



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

REVISED 4-29-2024 TO ADD A COMMITTEE

MONDAY, APRIL 29, 2024, 6:00 PM

Finance Committee

(Severt [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding authorizing a Resolution of Necessity related to the sidewalks and shared use path for the South Stanfield Reconstruction Project Phase 2.
2. Provide a recommendation to Council regarding establishing a new Downtown Façade Improvement Grant Program. Consideration of emergency legislation requested so that the program can be announced as soon as possible.

Buildings & Utilities Committee

(Pierce [Chm.], Phillips, Snee)

1. Provide a recommendation to Council regarding the Director of Public Service and Safety to pay a total of \$900,000 to Lytle Road Developers, Ltd., an Ohio limited liability company, of Miamisburg, Ohio, for the City's sewer oversizing costs for the City's sewer oversizing costs and costs for a lift station that benefit the City of Troy and not just the Addison Landing Subdivision. Consideration of emergency legislation requested to not delay construction within the subdivision and due to lead time needed for the ordering of the lift station equipment.
2. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into a Water Agreement with the Board of County Commissioners of Miami County, Ohio and the Municipality of West Milton, Ohio. Consideration of emergency legislation is requested as the agreement has expired.

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding extending by an additional 180 days the moratorium on granting permits allowing adult use cannabis operators from establishing within the City of Troy. Consideration of emergency legislation requested.

Other Committees/Items may be added.

~~4-26-2024~~ 4-29-2024

Cc: Council
Mayor
Mr. Titterington, Mr. Kerber
Mr. Frigge, Departments, Media

FINANCE COMMITTEE



Finance

Patrick E. J. Titterington
Director of Public Service & Safety
937-335-1725
Patrick.titterington@troyohio.gov

MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: April 26, 2024

SUBJECT: ***South Stanfield Reconstruction Project Phase 2 - Sidewalks and Shared Use Path Resolution of Necessity***

RECOMMENDATION:

That Council authorizes a Resolution of Necessity declaring new construction, repair, or replacement of driveways, sidewalks, and a shared use path in the South Stanfield Road Reconstruction Project Phase 2.

BACKGROUND:

The South Stanfield Road Reconstruction Phase 2 project boundaries are from the intersection of South Stanfield Road and West Stanfield Road to the north property line of 20 South Stanfield, with an alternate bid to include going to the south property line of 4 South Stanfield. Within this phase of the project, eleven parcels have been identified where sidewalks or a shared-use path are to be constructed.

Council is requested to authorize the Resolution of Necessity so that property owners can be notified regarding estimated assessment costs related to this project. Attached is a listing of the estimated assessments and a map of the project area. As this project will be partially funded by the Ohio Public Works Commission (OPWC), there is a specific schedule to complete the assessment notifications and be ready to bid on this project. Once the work is completed a request for an Ordinance of Assessment will come before Council Committee to enact final assessments.

As a matter of information, there may be a future request for Council to appoint the members of an Assessment Equalization Board (AEB) as required by the Ohio Revised Code. The role of the AEB is to hear any appeals from property owners and provide a recommendation to Council. The authority of the AEB is limited to deciding whether the assessment proposed has been determined by a proper application of the method of assessment designated, which for this project is by front footage.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Resolution of Necessity for the South Stanfield Reconstruction Project Phase 2 - Sidewalks and Shared Use Path.

