

MINUTES OF COUNCIL

A regular session of Troy Council was held on Monday, May 5, 2025, at 7:00 p.m. in Council Chambers, City Hall.

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

Upon motion of Mr. Whidden, seconded by Mr. Pierce, Mrs. Marshall was excused from this meeting by unanimous roll call vote.

Presiding Officer:	William G. Rozell	President of Council
Others Present:	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 Schilling followed by the Pledge of Allegiance.

RECOGNITION: Tim Davis and Grant Kerber thanked the outgoing members of the Mayors Youth Council for their participation.

PUBLIC HEARING: At 7:11 p.m., Council President Rozell declared open a public hearing on Ordinance No. O-15-2025, the rezoning of parcel No. D08-105472 from R-4, Single-Family Residential, to M-2, Light Industrial District., with the following commenting:

-Jenni and William Bolton, 85 Norbert Drive – referenced Ordinance sections and stated concerns that the plan places marketing purposes ahead of the neighbors; a residential buffer protection is being taken away; the area is and will be prone to standing water and overflow of stormwater basins; property values will decrease; they are impacted by lights from traffic that is now moving all night long; and discussed Ordinance sections related to variances that they did not believe were being met.

-Neal and Mallory Staley, 8 Norbert Drive – supported the comments of Mrs. Bolton; this project has not taken the neighbors into consideration; a sketch shows that trucks and other vehicles would be parked next to the property lines; the buffer they have had is being taken away; they are in favor of development but this is the wrong place for this development and suggested it be placed on 25A; the developer should be partners with the neighbors and not put the neighborhood in a worse spot.

-Matt Ryan, 2400 McKaig Road – the area will be overrun with traffic and no recognition has been given to the residents or the stress on the road.

-Craig Sweeney, 940 Rosewood Creek Drive, representing Komyo (proposed developer of the project) – most of the development will be on the M-2 zoned property; the area requested to be rezoned from R-4 to M-2 is for the stormwater management area which would be placed next to residences to protect the residents; and the company will provide screening.

-Brad Gordon, 1605 McKaig Road – his property borders the proposed water retention area; it seems that $\frac{3}{4}$ of the area will be a parking lot; and he does not care for the layout.

-Dan Parish, 865 Cartwright Court – the project will create more traffic; a school complex is planned to be located across the street from the roadway and he does not believe the traffic that will create has been addressed.

-Donna Hormel, 1641 McKaig Road – her property has a long side yard along Commerce Center Blvd.; traffic is often backed up on that road 18 cars long; there is an agreement that Honda truck traffic is to be routed north to Main Street, but trucks often go to McKaig, and this is not being policed; in 1989 she was told there would be a second loop to get traffic back to Experiment Farm Road; that truck traffic is hard on McKaig Road; there is already a water runoff problem from the existing stormwater ponds; the proposed used is a distribution center that will have the purpose of moving trucks in and out fast; and she is for development that is done in a measured fashion that factors in all parties.

-David Pinkerton, 2315 McKaig Road – the plan was that trucks related to Honda would use Main Street to access I-75, but a number of trucks are using Dorset to access I-75; when Troy Christian builds a complex across from Commerce Center Blvd., how will the intersection work with so much traffic; the buffer that was promised to residents on McKaig is being taken away; this plan is unfair to residents and to Troy Christian; and this is not fair, kind or sensible to the area.

-Brad Farrenkoph, trustee for 2601 McKaig Road – concerned about traffic with this development and the schools; trucks do not go north as promised, which would be the best way; and semis that use McKaig have difficulty using the roundabout at Dorset Road.

In response to Mr. Whidden, it was stated that there is no information at this time about the operating hours of the proposed facility.

There being no further comments, at 7:40 p.m., Mr. Rozell declared this public hearing closed. Mr. Rozell noted that this rezoning will be reviewed by the Law & Ordinance Committee at a meeting at 6:00 p.m. on May 12, and citizens are welcome to attend that meeting.

