



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

MONDAY, DECEMBER 9, 2024, 6:00 PM

Buildings & Utilities Committee

(Pierce [Chm.], Phillips, Snee)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service & Safety to advertise for bids and enter into contracts for the following roofing projects:
 - A. Recoating of the City Hall roof at a cost not to exceed \$125,000
 - B. Repairs to the coping and metal edging of the roof at the Central Service and Maintenance Facility on Experiment Farm Road at a cost not to exceed \$180,000
2. 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 2025 supply of water meters and appurtenances at a cost not to exceed \$1,000,000.
3. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for miscellaneous water meter parts for calendar year 2025 at a cost not to exceed \$225,400.

Community Partnerships Committee

(Marshall [Chm.], Severt, Twiss)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into the Village of Casstown Waterline Extension Project Funding Agreement with the Board of Miami County Commissioners and authorizing the Director of Public Service and Safety to make payment for the City portion of the project to the contractor selected by the Board of Miami County Commissioners in an amount not to exceed \$1,500,000.

Law & Ordinance Committee

(Whidden [Chm.], Marshall, Twiss)

1. Provide a recommendation to Council regarding the TREX liquor permit application of The Golf Links Social, LLC for D-1, D-2 and D-3 permits for the location at 200 S. Walnut Street. (NOTE - The procedure has been that if the request is supported by a Council Committee, that Committee Report is then accepted by Council by a motion, second and roll call vote, and legislation is not required.)

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Discussion – American Structurepoint recommendations concerning the use of multi-use/ recreational trails around borders of new subdivisions. (Chairman Schilling asked that this be included on the agenda.)

Other Committees/Items may be added.

12-6-2024

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

**BUILDINGS &
UTILITIES COMMITTEE**



TROY
OHIO

B + K

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: December 4, 2024

SUBJECT: **BIDDING AUTHORIZATION FOR ROOF PROJECTS – CITY HALL ROOF RECOATING PROJECT AND REPAIRS TO THE COPING AND METAL EDGING OF THE ROOF OF THE CENTRAL SERVICE AND MAINTENANCE FACILITY (CODE UPGRADE OF ANSI SPRI EDGE METAL)**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to advertise for bids and enter into a contract for two roofing projects included in the 2025 Budget.

BACKGROUND:

Earlier this year, Council authorized bidding for two roofing projects; one for the City Hall Roof Recoating Project in an amount not to exceed \$105,000 and one for the repairs to the coping and metal edges of the roof of the Central Service and Maintenance Facility at a cost not to exceed \$90,000. The bids received exceeded the authorization. It was decided to defer these projects to 2025 based on updated estimates. These roofing projects were included in the 2025 Budget:

1. \$125,000 is budgeted in the Capital Improvement Fund (Fund 441) for the recoating of the City Hall roof. The roof membrane of City Hall is now twenty-six years old, having been installed as a part of the building renovation project that started in 1999. Even with the age of the roof membrane, it remains in good condition. A consultant has recommended that recoating the roof at this time will extend the life of the roof by at least 15 years. The process would be placing a reinforced liquid roofing system placed over the existing membrane. This process is warranted for a 15-year period. There is a distinct economic advantage to coating the existing roof membrane rather than replacing it.
2. \$180,000 is budgeted for repairs to the coping and metal edging of the roof at the Central Service and Maintenance Facility on Experiment Farm Road. This roof is original to the building constructed in the 1980s. This is a first step in addressing roofing items at the maintenance facility. This work will extend the life of the present roofing system. The \$180,000 estimated project cost was budgeted in the amount of \$30,000 in each of the following budgets: Electrical (Fund 101.555), Refuse Collection (Fund 101.635) Street (Fund 202), Capital Improvement Fund (Fund 441), Stormwater (Fund 709), Water Distribution (Fund 710.663), and Sewer Maintenance (Fund 711.673).

