



AGENDA, TROY CITY COUNCIL
MONDAY, FEBRUARY 3, 2025, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Excuse Mrs. Marshall

motion/second/roll call vote

RECYCLING AWARD

Mayor Oda, on behalf of Rumpke of Ohio, Inc., will make a presentation to the recipient of the Rumpke "Look Who Is Recycling" quarterly reward program for 4th Quarter 2024

SUMMARY OF MINUTES

January 21, 2025 Meeting

-

motion/second/roll call vote

COMMITTEE REPORTS

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

RESOLUTIONS

R-4-2025	Amended Professional Services Agreement w/American Structurepoint, Inc., Feasibility Study of W. Main St. Intersection w/Stamfield Road and Experiment Farm Road, \$120,000	2 nd Reading
R-6-2025	Authorize Bidding for 2025 Supply of Quicklime for Water Treatment Plant, \$150,000	1 st Reading
R-7-2025	Agreement Amendment w/American Structurepoint, Inc., Update Comprehensive Parks & Recreation Master Plan, \$80,000	1 st Reading

ORDINANCES

O-2-2025	Treasure Island Park Use Agreements for Concerts on June 21 and August 2	1 st Reading
O-3-2025	Temporary Expansion of DORA Boundary for Treasure Island Concerts, June 21, July 4, August 2	1 st Reading

COMMUNICATIONS/ANNOUNCEMENT

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

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

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

CITY OF TROY MISSION STATEMENT:

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

DISPOSITION OF ORDINANCES AND RESOLUTIONS

COUNCIL MEETING

Date of Meeting: Feb. 3, 2025

[illegible]

MINUTES OF COUNCIL

A regular session of Troy Council was held on Tuesday, January 21, 2025, at 7:00 p.m. in Council Chambers, City Hall.

Members Attending: Marshall, Phillips, Severt, Snee, Twiss, Westfall and Whidden.

Upon motion of Mr. Severt, seconded by Mr. Phillips, Mr. Pierce was excused from this meeting by unanimous roll call vote.

Upon motion of Mr. Phillips, seconded by Mr. Twiss, Mr. Schilling was excused from this meeting by unanimous roll call vote.

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

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

MINUTES: The Clerk gave a summary of the minutes of the January 6, 2025, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Twiss, seconded by Mrs. Westfall, the minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

Community Partnerships Committee: Mrs. Marshall, Chair, reported that Committee reviewed supporting the Ohio Municipal League (OML) challenge of AT&T's tariff application before PUCO. It was noted that if AT&T is successful, any governmental entity requesting the relocation and undergrounding of communications facilities existing in a public right of way would be responsible for paying the cost incurred by AT&T for such a relocation, then other utilities can make the same filing, which would hinder municipalities in their projects and result in cost increases. It was noted that agreeing to participate does not commit financial support at this time, although if the matter is not resolved at the PUCO level, a request may be made for financial assistance to continue the effort. Committee recommends legislation be prepared authorizing the City of Troy to support the OML's challenge of AT&T's Tariff Application and any subsequent and/or necessary legal, administrative and legislative efforts. Because of the dates involved with the OML filing, committee supports emergency legislation.

Report submitted by Severt, Twiss and Marshall.

Discussion. Mr. Titterington advised that AT&T has withdrawn the petition before the PUCO; however, it is anticipated that AT&T will file a new petition in the near future and it is recommended that the pending legislation be approved to be on file with the OML if and when that petition is filed.

Streets & Sidewalks Committee: Mr. Phillips, Chair, reported as follows:

1. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into a professional services agreement with American Structurepoint, Inc. of Columbus, Ohio to complete a feasibility study for the intersection of West Main Street (State Route 41) and Experiment Farm Road/Stamfield Road Improvement Project (PID 121678) at a cost not to exceed \$120,000. Committee noted that the feasibility study has been required by the Ohio Department of Transportation prior to proceeding to design the project.

Discussion. Mr. Phillips stated that as Council has a committee process, it is important that if there are conversations on a particular subject outside the committee meetings, that the Committee Chair be kept informed regarding those conversations.

-In response to Mr. Whidden asking that additional information the feasibility study may show, Mr. Titterington commented that the study requested by ODOT would include a simulator, public input and updated information that may lead ODOT to support a roundabout or support an alternative recommendation.

-Mr. Severt commented that he has talked with Mr. Phillips and would ask that the legislation on the feasibility study go to a second reading. He stated he had questions regarding the project, had talked with the City Engineer, became aware of additional information on the project, has asked that the City Engineer compile a summary of their conversations, and that the summary be disseminated to Council.

-Mr. Phillips asked if the study results would cause another committee meeting. Mr. Titterington noted that it is the Committee's prerogative to schedule an additional meeting, but it is hoped that the study summary will provide clarity for a final recommendation to address the intersection.

-in response to Mr. Twiss, Mr. Titterington stated that in 2019 there was a study that looked at safety concerns, provided a simulation, and this study will meet current ODOT requirements and update that data.

-In response to Mrs. Marshall, it was stated that the City has used other consultants of other intersections, such as McKaig and Dorset Road.

2. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the 2025 paving program at a cost not to exceed \$1,500,000. Reports submitted by Westfall and Phillips

CITIZEN COMMENTS ON AGENDA ITEMS:

-Katharina Friedly, 1143 Scott Street, asked about the history of the review of the intersection of W. Main Street/Experiment Farm Road/Stanfield Road and if the proposed work was based on accidents. Mr. Titterington commented that 18-20 years ago traffic patterns showed backups; with development on W. Main Street as well as the Honda and Pella industrial projects, reviews indicated several sections in the area of the intersection where the roadway had to be expanded. He further commented that the City requested funding in 2023, and the project construction would be in 2028/2029.

-Ms. Friedly asked for more background regarding the AT&T filing before PUCO (R-3-2025), with Mr. Titterington commenting that what AT&T is proposing would add costs for municipal governments and the OML is acting on behalf of the municipalities.

-Steve Hendriksen, 975 Dickerson Drive, asked about the Feasibility Study (R-4-2025) and stated that he sees a lot of empty retail space downtown and no initiatives to fill the space. Regarding the study, Mr. Titterington stated there will be a recommendation from the analysis done, and the process will have a public involvement aspect, on-site meetings, and an on-line survey.

RESOLUTION NO. R-3-2025

A RESOLUTION SUPPORTING THE OHIO MUNICIPAL LEAGUE'S CHALLENGE OF AT&T's TARIFF APPLICATION AT THE PUBLIC UTILITIES COMMISSION OF OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

Yes: Severt, Whidden, Westfall, Phillips, Snee, Twiss and Marshall.

No: None.

Mr. Whidden moved for adoption. Motion seconded by Mr. Twiss.

