

MINUTES OF COUNCIL

A regular session of Troy Council was held on Monday, May 19, 2025, at 7:00 p.m. in Council Chambers, City Hall.

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

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
	John E. Frigge	City Auditor

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

INTRODUCTIONS: Paul McDonald and Ethan Nosker, newly appointed Firefighters, were introduced, and Mayor Oda administered the Oath of Office to them.

MINUTES: The Clerk gave a summary of the minutes of the May 5, 2025, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Whidden, seconded by Mr. Schilling, the minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

Community Partnerships Committee: Mrs. Marshall, Chairman reported as follows:

1. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into a CHIP Partnership Agreement with the Board of Miami County Commissioners and the City of Piqua for the PY 2025 CHIP program. The County is applying for \$881,300 for use in 2026/2027, with Troy's allocation of that amount to be \$263,466. Low-to Moderate Income households will be able to apply for funding for rehabilitation or repair projects for homes in Troy.
2. Committee recommends legislation be prepared authorizing the City to participate in the META Solutions Purchasing Cooperative and authorizing the Director of Public Service and Safety to execute any related documents.

Reports submitted by Severt, Twiss and Marshall.

Finance Committee: Mr. Severt, Chairman, reported that Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into a professional services agreement with Timons Group of Richmond, Virginia for the GIS Utility Network Implementation Project at a cost not to exceed \$310,000. The project will update the current antiquated system and allow for the storage of more data to benefit various departments.

Report submitted by Schilling, Westfall and Severt.

Law & Ordinance Committee: Mr. Whidden, Chairman, reported that Committee met May 12 to review the recommendation of the Troy Planning Commission regarding rezoning a portion of Parcel Number D08-105472 located at 191 Commerce Center Blvd. At the May 5 public hearing and at the Committee Meeting, concerns were stated by neighboring property owners. Committee recommends that Council support the recommendation of the Troy Planning Commission and approve Ordinance No. O-15-2025, based on the findings that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code,
- The proposed rezoning is consistent with the surrounding zoning districts, and
- The proposed use is consistent with the City of Troy Comprehensive Plan.

Report submitted by Marshall, Twiss and Whidden.

Oral Report. Mr. Whidden gave the oral report that the City received notice from the Ohio Division of Liquor of a stock transfer for the D1, D2, D3, and D6 liquor permits held by Speakeasy Ramen LLC, dba Speakeasy Miso.

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

1. Committee recommends that legislation be prepared approving the preliminary consent legislation for the ODOT resurfacing project of Experiment Farm Road from the north Corporation Limit to SR 41 (W. Main Street), which project will be part of the State FY 2027 work plan. The City will be required to pay approximately 38% of the project cost at the time it is bid. Based on the ODOT format, this Committee supports emergency legislation.

2. Committee recommends that legislation be prepared approving the final consent legislation for the ODOT resurfacing project of a portion of West Main Street from Experiment Farm Road to the western Corporation Limit, and the payment of \$194,832. This project will be bid by ODOT this summer, with the City responsible for approximately 20% of the project cost. Based on the ODOT format and the date the City's estimated cost is to be paid, this Committee supports emergency legislation.

Reports submitted by Schilling, Westfall and Phillips.

Citizen Comments on Committee Reports or Agenda Items:

Regarding O-15-2025:

-William and Jeni Bolton, 85 Norbert Drive - they were advised that the width of the residential area being rezoned is 150' and they believe it is smaller. They commented that the rezoning and later building will negatively impact their property.

-Michael Bolton, 1465 Lantern Lane – persons who bought neighboring property did so with the buffer of the R-4 designation, which is being taken away with the rezoning; other industrial properties have an R-4 buffer, such as that on Trade Square West; he questioned if only Troy residents have the right to comment; and stated he believes Komyo could build on the land without needing the area being rezoned for storm drainage.

RESOLUTION NO. R-23-2025

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO A MASTER EMPLOYER SERVICES AGREEMENT WITH THE AMERICAN FIDELITY ASSURANCE COMPANY FOR AN EMPLOYEE VOLUNTARY INSURANCE BENEFIT PROGRAM FOR FULL-TIME CITY OF TROY EMPLOYEES AND ELECTED OFFICIALS ELIGIBLE FOR CITY-PROVIDED HEALTH INSURANCE BENEFITS

This Resolution was given first title reading on May 5, 2025.

Given second title reading.