The City plans to bid the projects together to determine if there may be some economies of scale in bidding these two projects together. However, the City will reserve the right to award the two projects separately if it is in the City's best interest.

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 City Hall Roof Recoating Project at a cost not to exceed \$125,000 and for the repairs to the coping and metal edging of the roof of the Central Service and Maintenance Facility (Code Upgrade of ANSI SPRI EDGE METAL) at a cost not to exceed \$180,000.





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

B + Util

MEMORANDUM

TO: Mr. William G. Rozell, President of Council
FROM: Patrick E. J. Titterington, Director of Public Service and Safety *PJT*
DATE: December 4, 2024
SUBJECT: **BIDDING AUTHORIZATION – WATER METERS FOR 2025**

RECOMMENDATION:

That the Director of Public Service and Safety is authorized to advertise for bids and enter into a contract for water meters and appurtenances for 2025 at a cost not to exceed \$1,000,000.

BACKGROUND:

As discussed previously with Council our meter supplier has changed local distributors. This resulted in the City needing to cancel the existing three-year meter contract. It will be necessary to bid for a new contract for 2025. For the foreseeable future this will become a yearly bid requirement. Additionally, due to the age of some older water meters/radio transmitters, Council approved the request to increase the budget amount for water meters and appurtenance to \$1,000,000. Since these meters, transmitters and appurtenances provide data for billing purposes it is important to have an adequate supply for new construction and needed replacements. This amount is budgeted half in the Water Distribution budget (Fund 710.663) and half in the Sewer Maintenance budget (Fund 711.673).

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 2025 supply of water meters and appurtenances at a cost not to exceed \$1,000,000.





Bot Util

MEMORANDUM

TO: Mr. William G. Rozell, President of Council
FROM: Patrick E. J. Titterington, Director of Public Service and Safety *PJT*
DATE: December 4, 2024
SUBJECT: **BIDDING AUTHORIZATION – MISCELLANEOUS WATER METER PARTS FOR 2025**

RECOMMENDATION:

That the Director of Public Service and Safety is authorized to advertise for bids and enter into a contract for the miscellaneous water meter parts for 2025 at a cost not to exceed \$225,400.

BACKGROUND:

Historically, the City had split the purchase of water meter parts and fittings up into two different categories, materials for new services and materials for repairs and replacements of existing services. These items were purchased through the year based on quotes for items as needed. With the more recent inflationary increases, the City consolidated the related purchases into a single bulk bid. It was hoped that multi-year pricing would be bid and a three-year contract could be issued. However, vendors declined to submit multi-year bids and a single-year contract awarded. Therefore, these items will need to be bid for 2025. Staff has estimated the cost not to exceed \$225,400, which has been included in the 2025 Budget.

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 miscellaneous water meter parts for calendar year 2025 at a cost not to exceed \$225,400.



**COMMUNITY
PARTNERSHIPS
COMMITTEE**

MEMORANDUM

TO: Mr. William G. Rozell, President of Council

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

DATE: December 4, 2024

SUBJECT: **PROJECT FUNDING AGREEMENT WITH THE BOARD OF MIAMI COUNTY COMMISSIONERS FOR THE CONSTRUCTION OF THE CASSTOWN WATERLINE EXTENSION PROJECT AND AUTHORIZING PAYMENT TO THE PROJECT CONTRACTOR SELECTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into a project funding agreement with the Board of Miami County Commissioners related to the construction of the waterline extension project to the Village of Casstown and authorizes payment for the City portion of the project to the contractor selected by the Board of Miami County Commissioners in an amount not to exceed \$1,500,000.

BACKGROUND:

The Village of Casstown has been working with Access Engineering for many years to install water mains in the Village of Casstown, utilizing Community Development Block Grant (CDBG) funds. While many miles of water main have been installed in Casstown they are not active because they are not yet connected to any source of public water. In June of 2022, Council authorized an agreement with the Miami County Commissioners to share design services for the extension of a waterline from Staunton Road (SR55) at Stonyridge Avenue into the Village of Casstown.