Yes: Whidden, Westfall, Phillips, Snee, Twiss, Marshall and Severt.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-4-2025

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT AMENDMENT WITH AMERICAN STRUCTUREPOINT, INC. OF COLUMBUS, OHIO FOR A FEASIBILITY STUDY OF THE INTERSECTION OF WEST MAIN STREET WITH STANFIELD ROAD AND EXPERIMENT FARM ROAD IN THE CITY OF TROY, OHIO

This Resolution was given first title reading.

RESOLUTION NO. R-5-2025

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE 2025 PAVING PROGRAM

This Resolution was given first title reading.

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

Yes: Westfall, Phillips, Snee, Twiss, Marshall, Severt and Whidden.

No: None.

Mr. Whidden moved for adoption. Motion seconded by Mr. Severt.

Yes: Phillips, Snee, Twiss, Marshall, Severt, Whidden and Westfall.

No: None.

RESOLUTION ADOPTED

COMMENTS OF MEMBERS OF COUNCIL:

-Mr. Severt thanked staff for his discussion with staff regarding the W. Main intersection study. He also thanked those that have to work outside in the current very cold weather.

-Mrs. Marshall congratulated Chris Baker on his retirement after 25 years with the Police Department.

COMMENTS OF THE PRESIDENT OF COUNCIL:

Mr. Rozell thanked those who organized the Dr. Martin Luther King, Jr. celebration on January 20.

In response to Council President Rozell, Mr. Titterington advised:

-The City does try to plow down to pavement.

-Regarding parking revenue, less violations and less revenue ties to when Council reduced the amount of timed parking on streets.

-The W. Main Street project is on schedule but shut down for the winter. The wooden street light poles that have been placed are part of the approved project plan, but he has asked for a cost estimate to use aluminum poles (black poles are not an option) and will review that with Council. Miami Valley Lighting owns the poles and leases them to the City.

CITIZEN COMMENTS:

Deb Hogshead, 421 S. Plum Street, encouraged support for the Right to Amend movement.

There being no further business, Council adjourned at 7:50 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Buildings & Utilities Committee
SUBJECT: **BIDDING FOR QUICKLIME (BACKUP CONTRACT)**

DATE: January 27, 2025

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

Committee members Snee and Pierce met January 27 regarding bidding for Quicklime for the treatment of Water during 2025. The City of Dayton provides lime to the City under an agreement. There have been times when the City needs to supplement the amount that Dayton can supply. A backup contract with a chemical supplier provides a unit price to assure that the City is able to acquire the quantity of Quicklime needed at any time.

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 to advertise for bids and enter into a contract for Quicklime for 2025 at a cost not to exceed \$150,000.

Respectfully submitted,

Bobby W. Phillips

Lynne B. Snee

Samuel J. Pierce, Chairman
Buildings & Utilities Committee

DETAILED REPORT:

Committee members Snee and Pierce met January 27, 2025, regarding bidding for Quicklime for 2025. Also attending the meeting were Council Members Marshall, Westfall and Whidden, the Director of Public Service and Safety, citizens, and members of the City staff.

For several years the City has been in an agreement with the City of Dayton to be a primary supplier of Quicklime or calcium oxide (CaO) which is an integral part of the water treatment process. The City of Dayton agreement has helped to keep chemical and sludge hauling costs lower than on the open market. While this partnership has been beneficial to both parties, in 2024 it became apparent that Troy should have a contract in place with a backup supplier if there is a need to supplement the amount that Dayton can supply. During 2024 Dayton had some shutdowns and unplanned maintenance tasks that resulted in Dayton not being able to supply Troy with the quicklime volume needed at the time it was needed. The City was able to purchase Quicklime from an alternate supplier within the \$75,000 purchase order limit. This allowed the WTP to continue to operate as normal. Staff is concerned that the quantity needed through the year could exceed the purchase order authority. To alleviate this concern, the best procedure would be that the City bids for a supply of Quicklime for a calendar year to have a contract in place for a unit price in case there is a need to purchase Quicklime from a vendor other than the City of Dayton.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for Quicklime for 2025 at a cost not to exceed \$150,000.

cc: Council, Mayor, Director of Law, Auditor, Clerk, Director of Public Service & Safety, Media, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Personnel Committee
SUBJECT: **APPOINTMENTS TO BOARDS**

DATE: January 27, 2025

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

Committee members Snee and Pierce met January 27 regarding consenting to appointments to Human Relations Council and the Community Reinvestment Area Housing Council.

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

There were no questions regarding these appointments. As this is not a matter of legislation, the Personnel Committee will provide an oral report/recommendations at the February 3 Council Meeting to approve the appointments of:

- Robert Lewis to the Human Relations Commission for a term through 12-31-2027
- Michael Hamer and Donna Deaville to the Troy Reinvestment Area Housing Council for terms through 12-31-2027.

Respectfully submitted,

Bobby W. Phillips

Samuel J. Pierce

Lynne B. Snee, Chairman
Personnel Committee

DETAILED REPORT:

Committee members Snee and Pierce met January 27, 2025, regarding requested appointments to two City boards that require Council consent. Also attending the meeting were Council Members Marshall, Westfall and Whidden, the Director of Public Service and Safety, citizens, and members of the City staff.

Requested appointments:

- Human Relations Commission appointment of Mayor Oda: Robert Lewis for appointment through 12-31-2027
- Troy Reinvestment Area Housing Council appointments by Council, as recommended by Council President: Michael Hamer and Donna Deaville for terms through 12-31-2027.

RECOMMENDATION:

There were no questions regarding these appointments. As this is not a matter of legislation, the Personnel Committee will provide an oral report/recommendations for approval of the above appointments at the February 3 Council Meeting. Council will need to vote on the recommendations.

cc: Council, Mayor, Director of Law, Auditor, Clerk, Director of Public Service & Safety, Media, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Recreation and Parks Committee
SUBJECT: COMPREHENSIVE PARK AND RECREATION MASTER PLAN UPDATE, AMENDMENT TO AGREEMENT WITH AMERICAN STRUCTUREPOINT, INC.

DATE: January 27, 2025

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

This Committee met January 27 regarding an amendment to the Professional Services Agreement with American Structurepoint, Inc. for a Comprehensive Park and Recreation Master Plan Update. The last update of this document was in 1991.

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 to enter into an amendment to the professional services agreement with American Structurepoint, Inc. to add the update of the City of Troy Comprehensive Parks and Recreation Master Plan at a cost not to exceed \$80,000.

Respectfully submitted,

Kristie L. Marshall

Jeffrey G. Whidden

Susan M. Westfall, Chairman
Recreation and Parks Committee

DETAILED REPORT

This Committee met January 27, 2025, to consider an amendment to the Professional Services Agreement with American Structurepoint, Inc. to provide a Comprehensive Park and Recreation Master Plan Update. This meeting was also attended by Council President Rozell, Council Members Snee and Pierce, citizens, and members of the City staff.

The last update of the City's Comprehensive Parks and Recreation Master Plan was in 1991. Updating the plan has been a priority of both Boards. Funds were included in the 2025 Park Budget for this project. This update can be an amendment to the agreement for the City's recent update of the Comprehensive Plan and the updates of the Zoning Code and Subdivision Regulations by the consulting firm of American Structurepoint, Inc.

