is consistent with both the desired goals of the Comprehensive Plan and existing design of the property. The proposed rezoning provides a buffer between the general commercial district and the neighborhood. The building was built as a commercial structure, and having it occupied as a low intense commercial use is appropriate.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from R-4 Single Family Residential to OC-1 Office Commercial District, based on the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning creates the desired effect of a buffer district with the surrounding zoning districts; and
- Proposed use is consistent with permitted uses in the OC-1 district; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: 4/22/20
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION
(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 430 KIRK LN

being lot number(s) 6525 199.9 from Residential to OC1
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER		APPLICANT	
Name	<u>Phillip Wray</u>	Name	<u>Phillip Wray</u>
Address	<u>4044 W. ST RT 41</u>	Address	<u>4044 W. ST RT. 41</u>
City	<u>Troy</u>	City	<u>Troy</u>
State	<u>Ohio</u>	State	<u>Ohio</u>
Zip Code	<u>45373</u>	Zip Code	<u>45373</u>
Phone No.	<u>937-776-3521</u>	Phone No.	<u>937-776-3521</u>
Fax No.	<u>937-552-9210</u>	Fax No.	<u>937-552-9210</u>
Email	<u>absolute310@gmail.com</u>	Email	<u>absolute310@gmail.com</u>
The applicant is the <u>OWNER</u> of the property, which is subject to this application. (State the interest of the applicant)			

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$150.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

[Signature]
(Applicant Signature)

Subscribed and sworn to before me this 10th day of April, 2020

My Commission Expires October 6, 2024
(Month/Date/Year)



[Signature]
(Notary Public)

(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

<input checked="" type="checkbox"/>	EXHIBIT A	Reasons for Zoning Reclassification
<input checked="" type="checkbox"/>	EXHIBIT B	Legal Description
<input checked="" type="checkbox"/>	EXHIBIT C	Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
<input checked="" type="checkbox"/>	EXHIBIT D	Site Map with Zoning & Owners within 250 feet of parcel
<input checked="" type="checkbox"/>	EXHIBIT E	Property Owners List within 250 feet of parcel
<input checked="" type="checkbox"/>	Labels	Two (2) Sets of Mailing Labels of Property Owners
<input checked="" type="checkbox"/>	Copies	(1) Complete Electronic Set
<input checked="" type="checkbox"/>	Map(s)	County Tax Map(s)
<input checked="" type="checkbox"/>	Filing Fee	Check issued to City of Troy for \$150.00

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

_____ PUBLIC HEARING DATE

_____ RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: _____ 2nd: _____ 3rd: _____ PUBLIC HEARING DATE

_____ COUNCIL COMMITTEE RECOMMENDATION

Approved: _____ Denied: _____ CITY COUNCIL ACTION

Ordinance Number: _____

Effective Date: _____

Revised 10/25/11

Robert Watson

From: Phil Wray <absolute310@gmail.com>
Sent: Monday, April 13, 2020 1:23 PM
To: Robert Watson
Subject: Re: 430 Kirk - Rezoning

IM WANTING TO CHANGE ZONING TO OC-1 FROM RESIDENTIAL. IM WANTING TO HOLD MEETINGS AN MAYBE PARTYS. HAVE PEOPLE WANTING TO RENT FOR SCRAPBOOKING AN BIRTHDAY PARTYS.WEDDING RECEPTIONS.. THANK YOU ..PHILLIP WRAY

On Mon, Apr 13, 2020 at 11:16 AM Robert Watson <robert.watson@troyohio.gov> wrote:

Mr. Wray,

As discussed over the phone here is my email address. That we were still needing for the rezoning request "The Reasons for seeking a change in the zoning classification or zoning text."

Robert A. Watson

Zoning Inspector
Development Department
City of Troy
100 S. Market Street
Troy, OH 45373
937-339-9481
robert.watson@troyohio.gov

www.troyohio.gov

Exhibit B



Handwritten notes: 'mi' and 'MAM CM'

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019OR-14226
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/26/2019 10:30:41 AM
REFERENCES 0
RECORDING FEE 34.00
PAGES: 1

TRANSFERRED
In compliance with ORC 319.202 \$ 50
MATTHEW W. GEARHARDT, Miami Co. Auditor

Handwritten signature: Kludia Olinger
NOV 20 2019

Total Fee: \$ 165.00
ORC 319.54 \$ 72.50
ORC 322.02 \$ 82.50
Exempt

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY DGS DATE 11-20-19

NE49

General Warranty Deed *

Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001, for valuable consideration paid, grant(s) with general warranty covenants, to Phillip Wray, whose tax-mailing address is 891 N. Market St., Troy, OH 45373, the following REAL PROPERTY:

Situated in the County of Miami in the State of Ohio and in the City of Troy:
Being in Lot No. SIX THOUSAND FIVE HUNDRED TWENTY-FIVE (6525) as recorded on the Plat Records of Miami County, Ohio, at Plat book 12, Page 17.

Parcel No. D08-057920

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND CONVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTEREST PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: Volume 0720, Page 521 Of the Deed Records of Miami County, Ohio.

The undersigned has hereunto set her hand(s) this 30th day of October, 2019.

Handwritten signature: Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001

Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001

Michigan
State of Ohio County of Kent ss:

This is an acknowledgment clause; no oath or affirmation was administered to the signer. BE IT REMEMBERED, That on this 30th day of October, 2019, before me, the subscriber, a Notary Public in and for said state, personally came, Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001 the Grantor(s) in the foregoing deed, and acknowledge the signing thereof to be her voluntary act and deed. IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Handwritten signature of Notary Public

Notary Public

This instrument was prepared by: Jeffrey W. Gammell, Attorney at Law
7925 Paragon Rd.
Dayton, Ohio 45459

MORGAN E BARONE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires March 13, 2024
Acting in the County of Kent

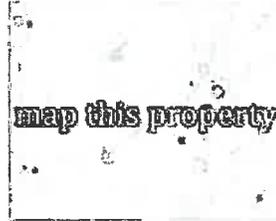
* See Sections 5302.05 and 5302.06 Ohio Revised Code



Data For Parcel D08-057920

Base Data

Parcel: D08-057920
Owner: WRAY PHILLIP
Address: 430 KIRK LN



Tax Mailing Address

Tax Mailing Name: WRAY PHILLIP
Address: 891 N MARKET ST
City State Zip: TROY OH 45373

Owner Address

Owner Name: WRAY PHILLIP
Address: 430 KIRK LN
City State Zip: TROY OH 45373

Geographic

City: TROY
Township: CONCORD
School District: TROY CSD

Legal

Legal Acres: 0.61	Homestead Reduction: NO
Legal Description: IN LOT 6525 199.9	2.5% Reduction: NO
Land Use: 418 - DAYCARE - PRIVATE SCHOOL	Foreclosure: NA
Neighborhood: 00100	Board of Revision: NO
Number Of Cards: 1	New Construction: NA
Annual Tax (Does not include delinquencies.): \$2,955.66	Divided Property: NA
Map Number: 011018.4-18-013-00	Routing Number: 011018.4-18-013-00

Photos



008057920 05/21/2007
 [+] Click to enlarge.