MINUTES: The Clerk gave a summary of the minutes of the April 21, 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:

Buildings & Utilities Committee: Mr. Pierce, Chairman, reported as follows:

1. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Chlorine Gas Conversion Project at the Water Treatment Plant at a total cost not to exceed \$2,275,000.
2. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into a Master Water Service Agreement with the Board of Commissioners of Maimi County and the Municipality of West Milton, including gradually reducing their surcharge from 10% to 2.5% over the life of the 20-year agreement, with provisions retroactive to 1-1-2024.

Discussion. Mr. Titterington commented that West Milton has confirmed that the Municipality will be a party to the agreement.

Reports submitted by Phillips, Snee and Pierce.

Personnel Committee: Mrs. Snee, Chairman, reported that Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into a Master Employer Services Agreement and any related documents with American Fidelity Assurance Company for voluntary insurance benefits for full-time employees, with the program offered to be fully paid by employees through payroll deductions.

Report submitted by Phillips, Pierce and Snee.

Discussion. Mr. Severt commented that he will ask that the legislation go to a second reading as there are items to be resolved regarding the terms of the agreement.

Citizen Comments on Committee Reports or Agenda Items: None.

RESOLUTION NO. R-21-2025

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 A CHLORINE GAS CONVERSION PROJECT AT THE WATER TREATMENT PLANT

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-22-2025

A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO A WATER AGREEMENT WITH THE MUNICIPALITY OF WEST MILTON, OHIO AND THE BOARD OF MIAMI COUNTY COMMISSIONERS

This Resolution was given first title reading.

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

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

No: None.

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

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

Abstain: Westfall (as her husband is one of the Miami County Commissioners and a party to the agreement).

No: None.

RESOLUTION ADOPTED

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.

ORDINANCE NO. O-6-2025

ORDINANCE ACCEPTING STORM SEWER, SANITARY SEWER, AND BIKE PATH EASEMENTS AS SHOWN ON THE BOARD OF EDUCATION REPLAT AND AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO EXECUTE ANY RELATED DOCUMENTS

This Ordinance was given first title reading on April 7, 2025.

Given second title reading on April 21, 2025.

Given third title reading.

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

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

Abstain: Snee (as the Board of Education is her employer).

No: None.

ORDINANCE 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.

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.

-Regarding Ordinance No. O-15-2025 and some of the public hearing comments:

The is a rezoning request and not a variance, which was discussed in some comments.

About 17 years ago, the Ohio Department of Transportation spent a considerable amount of money to construct a right turn lane on W. Main Street for truck traffic to access I-75, and he believes it is rare that trucks exit onto McKaig Road.

-Discussions have been held with Komyo representatives that truck traffic is to be directed to Main Street.

-Any drawings in the rezoning packet are just sketches and cannot be considered an engineered design.

-Staff talked with Komyo about their truck docks being on the north side of the building away from the residential area.

-The corporate boundary of the Komyo property is shown on the map.

-The company is aware of the stormwater requirement that runoff cannot be worse than now exists and must be improved when the development is complete.

-The area now zoned R-4 would be used for part of the stormwater area design.

-The City requires that parking lot lights be shielded.

-There are noise ordinances, and the City has equipment to measure noise.

-Discussions have been held with company representatives regarding buffering between the City limits and properties in the Township.

-Detailed design will not be done until the zoning is finalized.

COMMENTS OF COUNCIL:

-Mr. Rozell thanked citizens who participated in the cleanup of Boyer and Herrlinger Parks over the weekend.

-Several members of Council encouraged citizens to vote on May 6.

-Mr. Pierce and Mrs. Westfall also complimented the cleanup of Boyer and Herrlinger Parks.

-Mrs. Westfall noted that Ruth Jenkins recently received an award from Christ Hospital recognizing her work in the area of cardiac care. Mrs. Jenkins is the widow of the late Mayor Peter Jenkins and is community volunteer in many areas.

-In response to Mr. Whidden, Mr. Titterington commented that the final paving for the West Main Street Improvement Project should start later this week.

-Mr. Pierce thanked those who worked on finalizing the Water Agreement with the County and West Milton.

There being no further business, Council adjourned at 8:08 p.m.