Discussion. Mr. Kerber advised that American Fidelity has not yet provided all required documentation, and it may be that agreement will not be reached and the contract executed; however, he suggests Council proceed to enact the Resolution in hopes the contract terms are worked out and American Fidelity then being authorized to assist with the pending open enrollment process. Mr. Kerber commented that he is comfortable with Council proceeding as the legislation stipulates that the Law Director must approve any contract before it is signed by the City. In response to holding the legislation over and then authorizing it as an emergency if the details are worked out would result in further delay as legislation cannot be approved at the same meeting in which it is amended and could impact the open enrollment. Mrs. Snee noted that when the Personnel Committee reviewed this subject, it was believed the optional insurance coverages may be beneficial for some employees, and she supports having the option in place so the contract can be signed if the details are worked out to the satisfaction of the Director of Law.

Mrs. Westfall moved for suspension of rules requiring three readings. Motion seconded by Mr. Severt.

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

No: Schilling.

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

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

No: Schilling.

RESOLUTION ADOPTED

RESOLUTION NO. R-24-2025

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO THE PY 2025 CHIP PROGRAM PARTNERSHIP AGREEMENT BY AND BETWEEN THE MIAMI COUNTY BOARD OF COMMISSIONERS, THE CITY OF PIQUA, OHIO, AND THE CITY OF TROY, OHIO FOR THE OHIO DEPARTMENT OF DEVELOPMENT (ODOD) COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) PROGRAM

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-25-2025

RESOLUTION AUTHORIZING THE CITY OF TROY, OHIO TO PARTICIPATE IN THE COOPERATIVE PURCHASING PROGRAM OF THE META SOLUTIONS PURCHASING COOPERATIVE AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-26-2025

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT WITH TIMONS GROUP OF RICHMOND, VIRGINIA FOR THE GIS UTILITY NETWORK IMPLEMENTATION PROJECT

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-27-2025

FINAL RESOLUTION AUTHORIZING CONSENT AND COOPERATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE RESURFACING OF STATE ROUTE 41, WEST MAIN STREET, FROM EXPERIMENT FARM ROAD TO THE WEST CORPORATION LIMIT OF THE CITY OF TROY, OHIO IN FY 2026, PARTICIPATION IN THE PROJECT, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-28-2025

A RESOLUTION AUTHORIZING PRELIMINARY PARTICIPATORY CONSENT AND COOPERATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR RESURFACING OF EXPERIMENT FARM ROAD FROM THE NORTH CORPORATION LIMIT TO STATE ROUTE 41 WITHIN THE CORPORATION LIMIT OF THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-15-2025

AN ORDINANCE CHANGING THE ZONING OF PARCEL ID. NO. D08-105472 IN THE CITY OF TROY, OHIO FROM R-4, SINGLE-FAMILY RESIDENTIAL DISTRICT, AND OC-1, OFFICE-COMMERCIAL DISTRICT, TO M-2, LIGHT INDUSTRIAL DISTRICT

This Ordinance was given first title reading on April 21, 2025.

Given second title reading on May 5, 2025.

Given third title reading.

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

Yes: Pierce, Severt, Whidden, Twiss, Snee, Phillips, Marshall and Schilling.

No: Westfall.

ORDINANCE ADOPTED

ORDINANCE NO. O-16-2025

ORDINANCE TO ACCEPT THE APPLICATION FOR THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 57.679 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, TO THE CITY OF TROY, OHIO

This Ordinance was given first title reading.

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

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

No: None.

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

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

No: None.

ORDINANCE ADOPTED

COMMENTS OF MAYOR ODA: Mayor Oda commented that she is pleased that W. Main Street is open with the project completion, and she looks forward to the Strawberry Festival the first full weekend in June.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY: Mr. Titterington noted:

-Mr. Titterington noted that City Offices will be closed May 26 for the Memorial Day Holiday and that the American Legion is planning a Memorial Day ceremony for May 26 at 11:00 a.m. at the Veterans Memorial, Riverside Cemetery.

-Noting that the Mayor and he just returned from an Asian Trade Mission, he plans an update at the June 2 Council Meeting.

COMMENTS OF PRESIDENT OF COUNCIL: Mr. Rozell commented that he is also pleased to see that W. Main Street is open, he looks forward to the placement of the black metal street light poles along the project; and the paving was well done on Staunton Road in the area of a water main break.

COMMENTS OF MEMBERS OF COUNCIL:

-Mrs. Marshall and Mr. Twiss congratulated and welcomed the new Firefighters.

-Mrs. Snee announced that the at-large members of Council will be hosting an "Ask a Councilmember" event at the REC on June 14, from 9 am -10 am.