The CAMA data presented on this website is current as of 4/9/2020 12:32:13 AM.

Exhibit D

Zoning Districts within 250 feet of 430 Kirk Lane:

B-2: General Business District

R-4: Single Family Residential





ITEMS OF INTEREST

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

FROM: Patrick E. J. Titterington, City Director 

DATE: May 15, 2020

We are providing the following for your information:

- Recreation Director Ken Siler has provided the following:
 - Shelter reservations have been cancelled through Thursday, May 21
 - Recreation Staff cancelled the first sessions of youth recreational programs for the month of June. Staff is hopeful they can offer the sessions that take place in July.
 - The start of summer ice will be delayed until there is direction from the State on reopening ice rinks and updated mass gathering numbers
 - The opening of the Troy Aquatic Park is currently delayed until further details are provided from the State about the reopening of swimming pools

- Employment Information:
 - Ken Parks was promoted to the Superintendent position at the Wastewater Treatment Plant effective May 11.
 - Ryan Trottier and Bruce Absher were appointed Firefighter/EMT Basic as of May 13.
 - Bruce Eliason was promoted to the position of Lead Operator in the Street Division effective May 18.

- Due to Covid-19, The Veterans Memorial Honor Guard of Troy announced their decision to cancel the usual Memorial Day ceremonies at Riverside Cemetery. The organization will have a very limited recognition of Memorial Day.

Upcoming Events in Downtown Troy

June 13	9:00-12:00	Downtown Troy Farmers Market (on South Cherry Street) is scheduled to commence June 13 – September 26
June 19	7:30 pm	Concert on Prouty – The Crane Wives

Upcoming Events at Treasure Island Park

June 24	Dusk	Star Wars – The Rise of Skywalker Movie (pg-13)
June 26	7:30 pm	Concert – Brass Tracks Band



Calendar of Meetings

May 18	7:00 pm	Council
May 20	4:00 pm	Recreation Board
May 26	6:00 pm	Council Committee and Work Session
May 27	3:30 pm	Planning Commission
June 1	7:00 pm	Council
June 2	4:00 pm	Park Board
June 8	6:00 pm	Council Committee and Work Session
June 10	3:30 pm	Planning Commission
June 15	7:00 pm	Council
June 17	4:00 pm	Recreation Board
June 22	6:00 pm	Council Committee and Work Session
June 24	3:30 pm	Planning Commission

Reports from other departments are attached.

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

Enclosure

cc: Department H



**Operations
Items of Interest**
May 15, 2020

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 307 tons of residential trash since the last report of 303 tons
- Handled 11 trash complaints and one recycling complaint
- Collected yard waste bags and bundled brush
- Worked on installing replacement signs in zone two of our fifteen-year total sign replacement program
- Inspected guard rails within the City and making a list of needed repairs
- Assisted with weed whipping and mowing at the cemetery
- Mowed rights-of-way
- Painted crosswalks around Public Square
- Painted a new parking pattern in front of Hobart Institute of Welding Technology on Trade Square East
- Began asphaltting operations starting with street openings in various areas of the city

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed
- Department repaired a damaged underground streetlight wire at Duke Park
- Repaired a fluorescent light in the public records room at the Police Department
- Repaired several lights in the medic bay at Fire Station 1
- Removed the overhead electrical wiring on the North Market Street bridge for an ODOT contractor. The overhead wires will conflict the contractor's equipment while making the repairs.
- Straightened the PED crossing at Ferguson Drive
- Repaired several lights in City Hall
- Repaired several overhead signs at the intersection of West Main Street and Adams Street and North Market Street and Staunton Road
- Installed a new motor in the lighthouse at Treasure Island Park. The motor is used to rotate the light.

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 bacteria and pressure tests on new water lines for Harrison-Atlantic Street Project
- Repaired a main break on Maplecrest Drive
- Replaced a 4" valve on Crescent Drive
- Upgraded water services on West Franklin Street and one on Scott Street
- Made shut downs for the Family Abuse Shelter project on Crescent Drive
- Changed a manhole to a valve box on East West Street
- Cleaned debris from catch basin on Grant Street
- Used crane truck to assist with removing old scoreboard and installing a new scoreboard at Duke Park
- Hydro excavated electric line in Duke Park for the electricians
- Used crane truck to assist replacing stone at Rosehill Cemetery

Wastewater Treatment Plant – Ken Parks

- Hazen & Sawyer has been chosen as the engineering firm for the blower replacement project. As part of this project, we will be performing additional wastewater testing for the next two months, to collect additional data so that Hazen & Sawyer can perform modeling of the plant's treatment process. This modeling will help determine if improvements can be made to our treatment process to make our current mode of operation more efficient, if we can increase treatment capacity by retrofitting the tanks and equipment in use now, or if a plant expansion will be necessary.

