



**TROY CITY COUNCIL
COMMITTEE MEETING
COUNCIL CHAMBERS, CITY HALL
100 S. Market Street, Troy, Ohio**

MONDAY, JUNE 26, 2023, 6:00 PM

Buildings & Utilities Committee

(Marshall [Chm.], Twiss, Whidden)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Police Department Fluid Cooler and Pump Replacement Project at a cost not to exceed \$260,000.

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding the recommendation of the Troy Planning Commission that the Final Record Plan of the Troy Storage Inns of America Planned Development – Industrial (PD-I) is approved by Council. This PD-I is located at 1271 Brukner Drive. This application was submitted prior to the moratorium on self-storage facilities.

Community Partnerships Committee

(Rozell [Chm.], Schilling, Severl)

1. Provide a recommendation to Council regarding:
 - A. Authorizing the Director of Public Service and Safety to enter into an agreement with Can't Stop Running Co. related to the Tour de Donut event. (August 25/26)
 - B. Authorizing the Director of Public Service and Safety to enter into an agreement with Troy Main Street, Inc. related to the Donut Jam event. (August 25/26)
 - C. Authorize a notwithstanding ordinance for both events.

Consideration of emergency legislation requested so a liquor permit can be filed by Troy Main Street, Inc.

Other Committees/Items may be added.
6-23-2023

cc: Mayor
Mr. Titterington, Mr. Kerber
Mr. Frigge, Departments, Media

**BUILDINGS &
UTILITIES COMMITTEE**

MEMORANDUM

TO: Mr. Lutz, President of Council

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

DATE: June 20, 2023

SUBJECT: **BIDDING AUTHORIZATION – TROY POLICE DEPARTMENT FLUID COOLER & PUMP REPLACEMENT PROJECT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to advertise for bids and enter into a contract for the Police Department Fluid Cooler and Pump Replacement Project at a total cost not to exceed \$260,000.

BACKGROUND:

The cooling tower at the police station has exceeded its design life and is becoming problematic and inconsistent. There is a similar concern about the HVAC system pumps in the basement as they are original to the construction of the building and are not sized appropriately for the current systems operation. Due to the age of the units, growing maintenance costs, and the limitations of access to replacement parts, the most practical solution is to replace the cooling tower and the two pumps. The firm of Garmann Miller Architects & Engineers was authorized to design the project for bidding and provide a cost estimate.

This project was included in the 2023 Police Department Budget (Fund 101.216) for a total of \$218,000 (\$178,000 for the cooling tower, \$40,000 for the pump replacement). Of that amount, \$14,000 has been expended for the design, leaving \$204,000 of the budgeted amount. The engineering firm has provided a bidding estimate of \$260,000, and has advised that the estimate is based on current pricing. The additional funds would be available from them General Fund appropriation or the Capital Improvement Fund (Fund 441).

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Police Department Fluid Cooler and Pump Replacement Project at a total cost not to exceed \$260,000.

cc: Chief McKinney
J. Rhoades, City Engineer



**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**



TO: Mr. Lutz, President of Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: June 21, 2023
SUBJECT: REPORT OF THE PLANNING COMMISSION ON THE FINAL RECORD PLAN OF THE TROY STORAGE INNS OF AMERICA PLANNED DEVELOPMENT - INDUSTRIAL, 1271 BRUKNER DRIVE

On June 14, 2023, the Troy Planning Commission considered the Final Record Plan of the Troy Storage Inns of America Planned Development- Industrial (PD-I). This Planned Development – Industrial (PD-I) is located at 1271 Brukner Drive. The Planned Development process requires three steps for approval:

- The first step is the approval of the General Plan, which was approved for this PD-I by Council on April 17, 2023 by Ordinance No. O-16-2023, when the rezoning of Parcel No. D08-101788 from M-2 to PD-I was approved by Council.
- The second step is the approval of the Final Development Plan, which only requires review and approval by the Planning Commission.
- The third step is the approval of the Final Record Plan, which requires the review and recommendation of the Planning Commission to City Council for approval.

It is noted that the Troy Storage Planned Development – Industrial is a Self-Storage Facility; however, this application was received by the City prior to the recently enacted moratorium on Self-Storage Facility applications.

This proposed facility is to include five additional buildings totaling 28,800 square feet that are being proposed for storage units. One building will be climate controlled. The applicant will not be adding any additional outdoor storage. The existing outdoor storage area will be improved with asphalt. The overall site will be developed in four phases. Phase one will include two additional buildings totaling 11,200 square feet. Phases 2-4 will be built with one building for each remaining phase.

On June 14, 2023, the Troy Planning Commission took the following actions related to the Troy Storage Inns of America Planned Development – Industrial:

- Approved the Final Development Plan, as conforming to the approved General Plan. The Final Development Plan requires no further action by City Council.
- By unanimous vote recommends to Troy City Council approval of the Final Record Plan of the Troy Storage Inns of America Planned Development – Industrial (PD-I) as conforming to the approved General Plan and Final Development Plan.

A copy of the information reviewed by the Planning Commission for the Final Record Plan is attached.