-Mr. Severt read from a 1964 publication from the Troy Subsequential a statement about Troy's recreation facilities being greater than any City of its size in the country, and he suggested citizens participate in the Park Survey to be sure that continues.

CITIZEN COMMENTS:

-REQUEST THAT THE CITY INCLUDE THE DEVELOPMENT OF NEW FLOOD-RESISTENT BASEBALL FIELDS IN THE PARK MASTER PLAN ON LAND THAT WAS ACQUIRED SOME YEARS AGO THROUGH THE GENEROSITY OF THE PAUL G. DUKE FOUNDATION, THE PAT AND THOM ROBINSON FUND, AND THE MIAMI COUNTY PARK DISTRICT:

Several persons spoke on this subject, stating that this is a united request from the many organizations and schools that work to provide baseball opportunities to youth of all ages who want to collaborate with the City to bring the request forward. Comments included: the value of baseball to the Troy community and to helping shape generations of youth of Troy and provide them with wonderful memories, as well as the value to families; the Knoop Fields on County Road 25-A are in the flood plain and the nearly annually flooding results in games lost and negative experiences for the youth/coaches/families; many volunteer hours are given to rebuild the fields, but play is still limited; the poor conditions of the restrooms and that the concessions cannot be used due to condition; there can be dialogue around the financial development, but that should be balanced with the value to Troy's youth and the revenue resulting from other teams that would come to Troy for games; some youth now leave Troy teams to play for travel teams, but not everyone can afford to play on travel teams; baseball participation has decreased; new fields would provide better parking and accessibility; and having fields for youth to consistently play on is a matter of quality of life, economic development, and community spirit.

-Leiann Steward, Executive Director of the Miami County Visitors Bureau, commented that this is an opportunity to bring in visiting teams and money to Troy and the region to boost the economy and the Bureau supports the initiative and looks forward to collaborative discussions.

-Those who spoke to this topic: Grant Westfall, 1725 Troy Sidey Road, who also read a statement from his father, Wade Westfall; Frosty Brown, 703 W. Market Street; Heath Murray, 249 Riverside Drive; Ethan Unger, 3388 Magnolia Drive; Ty Welker, 699 Loxley Lane; Greg Beemer, 7610 N. Main Street, Dayton, Oh (Vice-President of

Operations, MidWest Ohio Baseball); Paul Wick, 1262 W. Main Street; Rob Colvin, 760 Willowcreek Way; Joyce Gheen, 616 Barnhart Road; Stephanie Melvin, 1418 Barnhart Road; Ryan Ratterman, 1252 Cole Harbor Drive; Corey Welbaum, 303 Floral Avenue; Alexa Wick, 1262 W. Main Street; and Jonathan Kampfe, 1100 Winchester Drive.

-Mr. Schilling asked two of the commentators how many of the youth referenced were from Troy, with both indicating nearly all the youth are from Troy or the Troy School District.

-Heather Shaker, 522 Union Street, commented that there is a speeding problem on Union Street, police sergeants have told her that ticketing will not take place unless people are driving 15 miles over the speed limit, this is not safe for children, she understands police officers will not listen to her unless directed by the City or City Council. Mr. Titterington stated he will follow up with the Police Chief.

-Jeni Bolton, 85 Norbert Drive, asked an appeal regarding Ordinance No. O-15-2025, and she invited Council to drive by her property. Mr. Kerber advised there is not an appeal process on a zoning change, but he would be available to speak with her after the meeting if she wishes.

Mrs. Marshall stated she did drive by Mrs. Bolton's residence.

-Steve Schmidt, 245 Riverside Drive, stated his concern that the new Fire Department medic (Medic 15) is not sized or equipped to permit fire staff to do their jobs and provide adequate care; he has been told that Fire Department policies change without notice; and firefighters have left because of the new medic and other departmental issues.

-Tomas Reed, President Local 1638 IAFF, 341 Cardigan Rd., Dayton, Ohio, read from an email Fire Department staff received prior to new Medic 15 being placed into service regarding how priority calls were to be handled; he commented that the instructions were changed the first day Medic 15 was placed in use; departmental personnel are concerned about the response time to get to critical calls; firefighters are being forced to work overtime without regard to the impact that may have on their personal time; the issues are resources and staffing; and the Fire Department needs to get to the right number of personnel to avoid burnout and the loss of additional firefighters.

There being no further business, Council adjourned at 8:52 p.m.

Clerk of Council

President of Council