The scope of work would include a review of the current park system and recreational amenities, identifying future community needs relating to both recreation facilities and public parks, identify a timeframe and general plan layout, provide very preliminary costs for implementation, and assist in identifying possible funding sources. The project timeframe would be at least six months.

Staff management would continue under the Development Department but would include the Park Superintendent and Recreation Director/Assistant Recreation Director in bi-weekly meetings with the consultant. The process will also include a stakeholder's group that would have less frequent meetings with the consultant and staff, and it is asked that a member of each Board be designated to be included in the stakeholders group. The process would also include an on-line community survey, meetings for public input and posting of the draft plan for public input. Also, the consultant will provide monthly written progress reports, and these reports will be provided to both Boards. As was discussed, public comments will provide much needed information to the consultant in developing elements of the plan.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to enter into an amendment to the professional services agreement with American Structurepoint, Inc. to add the update of the City of Troy Comprehensive Parks and Recreation Master Plan at a cost not to exceed \$80,000.

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

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Recreation and Parks Committee
SUBJECT: TREASURE ISLAND PARK NON-TICKETED USE AGREEMENTS, TEMPORARY ACTIVATION OF AREA OF THE DORA

DATE: January 27, 2025

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

This Committee met January 27 regarding Use Agreements for two concerts (June 21, August 2) at Treasure Island Park that will include the sale of alcoholic beverages; and to consider the temporary activation of an area of the DORA, to include Treasure Island Park, for the two concerts as well as for the July 4 concert to permit attendees to carry in DORA designated beverages.

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 to execute the Treasure Island Park Non-Ticketed Use Agreements for the June 21 and August 2, 2025, concerts at Treasure Island Park and that legislation be prepared to authorize the temporary activation of an area of the DORA for those two concerts and that on July 4.

Respectfully submitted,

Kristie L. Marshall

Jeffrey G. Whidden

Susan M. Westfall, Chairman
Recreation and Parks Committee

DETAILED REPORT

This Committee met January 27, 2025, to consider Use Agreements associated with concerts scheduled for Treasure Island Park and the temporary activation of an area of the DORA for two Treasure Island concerts. This meeting was also attended by Council President Rozell, Council Members Snee and Pierce, citizens, and members of the City staff.

There will be a number of events at Treasure Island Park during 2025. Of those events, only the concerts scheduled for June 21 and August 2 are planned to include the sale of alcoholic beverages by the Recreation Department. The Recreation Board and Board of Park Commissioners recommended that Use Agreements be authorized by Council for those two concerts. In addition, it was recommended that the DORA be temporarily activated for those two concerts, and for that on July 4 to permit attendees to carry in DORA beverages. The DORA signage will be adjusted for the temporary DORA area.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to execute the Treasure Island Park Non-Ticketed Use Agreements for the June 21 and August 2, 2025, concerts at Treasure Island Park and that legislation be prepared to authorize the temporary activation of an area of the DORA for those two concerts and that on July 4.

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

1st 1-21-2025
21

RESOLUTION No. R-4-2025

Dayline Legal Blank, Inc.

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT AMENDMENT WITH AMERICAN STRUCTUREPOINT, INC. OF COLUMBUS, OHIO FOR A FEASIBILITY STUDY OF THE INTERSECTION OF WEST MAIN STREET WITH STANFIELD ROAD AND EXPERIMENT FARM ROAD IN THE CITY OF TROY, OHIO

WHEREAS, the City of Troy previously entered into a professional services agreement with American Structurepoint, Inc. of Columbus, Ohio to perform an intersection study of West Main Street with Stanfield Road and Experiment Farm Road in the City of Troy, Ohio as part of the pre-design work for the improvement of that intersection; and

WHEREAS, the Ohio Department of Transportation has requested the City of Troy to provide a feasibility study of said intersection prior to the design of the intersection improvement being authorized; and

WHEREAS, American Structurepoint, Inc. of Columbus, Ohio can provide an amendment to the prior agreement to perform the pre-design work of the required feasibility study; and

WHEREAS, the Council of the City of Troy, Ohio, concurs in having the feasibility study performed.

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

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio, is hereby authorized to enter into an amended professional services agreement with American Structurepoint, Inc. of Columbus, Ohio for a feasibility study of the intersection of West Main Street with Stanfield Road and Experiment Farm Road in the City of Troy, Ohio, in accordance with the amended agreement now on file in the Office of the Director of Public Service and Safety, at a cost not to exceed One Hundred Twenty Thousand Dollars and no/100 Dollars (\$120,000.00).

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-6-2025

Dayton Legal Blank, Inc.

**RESOLUTION AUTHORIZING THE DIRECTOR OF
PUBLIC SERVICE AND SAFETY OF THE CITY OF
TROY, OHIO TO ADVERTISE FOR BIDS AND
ENTER INTO A CONTRACT FOR QUICKLIME FOR
THE WATER TREATMENT PLANT FOR
CALENDAR YEAR 2025**

WHEREAS, it is recommended that the City secure a contract for Quicklime for the Water Treatment Plant to be a backup should the City of Dayton, with which the City has an agreement, not be able to supply the quantity needed during 2025.

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 advertise for bids and to enter into a contract for a supply of Quicklime for the Water Treatment Plant for calendar year 2025, in accordance with the specifications now on file in the office of the Director of Public Service and Safety, at a cost not to exceed One Hundred Fifty Thousand Dollars and no/100 (\$150,000.00).

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-7-2025

Duyma Legal Blank, Inc.

**RESOLUTION AUTHORIZING THE DIRECTOR OF
PUBLIC SERVICE AND SAFETY OF THE CITY OF
TROY, OHIO TO ENTER INTO AN AMENDED
PROFESSIONAL SERVICES AGREEMENT WITH
AMERICAN STRUCTUREPOINT, INC. OF COLUMBUS,
OHIO FOR AN COMPREHENSIVE PARK AND
RECREATION MASTER PLAN UPDATE FOR THE CITY
OF TROY, OHIO**

WHEREAS, the City of Troy previously entered into a professional services agreement with American Structurepoint, Inc. of Columbus, Ohio to perform an update of the Comprehensive Plan and the Zoning Code of the City of Troy, Ohio, later entered into an amendment of such agreement for an update to the Subdivision Regulations of the City of Troy, Ohio; and

WHEREAS, the City of Troy wishes to have a Comprehensive Park and Recreation Master Plan update performed; and

WHEREAS, American Structurepoint, Inc. of Columbus, Ohio, by an amendment to the current amended agreement, can perform a Comprehensive Park and Recreation Master Plan update; and

WHEREAS, both the Board of Park Commissioners and the Troy Recreation Board support the need for a Comprehensive Park and Recreation Master Plan update and that such professional services be provided by American Structurepoint, Inc. and

WHEREAS, the Council of the City of Troy, Ohio, concurs in having such Master Plan update performed.