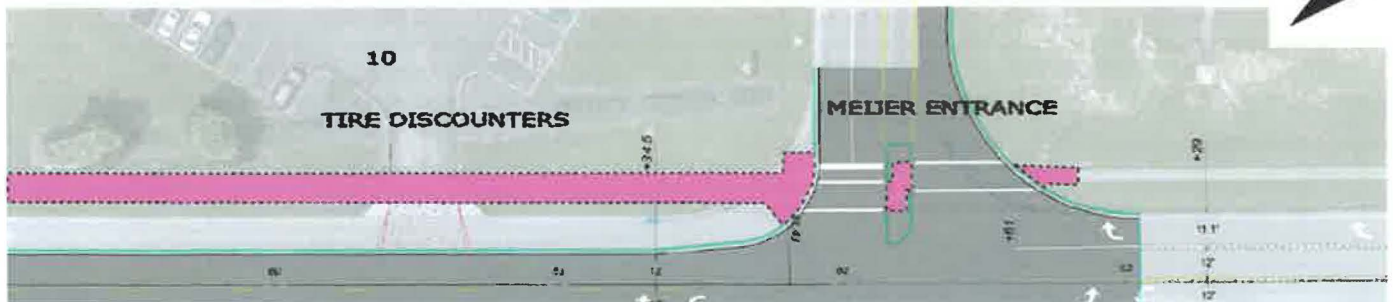
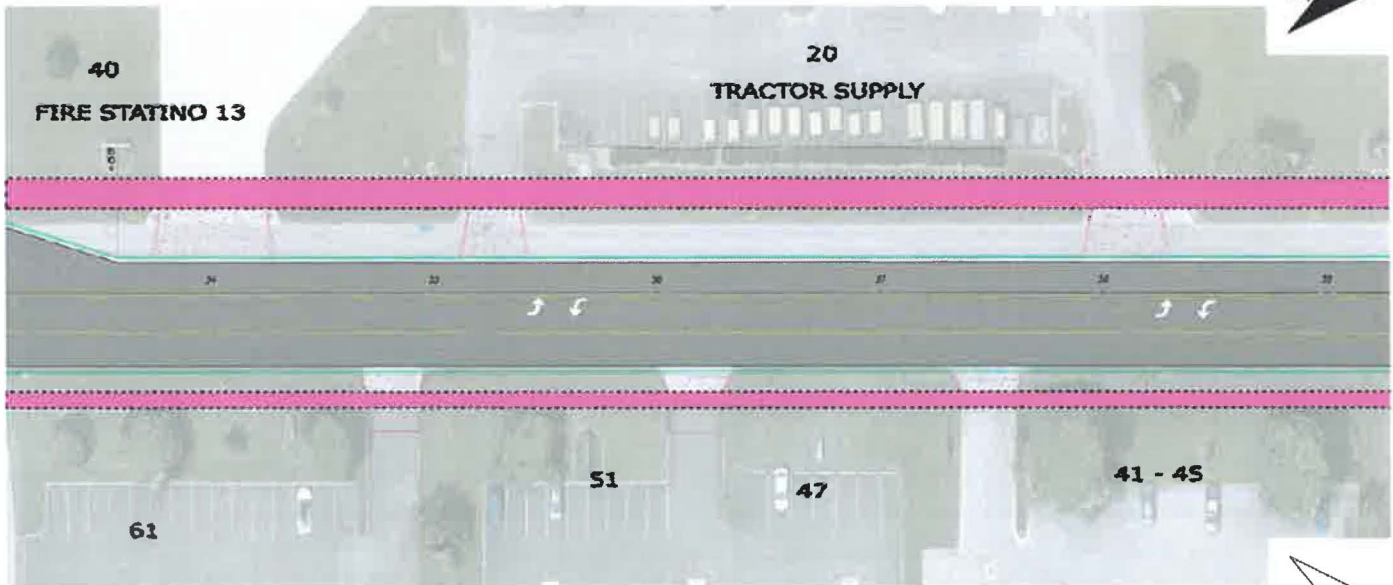
encl.