The recommendation on the Final Record Plan of the Troy Storage Inns of America Planned Development – Industrial (PD-I) is forwarded herewith for consideration of Troy City Council.

encl.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: June 14, 2023

SUBJECT: Troy Storage Inns Planned Development – Record Plan

BACKGROUND:

Attached is a copy of the Record Plan for the Troy Storage Inns Planned Development located on Brukner Drive south of Archer Drive. The planned development process requires three steps for approval. The first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan. The third step is approval of the Record Plan by the Planning Commission and City Council.

PROPOSAL:

The proposed Record Plan is attached to this report and is in accordance with the General Plan and Final Development Plan.

REQUESTED ACTION:

Staff is requesting that Planning Commission recommend approval of the Record Plan to City Council.



APPLICATION FOR A PLANNED DEVELOPMENT

An application for a Planned Development located at 1271 Brukner Drive

being lot number(s) 7813 (Street Address)
(Parcel Identification Number) PD (Proposed Zoning Classification)

OWNER

APPLICANT

Name T&D Smith Company (1/2 interest)
Address same
City same
State same
Zip Code same
Phone No. same
Fax No. same
Email same

Name T&D Smith Company
Address 8300 Yankee Street
City Centerville
State Ohio
Zip Code 45458
Phone No. 937-434-8410
Fax No. 937-434-9010
Email tom.smith@storageinns.com

The applicant is the Managing Member of the property, which is subject to this application.
(State the interest of the applicant)

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 9 day of January 2023

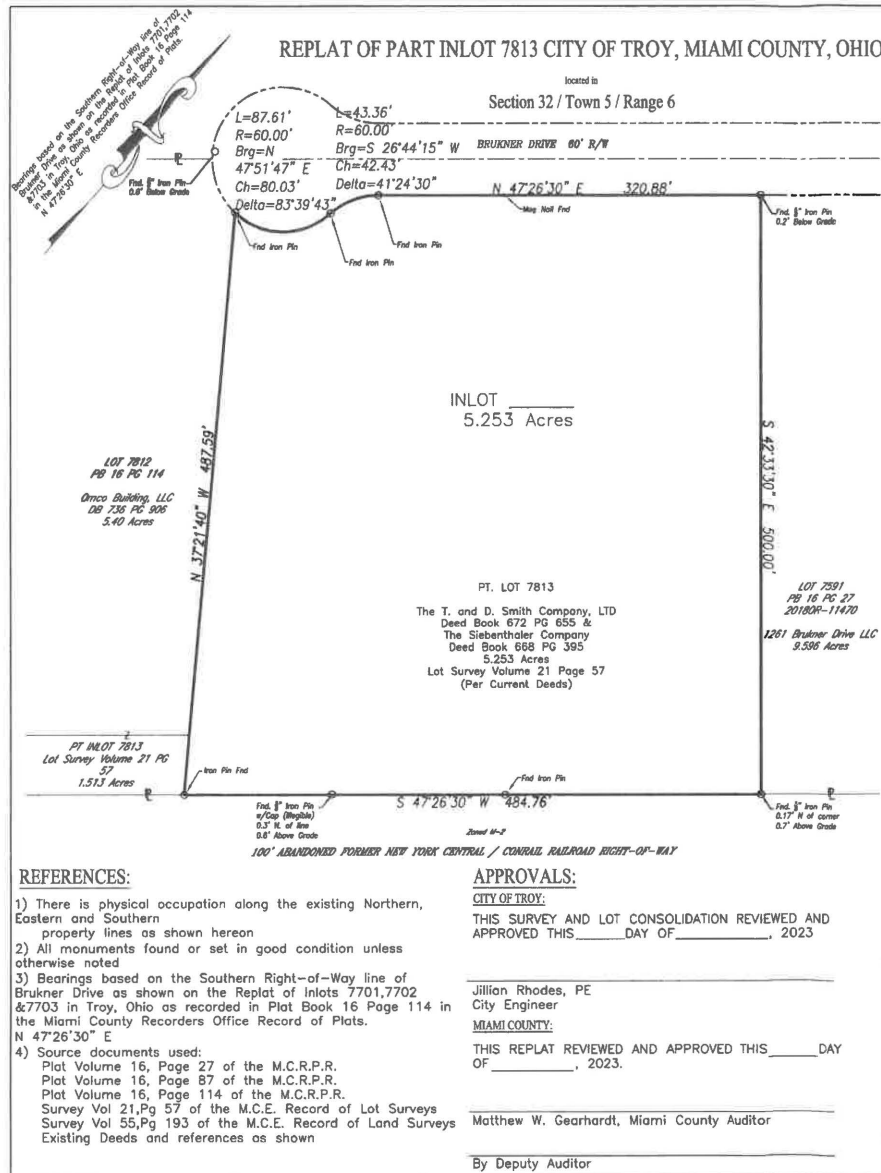
My Commission Expires 5/17/2027
(Month/Date/Year)



DAWN LYMAN
Notary Public
State of Ohio
My Comm. Expires
May 17, 2027

[Signature]
(Notary Public)





DESCRIPTION :

Being a replat of PART INLOT 7813 in the City of Troy, Ohio as shown on Miami County Recorders Record of Plats Book 16 Page 114.