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

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio, is hereby authorized to enter into an amended professional services agreement with American Structurepoint, Inc of Columbus, Ohio for a Comprehensive Park and Recreation Master Plan update, in accordance with the amended agreement now on file in the Office of the Director of Public Service and Safety, at a cost not to exceed Eighty Thousand Dollars and no/100 Dollars (\$80,000.00).

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

ORDINANCE No. O-2-2025

Dayton Legal Blank, Inc.

**ORDINANCE AUTHORIZING THE DIRECTOR OF
PUBLIC SERVICE AND SAFETY OF THE CITY OF
TROY, OHIO TO EXECUTE A TREASURE ISLAND NON-
TICKETED USE AGREEMENT FOR 2025 EVENTS AT
TREASURE ISLAND PARK**

WHEREAS, the City of Troy has improved Treasure Island Park and included features to accommodate concerts and other events; and

WHEREAS, two concerts have been scheduled for 2025 that will be non-ticketed events and will include the sale of alcoholic beverages; and

WHEREAS, these concerts have been submitted to the Recreation Board of the City of Troy, Ohio and the Board of Park Commissioners of the City of Troy, Ohio.

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 establish terms and conditions for the use of the Treasure Island Park on June 21, 2025 and August 2, 2025, within the hours of 8:00 a.m. to 11:00 p.m. and to execute a Treasure Island Non-Ticketed Use Agreement with the Troy Recreation Board and the Board of Park Commissioners for the dates of June 21, 2025 and August 2, 2025.

SECTION II: That the Director of Public Service and Safety of the City of Troy, Ohio is authorized to take such actions as are in his opinion necessary and proper to implement the presentation of the events on June 21, 2025 and August 2, 2025, at Treasure Island Park in the City of Troy, Ohio, and notwithstanding any provisions of the Troy Codified Ordinances including, but not limited to, Chapter 311, Sections .02, .04, .05; Chapter 371, Sections .03 - .05; Chapter 717; Chapter 721; Chapter 745; Chapter 749, Chapter 933, Sections .07, .10, .16, .18, .20; and Chapter 1157, which would prohibit programs deemed proper by the Director of Public Service and Safety of the City of Troy, Ohio and as part of the events on June 21, 2025 and August 2, 2025.

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

ADOPTED: _____

President of Council

APPROVED: _____

ATTEST: _____

Clerk of Council

Mayor

ORDINANCE No. O-3-2025

Dayton Legal Blank, Inc.

**ORDINANCE PERMITTING USE OF CERTAIN REAL
PROPERTY IN THE DESIGNATED OUTDOOR
REFRESHMENT AREA FOR USE AS A
DESIGNATED OUTDOOR REFRESHMENT AREA
FOR EVENTS ON JUNE 21, 2025, JULY 4, 2025,
AND AUGUST 2, 2025**

WHEREAS, Ordinance No. O-7-2023 expanded the boundaries of the Designated Outdoor Refreshment Area to include areas that permit the possession of open containers of certain alcoholic beverages during certain dates and times specifically authorized by the City Council of Troy, Ohio; and

WHEREAS, the City of Troy, Ohio, has improved Treasure Island Park and included features to accommodate concerts and other special events; and

WHEREAS, the City of Troy, Ohio, has scheduled concerts on June 21, 2025, July 4, 2025, and August 2, 2025, for non-ticketed events at Treasure Island Park and it is appropriate to permit open containers of alcoholic beverages on such dates at Treasure Island, subject to the rules and regulations established by Ordinance No. O-7-2023.

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

SECTION I: The areas depicted in Exhibit "A" shall be activated on the dates of June 21, 2025, July 4, 2025, and August 2, 2025, and the possession of alcoholic beverages in open containers shall be permitted, subject to all rules and regulations set forth in Ordinance No. O-7-2023.

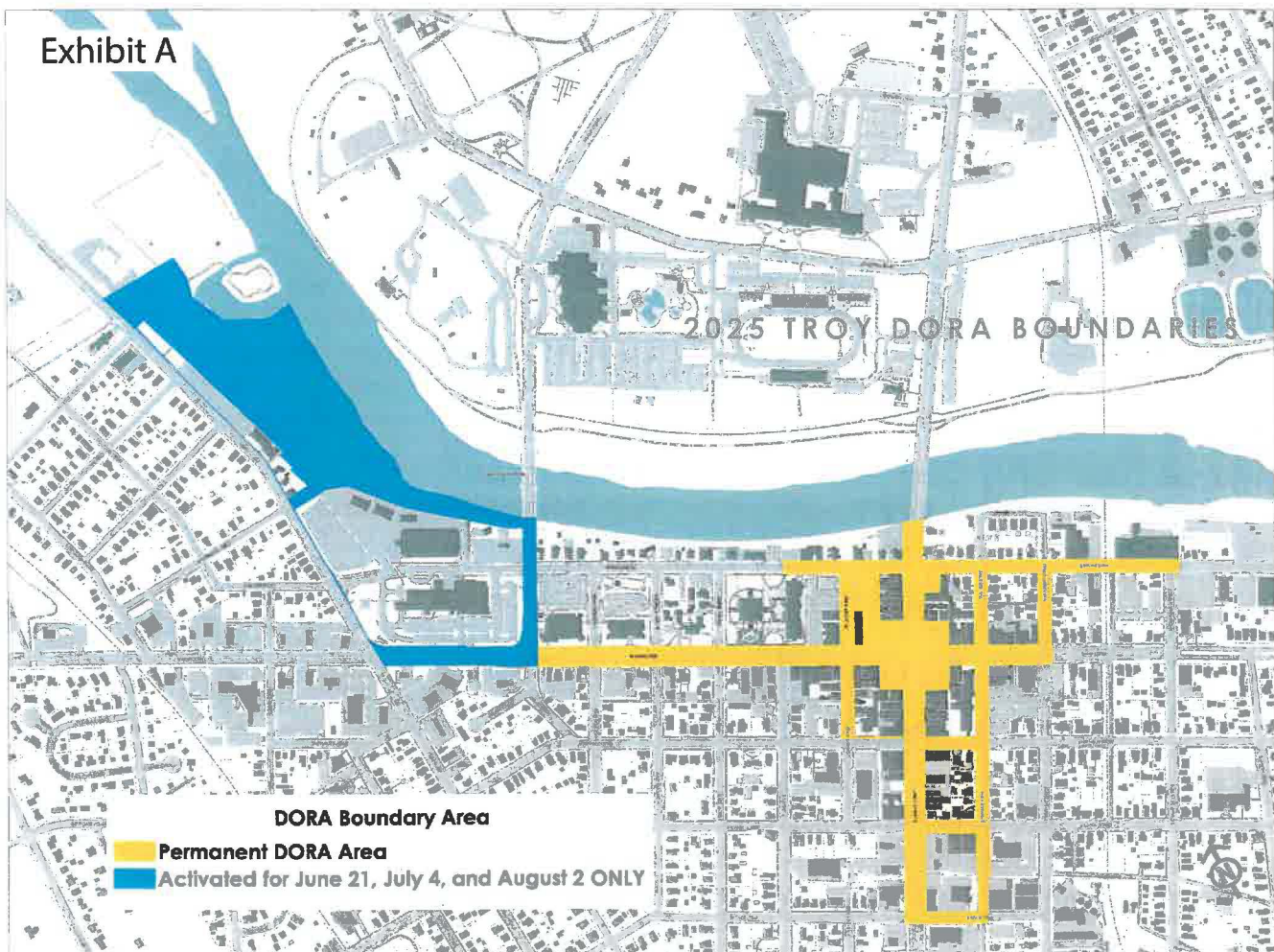
SECTION II: That this Ordinance shall be effective at the earliest date allowed by law.