Water Treatment Plant – Jeff Monce

- For the month of April 2020, the WTP pumped a total of 94.001 million gallons (MG) to the Troy distribution system and customers in Miami County (avg. 3.13 MG/day), a 4.9% decrease from April 2019 production. Total precipitation recorded at the WTP for April was 2.43". Respective totals for April in previous years are:

2019: 98.885 MG: 3.59"
2018: 104.930 MG: 4.21"
2017: 104.356 MG: 3.98"
2016: 100.373 MG: 3.05"
2015: 101.651 MG: 4.72"
2014: 103.817 MG: 6.39"
2013: 120.765 MG: 4.13"
2012: 123.590 MG: 1.34"
2011: 109.412 MG: 8.73"

- 10 bulk water account holders withdrew a total of 214,220 gallons from the WTP Bulk Water Station during April. Total revenue was \$2,018.30.
- 10.86 million gallons were pumped to the Extra High Service zone by the Booster Station in the last recorded period, for an average daily consumption of 0.319 MG, an 11% drop from April 2019.
- Chemical and mechanical cleaning of Well 17 at the Miami Shores Golf Course is finished. Video inspections and pump tests will be conducted within the next two weeks to complete work at this well.
- Sludge removal by vendor is complete, with 3,574 dry tons removed at no charge under the Troy-Dayton Lime Agreement, saving \$145,000 at current removal costs.
- Maintenance staff completed repairs to the air stripper water level and blower pressure unit, and a difficult install of improved sludge valve seals for Train 2 clarifiers.

**Items of Interest
Engineering Department
May 15, 2020**

PROJ # PROJECT TITLE PROJECT STATUS

PUBLIC WORKS AND CITY FACILITY PROJECTS

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 complete, and right-of-way is being certified by ODOT. Project will bid in Spring 2021.
2016-13	Riverside Drive Phase 2	This project encompasses Riverside Drive from the Cemetery Maintenance Building to Orchard Drive. Punch list is complete and project is closed out. Funding reimbursement was received from OPWC.
2016-20	Dam Removal Feasibility Study	FlatLand Resources, LLC of Muncie, IN was authorized to perform the feasibility study. FlatLand is coordinating with Arcadis to understand how a potential removal would effect the west wellfield. The City along with Arcadis discussed with US EPA the affect of groundwater if the dam were removed. A final public meeting is on hold due to the COVID-19.
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. Water main and service replacement is ongoing.
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 relocations. Utility coordination and design continues. Phase 1 Stage 2 plans and Phase 2 Stage 1 plans have been submitted to ODOT. Public meeting comments are being compiled and incorporated into design as applicable. Reverse angle parking pilot areas are being explored.
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 has finalized the transition plan; the transition plan will be presented to Council.
2019-02	Fire Station 1 Replacement	KZF Design, Inc. of Cincinnati, Ohio was awarded the design for the new fire station. Design is progressing with site design, rezoning, demolition of the existing building, and interior building layout. Approval of demolition of the existing building at 110 E Canal Street was approved by the Planning Commission.
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. Choice One Engineering is progressing with design of the street reconstruction.

**Items of Interest
Engineering Department
May 15, 2020**

PROJ #	PROJECT TITLE	PROJECT STATUS
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 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 has submitted a permit to 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. Data collection is placed on hold until traffic volumes resume.
2019-27	Madison Street Lift Station Pump Rehab	Staff is working 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. An abbreviated safety study has been submitted to ODOT for funding. ODOT awarded safety funding to the project; the scope and LPA agreement is being finalized with ODOT. Staff will request Council approval of the LPA agreement.
2019-24	Drury Lane Storm Sewer Replacement	Staff utilizing Choice One Engineering has submitted a permit to CSX to replace a failing storm sewer under the CSX spur line at Drury Lane and Madison St.

ANNUAL PROJECTS

	2020 Paving Program	Paving Contract has been awarded to John R. Jurgensen Company of Springfield, Ohio.
	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. Assessment cards are being completed in order to file the assessments with the Miami County Auditor's Office.
	Sidewalk Program 2020 (Phase 12) and Towne Park Drive Sidewalks	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 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. Council will consider legislation on April 20 to authorize bidding of the Sidewalk Repair Project as well as Towne Park Drive sidewalks of developed properties.

**Items of Interest
Engineering Department
May 15, 2020**

PROJ #	PROJECT TITLE	PROJECT STATUS
SUBDIVISION PROJECTS		
2019-04	The Reserve at Washington	Section 1 was approved by Council and the escrow agreement was finalized. Construction is progressing.
2018-19	Halifax Villas	Construction continues with the installation of the private streets. Housing construction has begun. The developer submitted a major change to the Planned Development regarding the southwest and northeast undeveloped land. Planning Commission and Council Committee recommended approval of the revised General Plan to Council.
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; 2019-03	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. Section 5 is approved and awaiting 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. The developer made a payment for the completion of the final course of asphalt and curb repair as it relates to Section 3. Staff is not aware of proposed improvements being planned for the remaining land in the subdivision at this time.
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.



MEMORANDUM

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

FROM: Tim Davis, Development Director

DATE: May 15, 2020

SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that are being addressed by the Economic Development Department from April 29, 2020 to May 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 41 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 66 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