The County currently has the project advertised for bid with an anticipated bid opening on December 10. The Commissioners will authorize the full construction contract to a successful bidder prior to the end of the year. The construction agreement details that the City of Troy would own the portion of the main along Staunton Road (SR 55) between Stonyridge Avenue and Sayers Road. Troy would be responsible for paying the contractor directly for this portion of the contract. The 2025 budget estimates \$1,500,000 for Troy's share of this project.

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 the Village of Casstown Waterline Extension Project Funding Agreement with the Board of Miami County Commissioners and authorizing the Director of Public Service and Safety to make payment for the City portion of the project to the contractor selected by the Board of Miami County Commissioners in an amount not to exceed \$1,500,000.



**LAW & ORDINANCE
COMMITTEE**



TROY
OHIO

Patrick E. J. Titterington
City Director
Patrick.Titterington@TroyOhio.gov

LTD

MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick Titterington, Director of Public Service and Safety 

DATE: December 4, 2024

SUBJECT: **TREX LIQUOR LICENSE APPLICATION – THE LINKS GOLF SOCIAL, LLC, 200 S. WALNUT STREET**

RECOMMENDATION:

That City Council considers the D-1, D-2 and D-3 TREX liquor permit application of The Links Golf Social LLC to be located at 200 S. Walnut Street, Troy, Ohio.

BACKGROUND:

TREX is the liquor permit process established under Ohio statutes that allows an applicant to request a transfer of a permit from an over-permitted area to an area where the quotas for a license category have been met provided that the license is for an economic development project. Council has approved prior TREX applications.

The Links Golf Social, LLC by Blake Filbrun has submitted the attached request, which states that 4+ jobs would be created by the applicant's economic development project of establishing a new, on-premises, retail alcohol business, to be located at 200 S. Walnut Street. The applicant plans to TREX D-1, D-2 and D-3 permits. These permits are defined as :

- A D-1 permit is beer sales on/off premises until 1 a.m.
- A D-2 permit is wine and pre-packaged low proof mixed beverage sales on/off premises until 1 a.m.
- A D-3 permit is on premises only consumption of high-proof spirits until 1 a.m.

The Ohio Department of Liquor Control website shows that there are no D-1, D-2 or D-3 permits available within the City of Troy.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council the consideration of the TREX liquor permit application of The Golf Links Social, LLC for D-1, D-2 and D-3 permits for the location at 200 S. Walnut Street. The procedure has been that if the request is supported by a Council Committee, that Committee Report is then accepted by Council by a motion, second and roll call vote, and legislation is not required.

encl. Copy of Application and Letter





Division Use Only	
Check #: _____	Permit # _____
# of Checks: _____	
Check Amt: _____	

ECONOMIC DEVELOPMENT TRANSFER FORM (TRES)

[Ohio Revised Code 4303.29\(B\)\(2\)\(b\)](#)

READ BEFORE YOU START THIS APPLICATION

Certain permits in Ohio are subject to a quota based upon a formula that factors in the total population of the city, village, or township where the permit will be issued and a ratio, specific to particular permit classes, as set forth in Ohio law (Learn more in our [Quota Resource Guide](#)). When transferring a specific quota permit (i.e., D-1, D-2, etc.) that will move locations to a NEW city, village, or township from where it is currently issued, there must be available spots in that new quota before the Division can process the transfer. If, for a particular quota permit class, there are NO spots available in the new quota, then the applicant has a few choices as discussed in our [TRES Resource Guide](#). This form covers the specific permit classes that can be TRES'd under the Ohio law provision noted at the top of this application. A few things to understand before proceeding with the TRES option are that:

- The Division can **ONLY** process the TRES transfer application if the city, village, or township where the permit will transfer to **APPROVES** the transfer as an economic development project. The city, village, or township can document its approval by signing our form below in Section E.
- **ONLY** after we receive this completed form with the transfer application will the Division Superintendent review it for processing.
- The city, village, or township, despite approving the TRES transfer can still object to the issuance of your permit at the applied for location and the applicant must still be WET ([Review our Local Option Election Guide](#) for more information) for the requested sales at that address and meet all other rules and regulations before the permit(s) can be issued at that new location.