ADOPTED: _____
President of Council

APPROVED: _____

ATTEST: _____
Clerk of Council Mayor

Exhibit A





ITEMS OF INTEREST

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

FROM: Patrick E. J. Titterington, City Director

DATE: January 31, 2025

We are providing the following for your information:

- Major Project Update:
 - West Main Street Improvement Project Phase 2 – The project was awarded to Milcon Concrete, Inc., of Troy, Ohio. The temporary maintenance of traffic will continue through the winter. Crews will largely be off-site over the winter, as the weather is typically too cold to pour concrete and asphalt but they will complete what work they can during the cold months. In the next week, a subcontractor will be onsite working on the proposed traffic signal at Dorset Road.
 - WWTP Expansion – Phase 1 of the project is complete. Phase 2 additional CIP items are progressing, and the total construction will be under the initial authorization.
- Recreation Update:
 - The Bryan Martin Concert with special guest Creed Fisher was held on January 24. The event went well and it had a nice turnout.
 - Hartzell Propeller will be holding their annual employee event at Hobart Arena on Saturday February 1.
 - The Troy Bruins Youth Hockey regular season games will wind down in February and the postseason tournament for all divisions will be held February 28 – March 2.
 - Troy Aquatic Park 2025 Season Passes are currently on sale. There have been 111 passes sold to date plus 10 grandparent passes.
 - Girls Spring Softball Registration began on January 6.
 - Reservations for 2025 Float Troy will begin February 1.
- Employment Updates:
 - Robert Stockslager was appointed to a Laborer position within the Park Department effective January 21.
 - Enrique Alejandro, Firefighter/EMT, resigned effective January 23.
- The final round of leaf collection should be completed by the end of January as weather permits.
- City offices will be closed Monday, February 17 for the Presidents Day Holiday. Residential refuse collection and recycling will be on schedule.
- Attached is the Snow Removal Report for the 2024-2025 winter season.



Calendar of Meetings

February 3	7:00 p.m.	City Council Meeting
February 4	4:00 p.m.	Board of Park Commissioners Meeting
February 10	6:00 p.m.	Council Committee Meeting
February 12	3:30 p.m.	Planning Commission Meeting
February 18	7:00 p.m.	City Council Meeting
February 19	4:00 p.m.	Recreation Board Meeting
February 20	6:30 p.m.	Human Relations Commission Meeting
February 24	6:00 p.m.	Council Committee Meeting
February 26	3:30 p.m.	Planning Commission Meeting

Upcoming Events Downtown

February 13-15	TMS Heart Walk Scavenger Hunt
----------------	-------------------------------

Upcoming Events at Hobart Arena

February 8	Greater Midwest Cheer Expo – Go Red Championships
February 14-16	Miami County Home & Outdoor Living Show
February 21-23	Antioch Shrine Circus
February 28 – March 1	OHSAA Division 3 District Wrestling Tournament
March 8-9	FIRST Lego League & FIRST Tech Challenge Championships
March 22	7:30 p.m. Rodney Atkins with Special Guest Mark Wills

Reports from other departments are attached.