Exhibit A

Estimated Assessments per Property

Parcel #	Address #	Street	Lot Frontage	Est. Sidewalk in Linear Feet	Sidewalk Area (sf)	4" concrete @ \$14.00/sf	Driveway apron/ approach and walk (sf)	8" Concrete Apron @ \$20/sf	Combined Total
D08-103427	10	S Stanfield	334.84	310	1550	\$ 21,700.00	786	\$ 15,710.00	\$ 37,410.00
D08-059293	20	S Stanfield	350	290	1450	\$ 20,300.00	1684	\$ 33,680.00	\$ 53,980.00
D-08-058872	21	S Stanfield	323.23	83	415	\$ 5,810.00	806	\$ 16,120.00	\$ 21,930.00
D08-058324	31	S Stanfield	272.69	249	1245	\$ 17,430.00	463	\$ 9,260.00	\$ 26,690.00
D08-250145	40	S Stanfield	280	207	1035	\$ 14,490.00	1675	\$ 33,490.00	\$ 47,980.00
D08-058942	41	S Stanfield	200	175	875	\$ 12,250.00	349	\$ 6,980.00	\$ 19,230.00
D08-058813	47 & 51	S Stanfield	200	175	875	\$ 12,250.00	516	\$ 10,320.00	\$ 22,570.00
D08-251210	61	S Stanfield	200	176	880	\$ 12,320.00	504	\$ 10,080.00	\$ 22,400.00
D08-058328	65	S Stanfield	100	75	375	\$ 5,250.00	358	\$ 7,160.00	\$ 12,410.00
D08-102554	80	S Stanfield	315.63	275	1375	\$ 19,250.00	744	\$ 14,880.00	\$ 34,130.00
D08-058329	81	S Stanfield	300	252	1260	\$ 17,640.00	740	\$ 14,800.00	\$ 32,440.00
			2876.39	2267	11335	\$ 158,690.00	8624	\$ 125,560.00	
								Total Estimate	\$ 331,170.00





FIN

MEMORANDUM

TO: Mr. Rozell, President of Council
FROM: Patrick E. J. Titterington, Director of Public Service and Safety
DATE: April 26, 2024
SUBJECT: DOWNTOWN FAÇADE IMPROVEMENT GRANT PROGRAM

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to establish a 2024 Downtown Façade Improvement Grant Program and appropriate funds for the program.

BACKGROUND:

In 2021, Council appropriated \$150,000 from ARPA Funds to create a Downtown Façade Improvement Grant Program. Through applications to Troy Main Street, Inc. (TMS), owners of non-residential properties in the downtown area could apply for funds for façade improvements and other eligible exterior renovations. Upon approval of an application as meeting the program guidelines, the property owner proceeded with and paid for the work, then submitted invoices for reimbursement. That program was well received.

Staff is proposing that this program again be established in the amount of \$120,000, which would include funds from:

\$ 50,000	General Fund
25,000	ARPA Funds
10,000	Payment to the City from TMS
<u>35,000</u>	Payment to the City from the Troy Reinvestment Fund
\$120,000	

Applications would be submitted to the City and reviewed by a City/TMS committee, as was done previously. Guidelines would include:

- o \$10,000 maximum per property
- o One award per property
- o Minimum 50% match by the property owner
- o First priority given to property owners who did not receive a grant in 2022
- o All other eligible criteria of the 2022 program

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to establish a 2024 Downtown Façade Improvement Grant Program in a total amount not to exceed \$120,000, and appropriate funds for the program. Consideration of emergency legislation is requested so that the program can be announced as soon as possible.



**BUILDINGS &
UTILITIES COMMITTEE**



B & H

MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: April 26, 2024

SUBJECT: **ADDISON LANDING SUBDIVISION – PAYMENT RELATED TO SEWER OVERSIZING AND A LIFT STATION**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to pay oversizing related to the sewer line and a lift station in the Addison Landing Subdivision.

BACKGROUND:

The Addison Landing Subdivision, located along Dorset Road and Lyle Road, which consists entirely of single-family homes, encompasses 55.8 acres and includes 208 buildable lots that range from 0.149 acres to 0.338 acres and will be developed in four-phases. The first phase will create 51 lots and the second phase will create 55 lots. Access to this development will be provided by two separate points. The east access point is located off of the expanded Dorset Road will serve as the main entrance to the proposed subdivision. The remaining access point is located to the west of the proposed development off Lytle Road. The developer has decided to follow the Subdivision Regulations section 1113.08 and will record the Final Plat after constructing the improvements.