For this form to be deemed complete, you must fully and legibly complete this application, including:

- Answering all required questions ("*" indicates a required field);
- Submitting this application with your Transfer Application; **and**
- Securing signatures from the appropriate local government officials listed below.

SECTION A – Issued Permit Holder Information (i.e. Seller)

* This section **MUST** be completed.

* Issued Permit Holder's Business Name as on File with the Division:

Blissful Cafe LLC; 8351 N Main St., Clayton, OH 45415

* Issued Permit Holder #:

0767341

SECTION B – New Business Owner's Information (i.e., Buyer) ☐ N/A-Seller **REMAINS** the owner and is **ONLY** moving locations.

* **ONLY** fill out this section if the **ownership and location** is changing.

* Business Entity or Sole Proprietor Name ("Applicant") (**MUST** match name listed on transfer application):

The Links Golf Social, LLC

Section C – New Permit Premises Address Information

* This section **MUST** be completed.

* New Permit Premises Address:

200 S Walnut St.

* New Township (if outside city limits):

* New City:

Troy

* New County:

Miami

SECTION D – Transferred Permits subject to TREX

* This section identifies the permit classes that are being transferred into a **NEW** city, village, or township, consistent with the Transfer Application, that **REQUIRE** TREX sign-off from the local government official that signed below.

* Select the Permit Type(s) being transferred that need to be TREX'd:

☐ C-1 ☐ C-2 ☒ D-1 ☒ D-2 ☒ D-3 ☐ D-5

* Note – there may be other permit types, like a C-2X, D-3A, or D-6, that are also part of your transfer that are not listed above. Your complete transfer listing needs to be identified on your transfer application (DLC 4120) that you must send with this signed TREX form.

Remember this form is **ONLY** for those permit classes that are subject to the quota and would require TREX sign-off because there are no permits available for the given class in the NEW locality when the transfer is filed. For example, you can be transferring a D-1, D-2, D-3 permit from City A to City B. In City B, there are D-1 and D-3 permits available, but no D-2 permits. In this situation, the only permit class that would **REQUIRE** TREX sign-off is the D-2.

Section E – Information that MAY be Used to Determine if the Transfer is an Economic Development Project

[R.C. 4303.29\(B\)\(2\)\(b\)\(ii\)](#) lists several factors the local legislative authority (City, Village or Township) can use when determining if it should approve this transfer as an Economic Development Project. While the law provides broad discretion to the legislative authority when making this decision, **SOME** factors that may be useful to the legislative authority in making its decision, include the:

- Total amount invested in this project: \$ 750,000.00
- Total number of jobs that will be created by this project: 4+
- Existing or estimated Tax Revenue generated by this project:
 - Ohio Unemployment Tax \$ 2,025.00 (projected)
 - Property Tax \$ 3,564.22 (existing)
 - Sales Tax \$ 24,500.00 (projected)
 - State Withholding Tax \$ 1,934.62 (projected)
 - Other: _____ \$ _____

You may also be asked to provide a projected earnings statement (brand new business), or a profit and loss statement (existing business), or a copy of building plans/drawings outlining any construction plans.