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

Enclosure
cc: Department Heads

MONTH	SALT			BEET JUICE			UNLEADED			DIESEL			REG LABOR		OT LABOR		EVENT TOTAL	TOTAL SPENT TO DATE	TOTAL SALT REMAINING	EVENT DESCRIPTION (M = Mains; S = Secondaries; B = Bridges; All = All Streets)
	(TONS)	(\$/TON)	(\$/EVENT)	(GAL)	(\$/GAL)	(\$/EVENT)	(GAL)	(\$/GAL)	(\$/EVENT)	(GAL)	(\$/GAL)	(\$/EVENT)	(HOURS)	(\$/EVENT)	(HOURS)	(\$/EVENT)	(\$/EVENT)		(TONS)	
	0.00	\$70.05	\$ -	0.0	\$1.37	\$ -	0.0	\$2.23	\$ -	0.0	\$2.94	\$ -	\$ -				\$ -	\$0.00	1,132.48	500 tons on order
December 6, 2024 8:00AM-9:00AM	0.25	\$70.05	\$17.51	0.0	\$1.37	\$0.00	0.0	\$2.37	\$0.00	1.0	\$2.75	\$2.75	1.00	\$30.66	0.00	\$0.00	\$50.92	\$50.92	1,132.23	Spot salt icy intersections
December 7, 2024 6:00AM-10:00AM	0.50	\$70.05	\$35.03	0.0	\$0.00	\$0.00	0.0	\$2.37	\$0.00	2.0	\$2.75	\$5.50	0.00	\$0.00	4.00	\$222.72	\$263.25	\$314.17	1,131.73	Salt at FD scene
December 11, 2024 7:30AM-8:30AM	1.00	\$70.05	\$70.05	0.0	\$1.37	\$0.00	0.0	\$2.37	\$0.00	2.0	\$2.75	\$5.50	1.00	\$22.89	0.00	\$0.00	\$98.44	\$412.61	1,130.73	Salt Bridges, N. Market, Adams, Broadford
December 11, 2024 9:00PM-12:00AM	2.00	\$70.05	\$140.10	0.0	\$1.37	\$0.00	0.0	\$2.37	\$0.00	4.0	\$2.75	\$11.00	0.00	\$0.00	3.00	\$203.07	\$354.17	\$766.78	1,128.73	Salt Bridges
December 12, 2024 8:00PM-11:00PM	42.00	\$70.05	\$2,942.10	0.0	\$1.37	\$0.00	0.0	\$2.37	\$0.00	29.0	\$2.75	\$79.75	0.00	\$0.00	27.00	\$1,236.18	\$4,258.03	\$5,024.81	1,086.73	Salt mains and secondaries
January 2, 2025 9:00AM-2:00PM	6.83	\$70.05	\$478.44	0.0	\$1.37	\$0.00	0.0	\$2.37	\$0.00	38.0	\$2.75	\$104.50	10.00	\$325.30	0.00	\$0.00	\$908.24	\$5,933.05	1,079.90	Brining roads
January 3, 2025 7:45AM-9:00AM	0.50	\$70.05	\$35.03	0.0	\$1.37	\$0.00	0.0	\$2.37	\$0.00	3.0	\$2.75	\$8.25	1.00	\$33.17	0.00	\$0.00	\$78.45	\$6,009.50	1,079.40	Salt Bridges
January 6, 2025 12:00AM-9:00PM	58.00	\$70.05	\$4,062.90	0.0	\$1.37	\$0.00	345.0	\$2.37	\$817.65	745.0	\$2.75	\$2,048.75	160.50	\$5,337.07	163.50	\$8,420.95	\$20,887.32	\$26,896.82	1,021.40	Snow Storm Plowing
January 7, 2025 8:00AM-3:00PM	8.00	\$70.05	\$560.40	0.0	\$1.37	\$0.00	98.0	\$2.37	\$232.26	130.0	\$2.75	\$357.50	84.00	\$2,985.04	0.00	\$0.00	\$4,135.20	\$30,832.02	1,013.40	Clearing Roads
January 8, 2025 8:00AM-2:00PM	0.00	\$70.05	\$0.00	0.0	\$1.37	\$0.00	12.0	\$2.37	\$28.44	0.0	\$2.75	\$0.00	10.00	\$364.12	0.00	\$0.00	\$392.56	\$31,224.58	1,013.40	Clearing Roads
January 9, 2025 11:00AM-2:45PM	3.50	\$70.05	\$245.18	0.0	\$1.37	\$0.00	0.0	\$2.31	\$0.00	12.0	\$2.66	\$31.92	5.75	\$172.35	0.00	\$0.00	\$449.44	\$31,674.02	1,009.90	Brining Roads
January 9, 2025 11:00PM-7:00AM	1.00	\$70.05	\$70.05	0.0	\$1.37	\$0.00	6.0	\$2.31	\$13.86	60.0	\$2.66	\$159.60	72.00	\$2,232.96	0.00	\$0.00	\$2,476.47	\$34,150.49	1,008.90	Cleaning Square
January 10, 2025 5:15PM-3:30AM	88.00	\$70.05	\$6,164.40	0.0	\$1.37	\$0.00	0.0	\$2.31	\$0.00	210.0	\$2.66	\$558.60	0.00	\$0.00	71.75	\$3,866.30	\$10,589.30	\$44,739.79	920.90	Plowing mains and secondaries
January 11, 2025 7:00AM-8:15PM	21.00	\$70.05	\$1,471.05	0.0	\$1.37	\$0.00	107.0	\$2.31	\$247.17	248.0	\$2.66	\$659.68	0.00	\$0.00	140.50	\$7,300.75	\$9,678.85	\$54,418.44	899.90	Plowing all roads
January 19, 2025 6:30PM-9:30PM	47.00	\$70.05	\$3,292.35	0.0	\$1.37	\$0.00	0.0	\$2.31	\$0.00	35.0	\$2.66	\$93.10	0.00	\$0.00	21.00	\$1,184.37	\$4,569.82	\$58,988.26	852.90	Salt Mains and Secondaries
January 23, 2025 8:30PM-11:30PM	49.00	\$70.05	\$3,432.45	0.0	\$1.37	\$0.00	0.0	\$2.31	\$0.00	35.0	\$2.66	\$93.10	0.00	\$0.00	21.00	\$1,154.19	\$4,679.74	\$63,668.00	803.90	Salt Mains and Secondaries
Total	328.58		\$23,017.04	0.0		\$0.00	568.0		\$1,339.38	1,554.0		\$4,219.50	345.3	\$11,503.56	451.75	\$23,588.53		\$63,668.00		

* Compared with 2023-2024 season expenses totalling \$17,936.06 and 175 tons of salt used as of January 31, 2024.



**Operations
Items of Interest**
January 31, 2025

Street/Solid Waste – Justin Olivieri, Foreman

- Collected and transported 235 tons of residential trash since the last report of 290 tons
- Handled recycling and trash complaints
- Collected yard waste bags and bundled brush
- Salted mains and secondaries from winter storm on January 19 and 23
- Made pothole repairs utilizing cold patch to several locations throughout the city
- Collected 145 Christmas trees that were transported to the Miami County Transfer Station
- Trained a Park Department employee to obtain their Class A CDL

Electrical – Daryl Williams, Electrical Foreman

- Completed Ohio Utilities Protection Services requests as needed
- Repaired downtown Christmas lights as necessary
- Completed January safety report
- Installed a conduit for compressor monitoring equipment at Hobart Arena
- Continued compressor monitoring station installation at Hobart Arena
- Connected electric supply for a concert at Hobart Arena
- Repaired a defective heater at the Barn in the Park Men's Restroom
- Changed several HID lamps at the Maintenance Facility
- Repaired diesel fuel pump #1 at the Maintenance Facility
- Repaired lighting contractor at the Maintenance Facility
- Investigated the downtown clock being off on the time
- Corrected a SDLC error at the West main Street and Troy Town Drive traffic cabinet

Water Distribution/Sewer Maintenance – Scott Taylor, Utility Foreman

- Marked numerous Ohio Utilities Protection Service tickets
- Completed numerous work orders for Billing and Collection
- Investigated numerous high consumption alerts
- Investigated zero consumption list
- Completed non-pay shut offs and reconnects as paid
- Repaired and replaced water meters and radios that were not functioning
- Replaced 17 water meters
- Worked on eight frozen water meters
- Repaired 11 water main breaks throughout the city
- Repaired the fire hydrant at Horizon Court and State Route 55
- Check the sewer hot spots
- Assisted in snow removal operations
- Continued the CCTV inspection for the 2025 Paving Program



Wastewater Treatment Plant – Ken Parks, Superintendent

- Plant staff continue to work on Ohio EPA required annual reports that are due the first of every year.
- A manufacturers representative is scheduled to be onsite this week for startup and calibration of the new Headworks Building Gas Detection Equipment.
- Plant maintenance staff continue to work on preventative maintenance work orders and servicing the UV Disinfection system to prepare for this year's disinfection season.
- Year-to-Date Dry Tons of Sludge removed – Not available

Monthly Flow Data

	January - 2021	January - 2022	January - 2023	January - 2024	January - 2025
Daily Average, MGD	4.70	6.80	4.30	5.41	6.09
Daily Max, MGD	6.41	11.8	6.15	10.03	8.31
Daily Min, MGD	4.05	4.96	3.21	1.65	3.00
Monthly Total, Million Gallons	145.72	210.71	133.26	167.84	133.94

Calendar Year Flow Data

	2021	2022	2023	2024	2025
Daily Average, MGD	5.47	5.68	5.08	5.26	6.09
Daily Max, MGD	13.11	15.92	13.42	17.76	8.31
Daily Min, MGD	3.71	2.73	1.08	1.14	3.00
Total Flow Year- to-Date, Million Gallons	1,997.78	2,071.82	1,854.83	1,924.98	133.94

Note: Data for 2025 is month and year-to-date.