April 29, 2020 - May 13, 2020

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
945 OAK HILL CT	1	Zoning-Accessory-Residential	SHED	Robert Watson	5/11/2020	\$26.00
1129 HALIFAX DR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Robert Watson	5/8/2020	\$106.03
885 W BENTLEY CIRCLE	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Robert Watson	5/8/2020	\$77.10
1236 COLE HARBOR DR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Robert Watson	5/8/2020	\$113.56
980 LINWOOD DR	1	Fence Permit	FENCE	Robert Watson	5/4/2020	\$10.00
1333 Maplecrest Dr.	1	Zoning-Accessory-Residential	POOL, DECK, SHED	Robert Watson	5/4/2020	\$26.00
1063 Meadow Lane	1	Fence Permit	FENCE	Robert Watson	5/1/2020	\$10.40
571 Forrest Lane	1	Fence Permit	FENCE	Robert Watson	4/30/2020	\$10.40
463 FORREST LANE	1	Fence Permit	FENCE	Robert Watson	4/29/2020	\$10.00
214 W MAIN ST	2	Tent Permit	TEMPORARY TENT	Robert Watson	5/12/2020	\$50.00
536 LOXLEY DR	2	Fence Permit	FENCE	Robert Watson	5/11/2020	\$10.00
600 W MAIN ST	2	Tent Permit	TEMPORARY TENTS 5/23/2020 to 5/31/2020	Robert Watson	5/8/2020	\$0.00
63 DENBY PL	2	Zoning-Accessory-Residential	DECK	Duane Puckett	5/8/2020	\$25.00
559 Loxley Lane	2	Zoning-Accessory-Residential	SHED	Robert Watson	5/3/2020	\$26.00
205 NOTTINGHILL LN	2	Zoning-Accessory-Residential	PERGOLA	Robert Watson	4/30/2020	\$26.00
525 S COUNTS ST	3	Demolition Permit	DEMOLITION PERMIT	Robert Watson	5/11/2020	\$14.00
236 OAK ST	3	Fence Permit	FENCE	Robert Watson	5/11/2020	\$10.40
606 MCKAIG AVE	3	Fence Permit	FENCE	Robert Watson	5/6/2020	\$10.00
1200 BARNHART ROAD	4	Zoning-Accessory-Commercial	STORAGE BUILDING	Robert Watson	5/12/2020	\$105.60
470 SOUTHVIEW DR	4	Zoning-Residential Addition	SHED	Robert Watson	5/5/2020	\$26.00
1128 POND VIEW DR	4	Zoning-Accessory-Residential	CONCRETE PATIO	Robert Watson	5/4/2020	\$25.00
1427 Golden Eagle Dr	4	Zoning-Accessory-Residential	POOL AND FENCE	Robert Watson	5/4/2020	\$26.00
1176 PREMWOOD	4	Fence Permit	FENCE	Robert Watson	4/29/2020	\$10.00
1500 Brook Park Dr	5	Zoning-Residential Addition	SHED	Robert Watson	5/12/2020	\$26.00
840 DARTMOUTH RD	5	Zoning-Accessory-Residential	SHED	Robert Watson	5/8/2020	\$25.00
217 S DORSET ROAD	5	Zoning-Accessory-Residential	SUN ROOM	Robert Watson	5/8/2020	\$25.00
1240 West Main St.	5	Zoning-Accessory-Residential	GREENHOUSE	Robert Watson	5/5/2020	\$26.00
1237 KELLER DR	5	Zoning-Accessory-Residential	SHED & PATIO	Robert Watson	5/5/2020	\$25.00
1381 NORTH ROAD	5	Zoning-Accessory-Residential	DECK	Robert Watson	5/1/2020	\$25.00
920 S RIDGE AVE	5	Fence Permit	FENCE	Robert Watson	4/29/2020	\$10.00
61 Stanfield Road	6	Change of Occupancy	MEDICAL OFFICE	Robert Watson	5/12/2020	\$52.00
2720 Douglas Drive	6	Zoning-Residential Addition	SHED	Robert Watson	5/11/2020	\$26.00
875 Gearhardt Lane	6	Zoning-Accessory-Residential	DRIVEWAY EXTENSION, PATIO	Robert Watson	5/8/2020	\$26.00
3250 HEATHERSTONE DR	6	Zoning-Residential Addition	DECK	Robert Watson	5/8/2020	\$26.00
1117 RED MAPLE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENTIAL	Robert Watson	5/6/2020	\$100.87
2715 Douglas	6	Fence Permit	FENCE	Robert Watson	5/6/2020	\$10.40
2718 EXECUTIVE DR	6	Zoning-Residential-New	NEW SINGLE FAMILY RESIDENTIAL	Robert Watson	5/5/2020	\$73.00
1132 Red Maple Dr	6	Zoning-Accessory-Residential	DECK	Robert Watson	5/5/2020	\$26.00

505 Meadow Bridge Way, Troy Ohio	6	Zoning-Residential Addition	PATIO	Robert Watson	5/5/2020	\$26.00
2706 EXECUTIVE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Robert Watson	5/4/2020	\$82.19
3234 HEATHERSTONE DR	6	Zoning-Residential-New	NEW SINGLE FAMILY RESIDENCE	Robert Watson	5/1/2020	\$92.26

Violation Activity Summary

April 29, 2020 - May 13, 2020

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20200247	5/4/2020	Robert Watson	476 MAYFIELD SQUARE E	1	TALL GRASS/WEEDS	Open	5/4 RW, tall grass and weeds, Follow Up 5/15
20200234	4/30/2020	Robert Watson	684 STONYRIDGE AVE	1	TRASH & DEBRIS	Closed	4/30 RW, trash, debris at road not meeting collection standards, Certified, Follow Up 5/8. 5/7 RW, cleaned by owner, closed.
20200285	5/12/2020	Duane Puckett	425 Franklin St E	2	SHRUBBERY OVERGROWN	Open	5-12-20 dp Complaint of shrubbery grown over the sidewalk. Certificate letter, follow up 5-21-20.
20200288	5/12/2020	Duane Puckett	58 Dronfield Rd	2	TALL GRASS/WEEDS	Open	5-12-20 dp Tall grass, certified to owner, cc to tenant, follow up 5-19-20.
20200290	5/12/2020	Duane Puckett	924 Jefferson St	2	TALL GRASS/WEEDS	Open	5-12-20 dp Grass tall, certificate to owner, follow up 5-19-20.
20200294	5/12/2020	Robert Watson	127 S PLUM ST	2	TALL GRASS/WEEDS	Open	5/11 RW, tall grass and weeds, emailed owner, if no response will send certified, Follow Up 5/22
20200280	5/11/2020	Robert Watson	1142 SKYLARK DR	2	TALL GRASS/WEEDS	Open	5/11 RW, tall grass and weeds, sending certificate mail. Follow Up 5/22
20200282	5/11/2020	Robert Watson	1014 W RACE ST	2	TALL GRASS/WEEDS	Open	5/11 Rw, tall grass and weeds, sending certificate mail, Follow Up 5/22
20200284	5/11/2020	Robert Watson	1012 MCKAIG RD	2	TRASH & DEBRIS	Open	5/11 RW, brush, tree debris and limbs still in the yard. Sending Certified, Follow Up 5/22
20200267	5/7/2020	Duane Puckett	320 Franklin St E	2	TALL GRASS/WEEDS	Open	5-7-20 dp Tall grass, certified, follow up 5-14-20.
20200269	5/7/2020	Duane Puckett	63 Denby Pl	2	TRASH & DEBRIS	Closed	5-7-20 dp Trash along the garage and a tire in the drive, certificate, follow up 5-12-20. 5-12-20 dp Trash gone close.
20200270	5/7/2020	Duane Puckett	63 Denby Pl	2	ZONING PROBLEM	Closed	5-7-20 dp Complaint of a deck being built without a permit, I have found this true. Certificate letter for owner to obtain a permit before proceeding further on this build, follow up 5-21-20. 5-7-20 dp While I was inputting info the homeowner came home. We spoke about him needing a permit and he said he would comply. 5-12-20 dp Owner has applied for his permit. I have approved and am awaiting Engineering to issue, close.
20200271	5/7/2020	Duane Puckett	216 Elm St N	2	TALL GRASS/WEEDS	Open	5-7-20 dp Tall grass, certificate, follow up 5-14-20.
20200272	5/7/2020	Duane Puckett	226 Elm St N	2	TALL GRASS/WEEDS	Open	5-7-20 dp Tall grass, certificate, follow up 5-14-20.
20200273	5/7/2020	Duane Puckett	232 Elm St N	2	TALL GRASS/WEEDS	Open	5-7-20 dp Tall grass, while I was measuring the owner appeared and we spoke of the tall grass, he said he would mow, I will wait on a letter and follow up 5-14-20.
20200265	5/6/2020	Robert Watson	1203 HERITAGE DR	2	TALL GRASS/WEEDS	Open	5/5 RW, tall grass and weeds, Follow Up 5/22
20200266	5/6/2020	Robert Watson	1143 SKYLARK DR	2	TALL GRASS/WEEDS	Open	5/5 RW, tall grass and weeds complaint. Called owner, front yard was mowed. and will check back 5/11. 5/11 Rw, almost complete, will Follow Up 5/18
20200256	5/5/2020	Duane Puckett	102 Harrison St	2	TALL GRASS/WEEDS	Open	5-5-20 dp Tall grass, certificate to owner, follow up 5-12-20. 5-9-20 dp Grass has been mowed, follow up 5-23-20.
20200257	5/5/2020	Duane Puckett	104 Harrison St	2	TALL GRASS/WEEDS	Open	5-5-20 dp Tall grass, certified to owner, cc to tenant, follow up 5-12-20. 5-7-20 dp Received a message that this property sold, have changed owner info and will resend Certificate to current owner. Follow up 5-14-20. 5-9-20 dp Grass has been mowed, follow up 5-23-20.
20200258	5/5/2020	Duane Puckett	228 Madison St N	2	TALL GRASS/WEEDS	Open	5-5-20 dp Tall grass, certificate to owner, cc to tenant, follow up 5-12-20. 5-12-20 dp Grass tall send to OZ follow up 5-28-20.