Section F – Applicant Signature

* This section **MUST** be signed by either the applicant in:

- *Section A if the seller **REMAINS** the owner of the permit and is **ONLY** moving the permit address to a **NEW** city, village, or township from where it is currently issued; OR*
- *Section B if the ownership of the permit is changing **AND** the new permit address will be in a **NEW** city, village, or township from where the permit is currently issued.*

By signing below, I certify and understand that:

- I have authority to execute this document;
- The information provided is true, correct, and complete to the best of my knowledge and belief;
- Failing to complete this form, consistent with the above listed instructions, will result in this form and/or transfer application being returned to me, unprocessed, until a corrected, complete application is received by the Division;
- During the review of this form and/or my transfer application, further documentation may be needed, and I agree to comply timely and understand that failure to comply could delay the processing of my application;
- Even if the city, township, or village approves my TREX transfer application, the Division **MUST** still notify the applicable legislative authority about your transfer application and that legislative authority has the right to object to the issuance of the permit even for those permit classes that it approved as part of this TREX process; **AND**
- If this TREX form is required, the Division **CANNOT** process the transfer application until it is submitted with this completed (in its entirety) and signed form.

Blake Filbrun

(Signature of Individual, Partner, Officer, Managing Member, or 5% or more Shareholder or Member)

Blake Filbrun

(Please Print Name)

Managing Member

(Title)

11/26/24

(Date)

200 S Walnut St., Troy, OH 45373

(Street Address, City, State, Zip Code)

(937) 689-1623

(Telephone with Area Code)

SECTION G – NEW City, Village, or Township Signature

* This section MUST be completed by the City, Village or Township in which this Economic Development Project (TRES) will be located. Legislative officials who can sign this section are, as applicable, the/a:

- Mayor,
- City Council Member,
- Law Director,
- Clerk of Council,
- Township Fiscal Officer,
- County or Township Trustee Board Member; or
- Other legislative office holder not specified with the authority to act on behalf of the applicable jurisdiction where the permit will be located.

THE APPLICANT MUST PROVIDE AN EXECUTED COPY OF THIS FORM WITH ITS TRANSFER APPLICATION.

The City, Village or Township of Troy has considered the above-named applicant's TRES application consistent with the factors outlined in R.C. 4303.29(B)(2)(b) and hereby agrees and accepts that this transfer will be an economic development project within its jurisdiction.

By signing this form, I, the city, village, or township official listed below, acknowledges and understands that:

- I have the authority on behalf of my local government to sign this form;
- My signature, on behalf of my jurisdiction, means the Division can continue to process the applicant's transfer application for the applicable TRES'd permit classes;
- The city, village, or township will still be notified about the potential issuance of this permit and that it retains the right to object to this transfer for any and all permit classes applied for by the applicant;
- Once the applied for permit classes are transferred to the applicant within the city's, village's, or township's jurisdiction, the permit can then be transferred to other owners at the same location or to other locations within the city, village, or township by either the current or future owners subject to notice and hearing provisions under R.C. 4303.26;
- The TRES process ONLY contemplates the Division's ability to start processing the applicant's transfer application for the affected permit classes, the applicant MUST still meet any rules and regulations before the permit can be issued and the new location must also be wet for the type of permit classes that the applicant seeks to operate at the new location; and
- It is within the city, village, or township's sole discretion, consistent with Ohio law, to decide whether to approve the applicant's TRES application as an economic development project.

(Signature of Local Official specified above)

(Please Print Name)

(Title)

(Date)

(Government Email Address)

(Telephone with Area Code)

Applicant MUST submit the transfer application, this TRES form, and any other required forms to:

Ohio Department of Commerce – Division of Liquor Control
c/o Licensing New & Transfer Section
6606 Tussing Road
Reynoldsburg, OH 43068-9005

For Questions call (614) 644-3155
Or email fileinquiry@com.ohio.gov

Office Hours: 8:00 a.m. - 5:00 p.m. EST



JEFFCOTT
LAW

Thomas M. Jeffcott, Esq.
4030 Smith Rd., Cincinnati, OH 45209
Phone: 513-993-0704
Email: tom@jeffcottlaw.com

November 26, 2024

City Council - City of Troy
100 S Market Street
Troy, OH 45373

Re: TREX Application for The Links Golf Social, LLC
200 S Walnut Street
Troy, OH 45373

Dear City Council Members:

My name is Tom Jeffcott, and I represent The Links Golf Social, LLC, owned by Blake Filbrun. I am an attorney in Cincinnati, and my primary area of focus is representing clients in the hospitality industry. The Links is pursuing a TREX transfer because new, on-premise, retail alcohol permits are at quota in Troy. The Links will be located at 200 S Walnut Street, and will serve as an indoor golf simulator facility and bar.