Ordinances and Subdivision Regulations provide that when the City determines that a utility line is to be installed at a larger size than the minimum necessary for the benefit of the City and not for the benefit of the subdivision, the City shall pay the difference of the excess of costs of the minimum requirements. For the Addison Landing Subdivision, the City's costs would be related to the oversizing for the sewer line and for a lift station, at a cost not to exceed \$900,000. The costs have been confirmed by the City Engineer. \$500,000 was budgeted in the Sewer Maintenance Fund (Fund 711.673) for sewer oversizing for this development. The additional funds are available within the Sewer Fund balance.

Staff is pursuing options to establish connection fees for future developments in this area so that the City can recoup some of the costs.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to pay a total of \$900,000 to Lytle Road Developers, Ltd., an Ohio limited liability company, of Miamisburg, Ohio, for the City's sewer oversizing costs and costs for the lift station that benefit the City of Troy and not just the Addison Landing Subdivision. Consideration of emergency legislation is requested so that work can commence on this subdivision during the construction season and due to the lead time needed for the ordering of the lift station equipment.



MEMORANDUM

TO: William G. Rozell, President of Council
FROM: Patrick E. J. Titterington, Director of Public Service and Safety
DATE: April 26, 2024
SUBJECT: **AUTHORIZATION FOR THE DIRECTOR OF PUBLIC SERVICE AND SAFETY TO ENTER INTO A WATER AGREEMENT WITH THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO AND THE MUNICIPALITY OF WEST MILTON, OHIO**

RECOMMENDATION:

That the Director of Public Service and Safety to enter is authorized to into a Water Agreement with the Board of County Commissioners of Miami County, Ohio and the Municipality of West Milton, Ohio.

BACKGROUND:

Troy has been providing water to areas of Miami County since 1977. The existing twenty-year agreement signed in December of 2003 has expired. The new agreement remains unchanged except for a few requested updates by all parties. The new agreement increases the average flow rate from one million gallons per day (MGD) to 1.1 MGD. The proposed agreement is also changed from a twenty-year agreement to a five-year agreement that can auto renew up to four times. The City will continue to sell water to both West Milton and Miami County at a 10% surcharge over the rates charged Troy residents.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of authorizing the Director of Public Service and Safety to enter into a Water Agreement with the Board of County Commissioners of Miami County, Ohio and the Municipality of West Milton, Ohio. Consideration of emergency legislations is requested as the agreement has expired.



**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**



MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: April 22, 2024

SUBJECT: MORATORIUM ON PERMITS ALLOWING ADULT USE CANNABIS OPERATORS

RECOMMENDATION:

That Council enacts legislation imposing an additional moratorium of 180 days on the granting of permits allowing Adult Use Cannabis Operators from establishing within the City of Troy.

DISCUSSION:

The State of Ohio recently enacted laws concerning cannabis use and operators which became effective on December 7, 2023. Ohio Revised Code Section 3780.25 allows municipalities to prohibit and/or limit the location of Adult Use Cannabis Operators. City Council previously approved a moratorium on permits allowing Adult Use Cannabis Operators per O-54-2023. This moratorium is set to expire on June 1, 2024. Since the December 7, 2023 effective date, adequate information has not been received by the City of Troy to evaluate needed zoning changes or regulations for the permitting or licensing of Adult Use Cannabis Operators. Many neighboring jurisdictions have further enacted moratoriums on this issue.

So that staff can review and make recommendations on this issue to conform to the City's goals of providing adequate regulations, the City Administration is recommending a second moratorium of 180 days on permits for the establishment of Adult Use Cannabis Operators.

REQUESTED ACTION:

It would be appreciated if you would assign to a committee of Council establishing a moratorium of 180 days on the granting of any permits allowing Adult Use Cannabis Operators from establishing within the City of Troy. Consideration of emergency legislation is necessary for the immediate preservation of the public peace, health, and safety of the City of Troy, Ohio, and for the further reason that the current moratorium is due to expire shortly.