20200242	5/4/2020	Robert Watson	216 S SHORT ST	2	TALL GRASS/WEEDS	Open	5/4 RW, tall grass and weeds, Called owner. They're to mow this week. Follow Up 5/12. 5/11 Rw, mowed by owner, property still vacant. Follow Up 5/22
20200243	5/4/2020	Robert Watson	209 S SHORT ST	2	TALL GRASS/WEEDS	Open	5/4 RW, tall grass and weeds, Follow Up 5/15. 5/11 RW, mowed by owner, Follow Up 5/22
20200244	5/4/2020	Robert Watson	215 S OXFORD DR	2	TALL GRASS/WEEDS	Open	5/4 RW, tall grass and weeds, Follow Up 5/15
20200245	5/4/2020	Robert Watson	133 S PLUM ST	2	TALL GRASS/WEEDS	Open	5/4 RW, tall grass and weeds. Follow Up 5/15. 5/8 RW, owner mowed, Follow Up 5/22
20200246	5/4/2020	Robert Watson	1301 HERITAGE DR	2	TALL GRASS/WEEDS	Open	5/4 RW, tall grass and weeds, Follow Up 5/15. 5/11 Rw, mowed by owner, Follow Up 5/22
20200249	5/4/2020	Robert Watson	617 W FRANKLIN	2	TALL GRASS/WEEDS	Open	5/4 RW, tall grass and weeds, Sent certificate, Certified and ran AD. Follow Up 5/15. 5/11 RW, Ad ran, grass not mowed, giving to Oz for the weekend, Follow Up 5/22
20200240	5/1/2020	Robert Watson	507 LINCOLN AVE	2	PROPERTY MAINTENANCE	Open	5/1 RW, property maintenance for storm damage and fence.
20200241	5/1/2020	Robert Watson	1204 NORTHBROOK	2	ZONING PROBLEM	Open	5/1 RW, complaint of tractor trailer deliveries to this residence. Pallets of items on the sidewalks and drive. Looks as house is being used for a business. Follow Up 5/22. 5/12 RW, truck back again, pallets in driveway. Talked with Owner, he rents truck, brings items home and uses the equipment, his friend also on site will take his portion to his home over the course of the week. Follow Up 6/12
20200230	4/30/2020	Duane Puckett	929 Main St E	2	TRASH & DEBRIS	Closed	4-30-20 dp Tractor tire and concrete chunks in row, the tenant I believe thinks the City will remove this, certificate to owner cc to tenant follow up 5-5-20.5-5-20 dp Debris gone, close.
20200231	4/30/2020	Duane Puckett	840 Washington St	2	TALL GRASS/WEEDS	Open	4-30-20 dp Tall grass, certified to owner, cc to tenant, follow up 5-7-20. 5-5-20 dp Grass mowed, follow up 5-19-20. 5-5-20 dp Green card back dated 5-2-20.
20200232	4/30/2020	Duane Puckett	406 Elm St N	2	TALL GRASS/WEEDS	Open	4-30-20 dp Tall grass, certified to owner, cc to tenant, follow up 5-7-20. Green card back dated 5-1-20. 5-7-20 dp Grass ok, follow up 5-21-20.
20200233	4/30/2020	Duane Puckett	806 Atlantic St	2	TALL GRASS/WEEDS	Open	4-30-20 dp Tall grass, certified to owner, follow up 5-7-20. 5-5-20 dp Green card back not dated, I noticed Monday the grass was mowed, follow up 5-19-20. 5-12-20 dp Grass tall, send to OZ follow up 5-28-20.
20200235	4/30/2020	Robert Watson	464 MIAMI ST	2	TALL GRASS/WEEDS	Open	4/30 RW, tall grass and weeds at this property. Sending Certificate, Follow Up 5/8. 5/11 RW, grass not mowed, giving to OZ, Follow Up 5/22. 5/12 RW, owner called asked for yard to be mowed by our contractor.
20200236	4/30/2020	Robert Watson	0 E STAUNTON RD	2	TALL GRASS/WEEDS	Open	4/30 RW, tall grass and weeds, Certificate mail, Follow Up 5/8. 5/11 RW, grass not mowed, giving to Oz, Follow Up 5/22
20200222	4/29/2020	Duane Puckett	114 Littlejohn Rd	2	TALL GRASS/WEEDS	Open	4-29-20 dp Tall grass, certificate letter, follow up 5-7-20. 5-7-20 dp Grass mowed, dandelions are bloomed but is ok, follow up 5-21-20.
20200223	4/29/2020	Duane Puckett	504 Franklin St E	2	TALL GRASS/WEEDS	Open	4-29-20 dp Tall grass, certificate letter, follow up 5-7-20. 5-7-20 dp Grass ok, follow up 5-21-20. 5-12-20 dp Green card back dated 5-7-20.
20200224	4/29/2020	Duane Puckett	425 Franklin St E	2	TALL GRASS/WEEDS	Open	4-29-20 dp Tall grass, certificate letter, follow up 5-7-20. 5-7-20 dp Grass still tall, owner phind and said she has had some health issues and will get to asap, I will allow the weekend, follow up 5-12-20. 5-12-20 dp Grass tall, 48 hr letter, follow up 5-16-20.
20200286	5/12/2020	Duane Puckett	1148 Race St E	3	TALL GRASS/WEEDS	Open	5-12-20 dp Tall grass, certificate, follow up 5-19-20.
20200287	5/12/2020	Duane Puckett	1136 Canal St E	3	TALL GRASS/WEEDS	Open	5-12-20 dp Grass tall, certificate letter, follow up 5-19-20.
20200268	5/7/2020	Duane Puckett	1003 Canal St E	3	TALL GRASS/WEEDS	Open	5-7-20 dp Tall grass, certificate, follow up 5-14-20. 5-9-20 dp I noticed today this was mowed, follow up 5-23-20.
20200252	5/5/2020	Duane Puckett	304 Canal St E	3	TALL GRASS/WEEDS	Open	5-5-20 dp Tall grass, double unit no tenant letter, certificate to owner, follow up 5-12-20. 5-12-20 dp Grass ok, follow up 5-26-20.
20200253	5/5/2020	Duane Puckett	301 Canal St E	3	TALL GRASS/WEEDS	Open	5-5-20 dp Tall grass, certificate to owner, follow up 5-12-20. 5-12-20 dp Grass ok, follow up 5-26-20.