With a build-out investment of approximately \$750,000.00, the addition of a beer/wine/liquor permit will allow The Links to increase its bottom line and add jobs. I have attached the "Economic Development (TREX) Transfer Form" which goes into additional detail.

The Links projects its total annual revenue to be roughly \$350,000.00. Using this number, and the combined Sales Tax rate of 7%, I calculated the approximate added Sales Tax benefit to be \$24,500.00. The Link's estimated annual payroll is \$75,000. Using this number, and the standard new employer rate of 2.7% for Ohio Unemployment Tax, the approximate annual added Unemployment Tax benefit of having this liquor permit is \$2,025.00. Furthermore, by using the State Withholding Tax Percentage Table, the approximate annual added Withholding Tax benefit is \$1,934.62.

Obtaining a beer/wine/liquor permit is essential for this business's success. The favorable margins that result from the ability to purchase alcohol at wholesale prices, and then sell it at retail prices oftentimes is the "make or break" component to a new business. That being said, The Links realizes that obtaining a liquor permit is a privilege that requires diligent training of staff and constant oversight to maintain compliance with Ohio's liquor laws, and Mr. Filbrun is prepared to be an engaged owner who operates a respectable business in the community. To help launch his concept, Mr. Filbrun has also engaged a consultant who has experience owning/operating three successful indoor golf simulator bar businesses in the northeast Ohio

area. The name of those businesses is Coastal Swing Golf & Bar, and The Links will be similar to this concept.

Please let me know if you have any questions or concerns about the TREX Transfer process, or if you require any additional information to assist in making your decision. Mr. Filbrun plans to attend any committee and/or council meetings that will discuss his business and this application. Thank you for your time and consideration for this matter.

Very truly yours

JEFFCOTT LAW LLC

/s/ Thomas M. Jeffcott, Esq.

Enclosure

**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**

Sue Knight

From: Patrick Titterington
Sent: Tuesday, November 12, 2024 9:06 AM
To: jeffsch3@frontier.com
Cc: Sue Knight; Tim Davis; Austin Eidemiller
Subject: Fw: Council Committee Discussion Points

Good morning Jeff:

Below in red are the responses from Matt O'rourke, who is our lead consultant from American Structurepoint on the Comprehensive Plan/Zoning Code update project. Sue will add these to tomorrow's agenda for discussion.

Patrick

Patrick E. J. Titterington
Troy City Director



1. "Multi Use/Recreational Trails along access streets fronting Subdivisions
This recommendation would start a trail system tying subdivisions as they are developed into the downtown area and the Great Miami River Recreational Trail.

One of the primary goals of the Complete Streets and Trails Map on page 88 was to identify locations for new pedestrian and bicyclist facilities and move the existing trail segments towards a complete network of City-wide pedestrian facilities. Inherent in this effort was to identify paths that create a network of multi-modal paths that bring together all quadrants of Troy. This concept extends to existing and future developments and is focused on connecting all citizens to downtown Troy. The City and some regional partners have already started creating this network as identified.

Given the existing right-of-way widths, new trails may accomplish this or, depending on the right-of-way width, a complete street design solution utilizing the preferences noted on page 87 may be necessary to address this need.

2. Multi Use/Recreational Trails front and on all streets inside Industrial Areas –
This would include M-1, M-2, M-3, OC-1, B-1, B-2, B-3, B-4 zoning districts and other zoning classifications suggested by staff.

This recommendation would provide a safe, alternate way for workers to reach their places of employment. Not all workers have the resources to afford a vehicle to drive to their place of employment or

to use the limited public transportation system. Not all workers have the legal option to drive a vehicle to work.