DEDICATION :

We, the undersigned, being all the owner(s) and leinholders of the lands herein platted, do hereby acknowledge the making and signing of this plat to be our voluntary act and deed and do hereby accept and approve this replat.

Owner: T&D Smith Company LTD

By:

Thomas E. Smith, Managing Member

Witness Signature

(Print name)

ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____, S.S.:

Be it remembered that on this _____ day of _____, 2023, before me, the undersigned a Notary Public in and for said State, personally came _____, to me known, who acknowledged the signing and execution of the within plat to be this voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public

My Commission Expires

Owner: THE SIEBENTHALER COMPANY

By:

Witness Signature

(Print name)

ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____, S.S.:

Be it remembered that on this _____ day of _____, 2023, before me, the undersigned a Notary Public in and for said State, personally came _____, to me known, who acknowledged the signing and execution of the within plat to be this voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public

My Commission Expires

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO O.R.C. / CHAPTER 711 STANDARDS FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON ACTUAL FIELDWORK IN MAY 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE OR WILL BE SET AS SHOWN.

Eric M. Lang, P.S.
Ohio Professional Land Surveyor No. 8406

VOLUME _____ PAGE _____

MIAMI COUNTY
RECORDER'S
RECORD OF PLATS

FEE \$ _____

MIAMI COUNTY, OHIO

BY Deputy Recorder

LEGEND

All monuments flush with grade, unless otherwise noted
○ Ex. Iron Pin w/ Surveyor's cap, unless otherwise noted

✕ Ex. Wag Nail

--- Right-of-way (R/W)

--- Centerline (CL)

GRAPHIC SCALE

60 0 30 60
1 inch = 60 ft.

PLANS PREPARED BY:

LAND
CONSULTANTS

associated companies and services
THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING

314 FRONT STREET
LAWRENCEBURG, IN 47025
(812) 537-2145
FAX (812) 537-4901
OHIO (513) 381-1020
TOLL-FREE (888) 537-2145
WWW.LANDCONSUL.COM

IN ASSOCIATION WITH:

Kara
Burkhardt
Meineke

5335 Far Hills Avenue
Suite 300
Dayton, OH 45429
Phone: (937) 438-4930
Fax: (937) 417-4753
KBURKH99@GMAIL.COM

Date: March 28, 2023

Scale: 1"=60'

LC Job No: 81489402

KBM Job No: 069-22

Drawn by: KBM

Checked by: EML

Sheet
1 of 1

Base File Name: 069-22.dwg

Tab Name: REPLAT

LC Xref File Name: 81489402V-03.dwg

**COMMUNITY
PARTNERSHIPS
COMMITTEE**



MEMO

TO: Mr. Lutz, President of Council
FROM: Patrick E. J. Titterington
DATE: June 20, 2023
SUBJECT: TROY MAIN STREET AGREEMENT FOR DONUT JAM
CAN'T STOP RUNNING AGREEMENT FOR TOUR De DONUT
NOTWITHSTANDING LEGISLATION FOR THE EVENTS

RECOMMENDATION:

1. That Council authorizes two separate agreements for events in August of 2023, both of which will include the use of public property and one of which will include the use of public property for the sale/consumption of alcoholic beverages.
2. That Council authorizes a notwithstanding ordinance for both events.

BACKGROUND:

Tour De Donut - August 25 and 26

- The owner, Can't Stop Running Co., has requested to hold the event based on the same route/closings as 2022. To accommodate setup, including the starting/finishing line to document the ride times, the Public Square area would be closed commencing at 11:00 a.m. on Friday, August 25 through Saturday, August 26 at approximately 5:30 p.m.
- As a part of an agreement with Can't Stop Running Co., the City would be reimbursed for overtime costs and other related expenses.
- As in prior years, the notwithstanding legislation should include permission for overnight camping in Troy Community Park August 25 – August 26 only related to this event.

Donut Jam - August 25 and 26

- Troy Main Street, Inc. (TMS) organizes this part of the event.
- There would be a downtown concert on Friday, August 25 and entertainment on Saturday, August 26.
- TMS requests to file for an F2 Liquor Permit, for both dates, with their alcohol sales in an enclosed area of the NW Quadrant, within the DORA area. The permit would be for sales on August 25 from 5:00 p.m. – 10:00 p.m., within the DORA hours, and for sales August 26 for the time period of 10:00 a.m. – 2:00 p.m. This would start one hour earlier than the DORA, with sales/consumption for that hour limited to the TMS enclosed area in the NW Quadrant.
- For both dates, last call would be 30 minutes prior to the ending time.
- **TMS will reimburse the City for overtime expenses and other related expenses.**

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council:

1. Authorizing the Director of Public Service and Safety to enter into an agreement with Can't Stop Running Co. related to the Tour De Donut event.
2. Authorizing the Director of Public Service and Safety to enter into an agreement with Troy Main Street, Inc. related to the Donut Jam event.
3. Authorizing a notwithstanding ordinance for both events.

Consideration of emergency legislation is requested so that permit applications can be filed.

TOUR DE DONUT 2023

Exhibit A