Water Treatment Plant – Gary Evans II, Superintendent

- Met with a contractor to discuss 2025 Lime Sludge Removal. The contractor is filing an OEPA Beneficial Reuse General Permit to allow land application of lime sludge. This is the first time such permit has been sought since having a contract with the City of Dayton.
- WTP Lighting Audit was performed for potential grant opportunities to update the lights to LED.

**Items of Interest
Engineering Department
January 31, 2025**

PROJ #	PROJECT TITLE	PROJECT STATUS
PUBLIC WORKS AND CITY FACILITY PROJECTS		
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 federal funding totaling \$5,508,383, ODOT Urban Paving Program for \$860,000 and OPWC grant for \$600,000 (Phase 2 only). Phase 1: Council granted authorization for Phase 1 of \$9,000,000. The contract was awarded to Double Jay Construction, Inc. of Englewood, Ohio. The contractor has completed Phase 1 construction. Phase 2: Council authorized the Phase 2 project to bid at a cost not to exceed \$8,000,000. The project was awarded to Milcon Concrete, Inc., in the amount of \$6,789,958.48. The temporary maintenance of traffic will remain through the winter. Crews will largely be off-site over the winter, as the weather is typically too cold to pour concrete and asphalt but they will complete what work they can during the cold months. In the next week, a subcontractor, Security Fence, is onsite working on the proposed traffic signal at Dorset Road. All questions for the West Main Street Improvements can be directed to mainstimprovements@primeeng.com. We appreciate your patience during this complex street improvement project!
2018-014	West Main Street and Experiment Farm Road/South Stanfield Road Intersection Improvements (PID 121678)	The project was awarded federal grant fund of \$2,578,867 in Spring 2024. Council's February 3 agenda will include a second reading on the amendment to the agreement. Project construction is anticipated to begin in the Summer of 2028 (SFY 2029).
2018-015	Kidder Ditch Modeling & Rehabilitation	Council approved an agreement with Strand Associates, Inc. for the following items: FEMA submission of new flood plain boundaries, design of ditch improvements, especially around bridges, negotiations of easements with residents for staff to enter the ditch for maintenance, and public education information to provide to residents along ditches in the City. With onsite construction complete, staff is working with Strand to revise the flood plain along Kidder Ditch and submit it to FEMA. Door hangers were placed along the ditch to remind residents of their obligation to maintain their portion of the ditch since the project has been completed.
2018-017	Adams Street & Riverside Drive-Staunton Road Roundabout	Council approved an agreement with American Structurepoint of Columbus, Ohio for the design of the intersection with construction anticipated to occur in the summer of 2025. A stakeholder meeting with nearby businesses, facilities and schools was held this week. Utility coordination for the potential of utilities to relocate is beginning.
2020-003	WWTP Aeration Blower Replacement/Expansion	Council authorized an agreement addendum with Hazen & Sawyer to provide design services for the plant expansion to increase capacity. Council authorized \$14,000,000 for the construction project. The contract was awarded to Peterson Construction in the amount of \$10,777,000. Phase 1 of the project is complete. Phase 2 is additional CIP items are progressing. Phase 2 portion of the project has been value engineered, and the total construction will be under the initial authorization.
2022-002	Casstown Waterline Extension	Council approved an agreement with Miami County in June 2022 related to the design of the waterline extension to Casstown. Troy will own the portion of the waterline along Staunton Road (SR 55) between Stonyridge Avenue and Sayers Road. The County awarded the construction project to Tom's Construction Inc of St. Henry, Ohio in the amount of \$5,421,198.

**Items of Interest
Engineering Department
January 31, 2025**

PROJ #	PROJECT TITLE	PROJECT STATUS
2023-003	Downtown Safety & Streetscape Renovation	Council authorized \$225,000 for LJB Inc. for the conceptual design/study phase of the downtown safety improvements. City staff and the design team have hosted two public meetings for feedback from the public. The team received comments and is finalizing a path forward as well as finalizing the design scope. Council authorized the Phase 2 design at a cost of \$617,370. Design continues; a public meeting will be forthcoming in the Spring of 2025. Routine design updates and other information will be sent out via streetscape@troyohio.gov. Information can also be found at www.troyohio.gov/streetscape.
2023-011	Low Head Dam Removal	The Low Head Dam Removal project has over \$7.5 million in funding for the completion of the dam removal, shelf and rec trail. Staff continues to apply for additional grant funding to maximize City funding for the project. Staff sent RFPs for design of the dam and river improvements to qualified consultants. After reviewing the submissions and interviews, Council approved a professional services agreement with Burgess & Niple for the project design. Design for the project continues with data collection and processing.
N/A	Sidewalk Program 2024 (Phase 16) Carriage Crossing and Missing Gap along West Main Street	Phase 16 of the sidewalk program encompasses Carriage Crossing Subdivision and locations of missing gap sidewalks along West Main Street. Staff is finalizing design for the missing gap sidewalks program. On November 4, Council approved the Resolution of Necessity in order to send letters to the affected property owners. Letters are being sent to the affected property owners and have until mid-February to obtain permits to complete the work on their own.

**Items of Interest
Engineering Department
January 31, 2025**

PROJ #	PROJECT TITLE	PROJECT STATUS
SUBDIVISION PROJECTS		
2024-002	The Reserves at Cliff Oaks	The preliminary plan for The Reserves at Cliff Oaks (previously the Swank Farm along Fenner Rd.) was approved by the Planning Commission on March 13, 2024. The final plat for Phase One was approved by City Council. Construction continues with pipe testing and culvert installation along Fenner Road. The contractor continues to work to install sanitary sewer along the eastern side of the Edgewater Subdivision.
2024-001	Halifax Villas & Patio Homes PD	Phase 2 of the planned development is along N. Market Street across from Nottingham Subdivision/Loxley Lane. Houses are being built in Phase 2.
2023-xxx	Somerset Reserve PD-R	This property is located west of the intersection of West Market Street and Nashville Road. At Council's December 4, 2023 meeting, the rezoning to PD-R and the General Plan were approved. Final Development Plan was approved by Council on October 4, 2024. Earth moving and pipe installation of sanitary sewer, and water continues into the new year.
2022-013; 2023-012	Halifax	Section 6 received final acceptance from Council, and construction continues. Council authorized Section 7's final plat.
2022-014	Fern Way	The preliminary plan, final record plat and construction drawings were reviewed, and comments sent back to the developer and the developers engineer. Staff is awaiting resubmittal by the developer.
2021-02; 2022-009	Fox Harbor	Section 8 public improvements are complete, and under the M&G period. Section 9 houses are being approved for construction. Phase 10 final record plat was approved by Planning Commission March 21, 2024. Council approved Phase 10 on June 3, 2024. Phase 10 housing construction has begun.
2021-11	Liberty Meadows	The preliminary plan for Liberty Meadows was presented and approved by Planning Commission. Staff is working with the developer to review construction plans for Phase 1.
2024-005	Addison Landing	This property is located along North Dorset Road/Lytle Road. The Preliminary Plan has been approved by Planning Commission. Oversizing of the lift station and sanitary sewer was approved by Council for a cost not to exceed \$900,000. Construction of Section One has begun. On November 18, 2024, Council approved the final plat of Section One of Addison Landing. Staff is reviewing Section Two of the development.
2020-19	The Reserve at Washington	Section 2 home construction has been completed, and staff is awaiting the completion of the final punch list in order to enter into a maintenance period.
2018-07	Villages of Concord	The plat was recorded by the County. Staff and the Director of Law met with the developer to continue coordination to get the improvements completed in collaboration with the subdivision regulations. Staff received an escrow agreement for the remainder of the development work. Improvements in the development are nearing completion.
2017-15; 2018-02	Stonebridge Meadows	Sections 6 and 7 have completed the requested maintenance items. Staff is awaiting the maintenance bonds for both sections.
2007-41	Pleasant View Estates	Staff has received questions pertaining to the size of the bridge required for Section 4.