This requirement should be incorporated for all residential, downtown, and mixed-use zoning districts. When considering more expansive land developments, such as highway commercial or industrial uses, creating long stretches of recreational trails may have diminishing returns. Based on input from our road engineers and information provided by americantrails.org and pedbikeinfo.org, the annual maintenance cost for a trail system ranges from \$2,000 to \$5,000 for every mile of trail. This would double for streets that have sidewalks on both sides.

Having an alternative way to get to work other than a single occupancy vehicle is a healthy alternative for a community to have. We feel that having new trails built along the frontages of new developments is one way to achieve this goal. However, our conversation with local businesses and large employers in other communities has informed us that most of their employees, even those with transportation needs, do not utilize bikes/trails frequently. These employees often have factors that reduce their ability to ride a bike to work, such as mobility issues, getting kids to school, needing to stop at the store before or after work, etc. The existing conditions report noted that 82 percent of local employees do not live in Troy and travel from outside the immediate area to work at Troy businesses. At a cost of \$150,000 to \$300,000 per mile, and the ongoing maintenance costs mentioned above, this would represent a considerable expense for new development and long-term maintenance by the City, for what may be a low usage rate by local employees.

The Town of Plainfield, Indiana is an example of a City that has built trails in industrial areas on high volume roads by requiring trails on all roads classified as a minor collectors or above but only on one side of the right-of-way to reduce long-term maintenance costs. As we continue to flush out these requirements, we should consider all the factors above along with examples from other communities such as Plainfield. In particular, that certain zoning districts might only require trails on one side of the right-of-way and potentially only on major roads to facilitate overall neighborhood connectivity while keeping overall costs in check.

If the primary goal in the industrial areas is to connect workers to their jobs, it may be more cost-effective to enhance or augment existing public/non-profit ride-to-work programs funding that would be otherwise need to be devoted to trail maintenance.

3. A Multi Use/Recreational Trail to be constructed along West Main Street during I-75 West Main Street Interchange Improvement Project and the reconstruction of the West Main Street/ South Stanfield Road/Experiment Farm intersection. The proposed multi use/recreational trail would extend from N. Weston to Washington Road along the north side of West Main Street. (The north side of I-75 bridge walkway could not be modified for this project). This recommendation would tie-in the entire Ward 6 City of Troy population to the Great Miami River Recreational Trail system. South of West Main Street, residents could use the soon to be completed Multi Use/Recreational Trail on the west side of South Stanfield to connect to the proposed trail. Residents in Kings Chapel, Fox Harbor and Westhaven subdivisions could access the proposed trail via the traffic light at the intersection of Kings Chapel and West Main Street. Residents on the north side of West Main Street would have easy access from their subdivisions. The new trail will connect to the Great Miami River Recreational Trail via a share the road link through the Westbrook Subdivision from North Weston Road to Covent Road to Trade Square West. (There is a connection to the Great Miami River Trailway north using Trade Square West at Hobart Welding School and a south connection using the Trade Square West/Trade Square North/ North Ridge Multi Use Paths)."

Widening the existing sidewalk and creating a multi-use path would help connect this part of Troy to the rest of the community. This section of West Main Street was initially considered for inclusion on the Complete Streets and Trails Map. It was ultimately left off when our team and advisory group looked at the

existing facilities along this stretch of road. Pedestrian connectivity with new developments will continue to be a goal and should be included in the UDC standards. However, based on our examination of the road and considering the cost, it would make more sense to focus this effort on the right-of-way facilities south of the street. There appears to be additional right-of-way width on this section of the road, and it has an existing sidewalk connection over I-75.

For new developments where limited new trails are necessary, for budgetary reasons, creating an offset to help fund these improvements could be developed. Specifics of how the system of offsets are to occur through the close knit factor is being created and integrated into the City's new UDC.