20200254	5/5/2020	Duane Puckett	810 Canal St E	3	TALL GRASS/WEEDS	Open	5-5-20 dp Tall grass, certificate to owner, follow up 5-12-20. 5-12-20 dp Grass ok, follow up 5-26-20.
20200255	5/5/2020	Duane Puckett	814 Race Dr	3	TALL GRASS/WEEDS	Open	5-5-20 dp Tall grass, certificate letter, follow up 5-12-20. 5-12-20 dp Grass ok, follow up 5-26-20.
20200260	5/5/2020	Duane Puckett	1223 Mulberry St S	3	TALL GRASS/WEEDS	Open	5-5-20 dp Tall grass, certificate to owner, follow up 5-12-20. 5-12-20 dp Grass ok, follow up 5-26-20.
20200261	5/5/2020	Duane Puckett	514 Crawford St S	3	TALL GRASS/WEEDS	Open	5-5-20 dp Tall grass, vacant lot, Certified to owner, follow up 5-12-20. 5-12-20 dp Green card back dated 5-8-20. I noticed Saturday this was mowed, follow up 5-19-20.
20200250	5/4/2020	Robert Watson	802 McKAIG RD	3	TALL GRASS/WEEDS	Open	5/4 RW, tall grass and weeds. Called owner, they're to mow this weekend. Follow Up 5/12. 5/8 RW, mowed by owner, Follow Up 5/22
20200251	5/4/2020	Robert Watson	310 S CHERRY ST	3	TALL GRASS/WEEDS	Open	5/4 RW, tall grass and weeds, Follow Up 5/15. 5/11 RW, mowed by owner, follow Up 5/22
20200225	4/29/2020	Duane Puckett	1148 Race St E	3	TRASH & DEBRIS	Open	4-29-20 dp Grass clippings, limbs and dog feces being dumped from this property owner onto the neighboring property as witnessed by the neighbor at 1156. I will send a certificate letter, have PD make contact in regards to possible trespassing, follow up 5-5-20. 5-5-20 dp Debris remains, I spoke with PD Officer Gates in regard to this, he said to send a letter indicating I spoke with him and if this is not cleaned up a witness statement from the neighbor who witnessed him dumping and he would be charged with littering, follow up 5-12-20. 5-12-20 dp Debris remains, I emailed Officer Gates requesting he go ahead and obtain witness statements of neighbors that witnessed the littering and charge this owner.
20200229	4/29/2020	Duane Puckett	116 West St E	3	TALL GRASS/WEEDS	Open	4-29-20 dp Tall grass, certified to owner, cc to tenant, follow up 5-7-20. 5-5-20 dp Green card back dated 5-1-20. 5-9-20 dp Grass ok, follow up 5-23-20.
20200262	5/6/2020	Robert Watson	617 SUMMIT AVE	4	TALL GRASS/WEEDS	Open	5/5 RW, tall grass and weeds on the property. Sending Certificate and ran AD, Follow Up 5/22. 5/11 RW, Ad ran, noting done, giving to Oz for weekend, Follow Up 5/22
20200263	5/6/2020	Robert Watson	617 SUMMIT AVE	4	TRASH & DEBRIS	Open	5/5 RW, trash, debris, and other misc debris on and around the property. Follow Up 5/22. 5/11 RW, nothing done, giving to Oz for weekend, Follow Up 5/22
20200264	5/6/2020	Robert Watson	617 SUMMIT AVE	4	PROPERTY MAINTENANCE	Open	5/5 RW, broken windows and an open door to be boarded up. Property has some minor exterior items needing fixed but County had it condemned, will follow up with them. Follow Up 5/22. 5/11 RW, nothing done with the property, Giving to Oz, Follow Up 5/22
20200292	5/12/2020	Robert Watson	921 KENT LN	5	TALL GRASS/WEEDS	Open	5/11 RW, tall grass and weeds, sending certified, follow up 5/22
20200274	5/7/2020	Duane Puckett	1311-1313 Main St W	5	TALL GRASS/WEEDS	Open	5-7-20 dp Tall grass, certificate to owner, follow up 5-14-20.
20200275	5/7/2020	Duane Puckett	24 Westbrook Ln.	5	TALL GRASS/WEEDS	Open	5-7-20 dp Tall grass, certificate to owner, follow up 5-14-20.
20200259	5/5/2020	Duane Puckett	1474 Chelsea Rd	5	TALL GRASS/WEEDS	Open	5-5-20 dp Tall grass, I believe this is vacant, certificate follow up 5-12-20. 5-12-20 dp Grass tall send to OZ follow up 5-28-20.
20200237	4/30/2020	Robert Watson	807 DRURY LN	5	TRASH & DEBRIS	Open	4/30 RW, trash debris, grass and other debris on the property. Certificate mail, running ad, Follow Up 5/15. 5/11 RW, Ad ran, grass not mowed, giving to Oz for weekend, Follow Up 5/22
20200238	4/30/2020	Robert Watson	807 DRURY LN	5	TALL GRASS/WEEDS	Open	4/30 RW, tall grass and weeds along with debris. Certificate, running newspaper ad with follow-up 5/15. 5/11 RW, nothing done on property, giving to Oz, Follow Up 5/22
20200239	4/30/2020	Robert Watson	530 LAKE ST	5	TALL GRASS/WEEDS	Open	4/30 RW, tall grass and weeds, Certified Mail, Follow Up 5/15
20200226	4/29/2020	Duane Puckett	36 Tamplin Dr	5	TALL GRASS/WEEDS	Open	4-29-20 dp Tall grass, certificate letter, follow up 5-7-20. 5-7-20 dp Grass ok, follow up 5-21-20.
20200227	4/29/2020	Duane Puckett	19 Tamplin Dr.	5	TALL GRASS/WEEDS	Open	4-29-20 dp Tall grass, certificate letter, follow up 5-7-20. 5-7-20 dp Grass ok, follow up 5-21-20.
20200291	5/12/2020	Duane Puckett	2601 Main St W	6	TALL GRASS/WEEDS	Open	5-12-20 dp Tall grass, I called once to the real estate company and some was mowed, certified to owner, follow up 5-19-20.
20200293	5/12/2020	Duane Puckett	1401 Experiment Farm Rd	6	TALL GRASS/WEEDS	Open	5-12-20 dp Tall grass, certified, follow up 5-19-20.