High Usage Alert Records

[illegible]



MEMORANDUM

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

FROM: Tim Davis, Development Director

DATE: January 29, 2024

SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that are being addressed by the Development Department from January 15, 2025 to January 29, 2025.

The first report shows all permit applications that were received. The permits have been separated by the wards they are located within. There were 7 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 15 violations addressed during this time period.

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

encl.

Permit Activity Report
January 15, 2025 - January 29, 2025

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
1240 KNOB HILL CT	1	Zoning-Accessory-Residential	FENCE	Taylor Bruner	1/28/2025	\$ 26.00
1068 WINDMILL CT	1	Fence Permit	FENCE	Taylor Bruner	1/17/2025	\$ 26.00
512 OHIO AVENUE	1	Fence Permit	FENCE	Taylor Bruner	1/15/2025	\$ 26.00
15 S MARKET ST	2	Certificate of Appropriateness	ARCHITECTURAL REIVIEW	Austin Eidemiller	1/17/2025	\$ 25.00
1121 DICKERSON DR	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	1/28/2025	\$ 103.50
227 DARLA CIR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	1/24/2025	\$ 100.00
2745 LIETTE DR	6	Fence Permit	FENCE	Taylor Bruner	1/23/2025	\$ 25.00

Violation Activity Summary

January 15, 2025 - January 29, 2025

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20250028	1/28/2025	Taylor Bruner	1205-1225 TODD LN	1	TRASH & DEBRIS	Open	1/28 Complaint for Trash around dumpster & snow & ice on sidewalk. Doing inspection 1/29
20250026	1/28/2025	Taylor Bruner	1171 STEPHENSON DR, C	1	PROPERTY MAINTENANCE	Open	1/27 Complaint for strong odor, insanitary conditions & plumbing issues. Multiple Agencies involved. Troy Fire, PD, County Health, Animal Shelter, etc. Confirmed with Billing Dept, water has been shut off due to high usage. Condo owner denied access to Troy Fire & PD. Doing inspection 1/31
20250015	1/23/2025	Taylor Bruner	1310 SARATOGA DR	1	ZONING PROBLEM	Open	1/22 Noticed Two Cars parked in yard. Spoke to tenant to remove. He said they were parked in yard for snow plow removal. Follow up 1/29
20250020	1/23/2025	Andrew Burgei	807 MCKAIG AVE	2	ZONING PROBLEM	Open	1/24 Boat in yard. Follow up 1/27. 1/27 LVM. Follow up 1/30.
20250016	1/22/2025	Taylor Bruner	401 MICHIGAN AVE	2	TRASH & DEBRIS	Open	1/23 Litter on curb not placed in receptacle. Sent letter. Follow up 1/29
20250017	1/22/2025	Taylor Bruner	503 VIRGINIA AVE	2	TRASH & DEBRIS	Open	1/22 Litter present on property. Sent letter. Follow up 1/29
20250025	1/27/2025	Andrew Burgei	1201 S CRAWFORD ST	3	TRASH & DEBRIS	Open	1/27 Appliance in yard. Sent certificate. Follow up 2/4.
20250027	1/27/2025	Andrew Burgei	1201 S CRAWFORD ST	3	PROPERTY MAINTENANCE	Open	1/27 Electrical hazard noted. Sent friendly. Follow up 2/4.
20250024	1/24/2025	Andrew Burgei	721 SCOTT ST	3	ZONING PROBLEM	Open	1/27 Un-permitted construction. Left door hanger. 1/28 Spoke with owner. Email zoning application. Follow up 2/3.
20250023	1/24/2025	Andrew Burgei	1210 S CLAY ST	3	TRASH & DEBRIS	Open	1/24 Trash and debris noted. Owner currently working on 1116 S Clay St cleaning up trash. 1/28 Spoke to owner. Continuing to work on 1116 S Clay St then when finished with the first property will work on cleaning up this property. Follow up 2/7.
20250021	1/23/2025	Andrew Burgei	1136 E CANAL ST	3	TRASH & DEBRIS	Open	1/23 Trash and debris. Sent certificate. Follow up 1/30. 1/27 Owner called in. Asked for more time. Asked them to show progress. Follow up 2/10.
20250012	1/16/2025	Austin Eidemiller	1002 S CRAWFORD ST	3	PROPERTY MAINTENANCE	Open	1/15 Received complaint of significant amount of roaches in household furniture. Conducted administrative search warrant. Present was Miami County Public Health, TPD, and Development Staff. Upon inspection, significant infestation of cockroaches, bedbugs, and fleas. Additionally, house was filled with filth. Human and pet waste, trash, rubbish, misc. debris. Electrical system and plumbing system hazards and numerous unsanitary conditions. Property was condemned by Development Staff and MCPH personnel. Child Protective Services and Animal Control was also contacted. Follow up 2/15
20250019	1/23/2025	Andrew Burgei	269 W ROSS ST	4	TRASH & DEBRIS	Open	1/23 Tire noted in front of garage. Sent certificate. Follow up 1/30.
20250014	1/23/2025	Taylor Bruner	1519 SURREY RD	5	ZONING PROBLEM	Open	1/22 Complaint for resident parking in yard. Spoke to owner to remove. Follow up 1/29
20250013	1/23/2025	Taylor Bruner	90 COMMERCE CENTER BLVD	6	SHRUBBERY OVERGROWN	Closed	1/23 Complaint for Site Distance issues coming around the bend. Violations unfounded.

February 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Council Meeting 7:00 pm Council Chambers	4 Park Board 4:00 pm Council Chambers	5	6	7	8
9	10 Council Committee Meeting 6:00 pm Council Chambers	11	12 Planning Commission Meeting 3:30 pm Council Chambers	13	14 	15
16	17 Presidents Day City Offices Closed 	18 Council Meeting 7:00 pm Council Chambers	19 Recreation Board Meeting 4:00 Hobart Arena	20 Human Relations Commission 6:30 pm Council Chambers	21	22
23	24 Council Committee Meeting 6:00 pm Council Chambers	25	26 Planning Commission Meeting 3:30 pm Council Chambers	27	28	