20200279	5/11/2020	Robert Watson	1750 W MAIN ST	6	TALL GRASS/WEEDS	Open	5/11 RW, high grass and weeds. Emailed company contact for this location, Follow Up 5/18
20200228	4/29/2020	Duane Puckett	0 Kings Chapel Dr N	6	TALL GRASS/WEEDS	Open	4-29-20 dp Tall grass, certified letter to owner, vacant lot, follow up 5-7-20. 5-5-20 dp Green card back dated 5-1-20. 5-7-20 dp Grass ok, follow up 5-21-20.

Ordinance Cases Filed

Criminal	
Piqua Police Department	5
Tipp City Police Department	1
Troy Police Department	32
	38
Traffic	
Piqua Police Department	18
Tipp City Police Department	8
Troy Police Department	19
	45

State Cases Filed

Criminal	
Bradford/Sheriff	2
Covington Police Department	3
Kettering Health Network PD	1
Miami County Animal Shelter	4
Ohio State Patrol	6
Personal	3
Piqua Police Department	59
Sheriff's Department - Miami County	56
Tipp City Police Department	12
Troy Police Department	99
Village of Bradford	1
West Milton Police Department	14
	260
Traffic	
Bethel/Sheriff	4
Bradford/Sheriff	1
Ohio State Patrol	45
Piqua Police Department	30
Sheriff's Department - Miami County	17
Tipp City Police Department	2
Troy Police Department	39
West Milton Police Department	5
	143
Grand Total:	486

TROY POLICE DEPARTMENT

Monthly Report to Council

Mar-20

	Previous Month	Present Month
Traffic Citations Issued	177	107
Misdemeanor Arrest	128	163
Felony Arrest	40	52
Number of Calls	1697	1837

Traffic Crashes			
Non-Injury	34	Injury	6
		Fatal	0

Parking			
Type	Written	Paid	Amount
Other Parking Violations	46	63	\$1,950.00

Vehicle Information		
Miles Driven	Gas Consumed	Average M.P.G.
Patrol Cars 21145	2176.8	9.7
Un-marked Vehicles 4586	291.5	15.7
Total 25731	2468.3	10.4

TROY POLICE DEPARTMENT

ACCIDENTS AND ANALYSIS

Mar-20

CRASH RELATED TO

MOTOR VEHICLE	TOTAL
Alcohol-Related	4
Bicycle-Related	0
Buggy-Related	0
Commerical Related	4
Deer Related	0
Distracted-Related	1
Drug-Related	0
Failure To Yield Related	10
Mature Related 55older	16
Motorcycle-Related	1
OVI-Related	4
Pedestrian-Related	0
Ran Red Light/Stop Sign	4
School Bus-Related	0
Speed Related	1
Teen Related 15-19 YO	9
Unbelted Related	4
Work Zone-Related	0
Youth Related 15 -24 YO	12
TOTAL	70

SEVERITY OF ACCIDENT

OCCUPANT INJURIES	TOTAL
Minor Injury	2
Injury Possible	4
Property Damage Only	34
TOTAL	40

DAYS OF WEEK

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5	7	3	4	12	2	7

TIME OF DAY

Crashes By Hour	%
12-12:59 AM	
1 - 1:59 AM	5
2 - 2:59 AM	
3 - 3:59 AM	
4 - 4:59 AM	2.5
5 - 5:59 AM	
6 - 6:59 AM	
7 - 7:59 AM	2.5
8 - 8:59AM	0
9 - 9:59 AM	7.5
10 - 10:59 AM	7.5
11 - 11:59 AM	7.5

Crashes By Hour	%
12-12:59 PM	
1 - 1:59 PM	2.5
2 - 2:59 PM	7.5
3 - 3:59 PM	12.5
4 - 4:59 PM	7.5
5 - 5:59 PM	17.5
6 - 6:59 PM	5
7 - 7:59 PM	2.5
8 - 8:59PM	2.5
9 - 9:59 PM	2.5
10 - 10:59 PM	7.5
11 - 11:59 PM	

April 2020



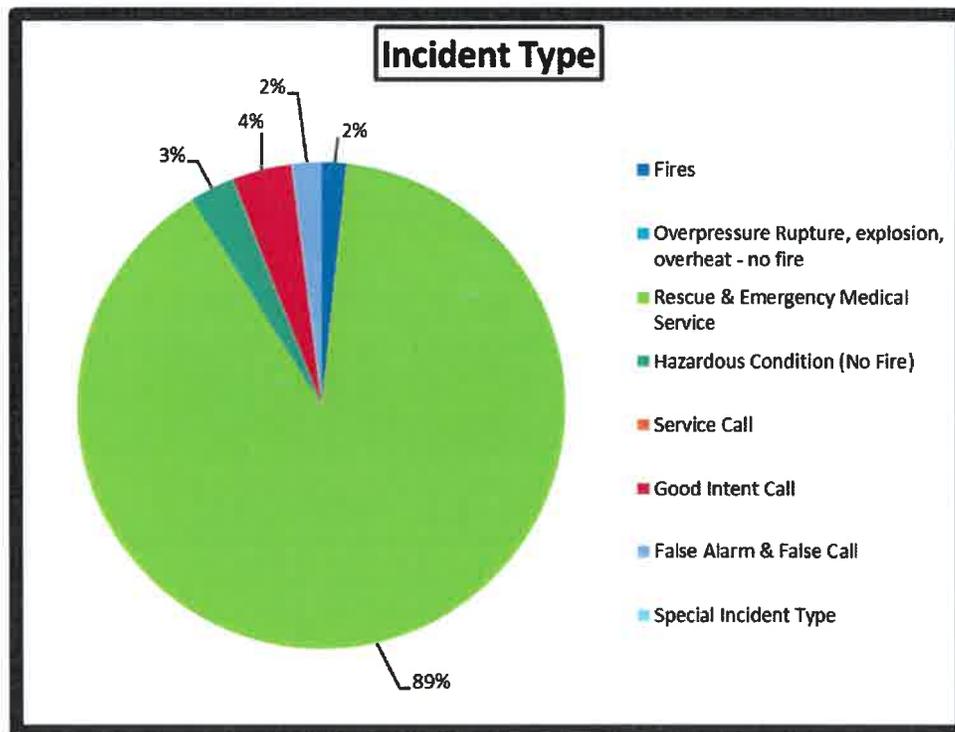
TROY FIRE DEPARTMENT

1528 North Market Street Troy, OH 45373

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

"Exceeding the Expectations of Our Community"

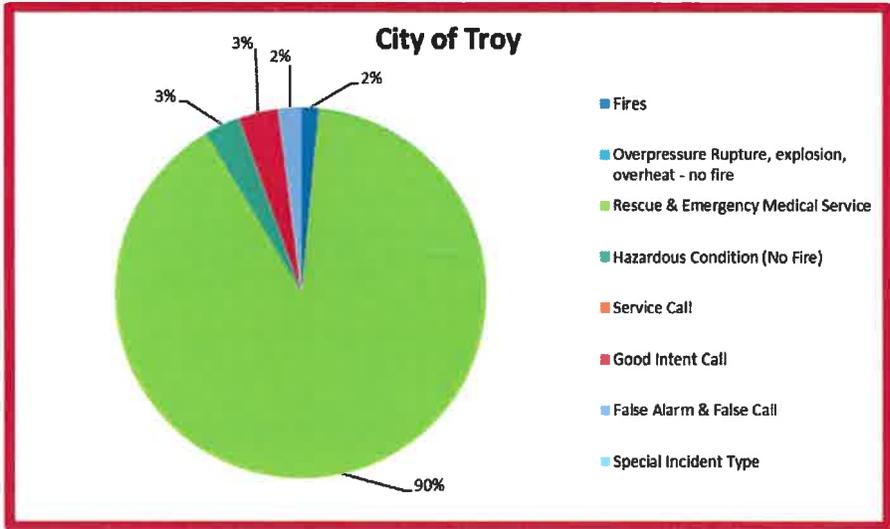
Monthly Incident Report							
Incident Type	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total	Incident %
Fires	4	0	1	0	0	5	2%
Overpressure Rupture, explosion, overheating - no fire	0	0	0	0	0	0	0%
Rescue & Emergency Medical Service	234	26	6	4	1	271	89%
Hazardous Condition (No Fire)	8	1	0	0	0	9	3%
Service Call	0	0	0	0	0	0	0%
Good Intent Call	9	2	0	0	1	12	4%
False Alarm & False Call	6	0	0	0	0	6	2%
Special Incident Type	0	0	0	0	0	0	0%
Totals	261	29	7	4	2	303	100%



Monthly EMS Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Totals
Medic-1	0	0	0	0	0	0
Medic-2	93	15	7	3	2	120
Medic-3	132	10	0	0	0	142
Medic-4	3	0	0	1	0	4
Totals	228	25	7	4	2	266

Monthly Fire Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Totals
Engine-1	41	5	1	1	0	48
Engine-2	2	1	0	0	0	3
Engine-3	20	2	0	0	0	22
Tanker-1	1	0	1	0	0	2
Tower-1	2	0	0	0	0	2
Grass-1	0	1	0	0	0	1
Truck-8	7	2	1	0	0	10
Totals	73	11	3	1	0	88

City of Troy		# Incidents	% of Total
Fires		4	2%
Overpressure Rupture, explosion, overhear - no fire		0	0%
Rescue & Emergency Medical Service		234	90%
Hazardous Condition (No Fire)		8	3%
Service Call		0	0%
Good Intent Call		9	3%
False Alarm & False Call		6	2%
Special Incident Type		0	0%
Totals		261	100%



Trip Count by Destination Facility

Date IS BETWEEN 04/01/2020 AND 04/30/2020

	<u>ALS</u>	<u>BLS</u>	<u>Total</u>
<No Facility>	89	2	91
KHN KETTERING	1	0	1
KHN Troy	101	0	101
UVMC	80	0	80
Total	271	2	273

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	April 2020
General Inspections	15
Re-Inspections	0
Plan Reviews	0
Fire Prevention Permits	0
Fire Investigations	0
Public Education Events	1
Attendance @ PE Events	50

