



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

MONDAY, MAY 12, 2025, 6:00 PM

Revised 5-9-2025 to add an item to the Community Partnerships Committee

Law & Ordinance Committee

(Whidden [Chm.], Marshall, Twiss)

1. Provide a recommendation to Council regarding Ordinance No. O-15-2025 – Rezoning of a Portion of Parcel Number D08-105472, located at 191 Commerce Center Boulevard (north of McKaig Road), from R-4, Single-Family Residential District, and OC-1, Office-Commercial District, to M-2, Light Industrial District.

Community Partnerships Committee

(Marshall [Chm.], Severt, Twiss)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to sign a CHIP Partnership Agreement with Miami County and the City of Piqua.
2. Provide a recommendation to Council regarding 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. Consideration of emergency legislation is requested.

Finance Committee

(Severt [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding authorizing the Director of Service and Safety of the City of Troy, Ohio 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.

Streets & Sidewalks Committee

(Phillips [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding approving the preliminary consent legislation provided by the Ohio Department of Transportation (ODOT) related to the ODOT resurfacing project of Experiment Farm Road from the north Corporation Limit to SR 41 (W. Main Street). This project is currently scheduled to be let by ODOT in State FY 2027 work plan (July 1, 2027 – June 30, 2028). In accordance with the ODOT format, consideration of emergency legislation is requested.
1. Provide a recommendation to Council regarding approving the final legislation provided by the Ohio Department of Transportation (ODOT) for the ODOT urban paving project of a portion of West Main Street from Experiment Farm Road to the western Corporation Limit, and the payment of the City's share of the project. Based on the current pre-bid estimate, the City's share is \$194,832. In accordance with the ODOT format, and to meet the payment date, consideration of emergency legislation is requested.

Other Committees/Items may be added.

~~5-8-2025~~ 5-9-2025

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

LAW & ORDINANCE COMMITTEE

ORDINANCE No. 0-15-2025

Dayton Legal Black, Inc.

**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**

WHEREAS, a request for a zoning change was presented to the Planning Commission of the City of Troy, Ohio to rezone Parcel ID. No. D08-105472 (address of 191 Commerce Center Boulevard, located north of McKaig Road) 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; and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval; and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of Parcel ID. No. D08-105472 (address of 191 Commerce Center Boulevard, located north of McKaig Road) in the City of Troy, Ohio, as shown on the attached map, marked as Exhibit A and made a part hereof, from R-4, Single-Family Residential District, and OC-1, Office-Commercial District, to M-2, Light Industrial District, be approved.

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

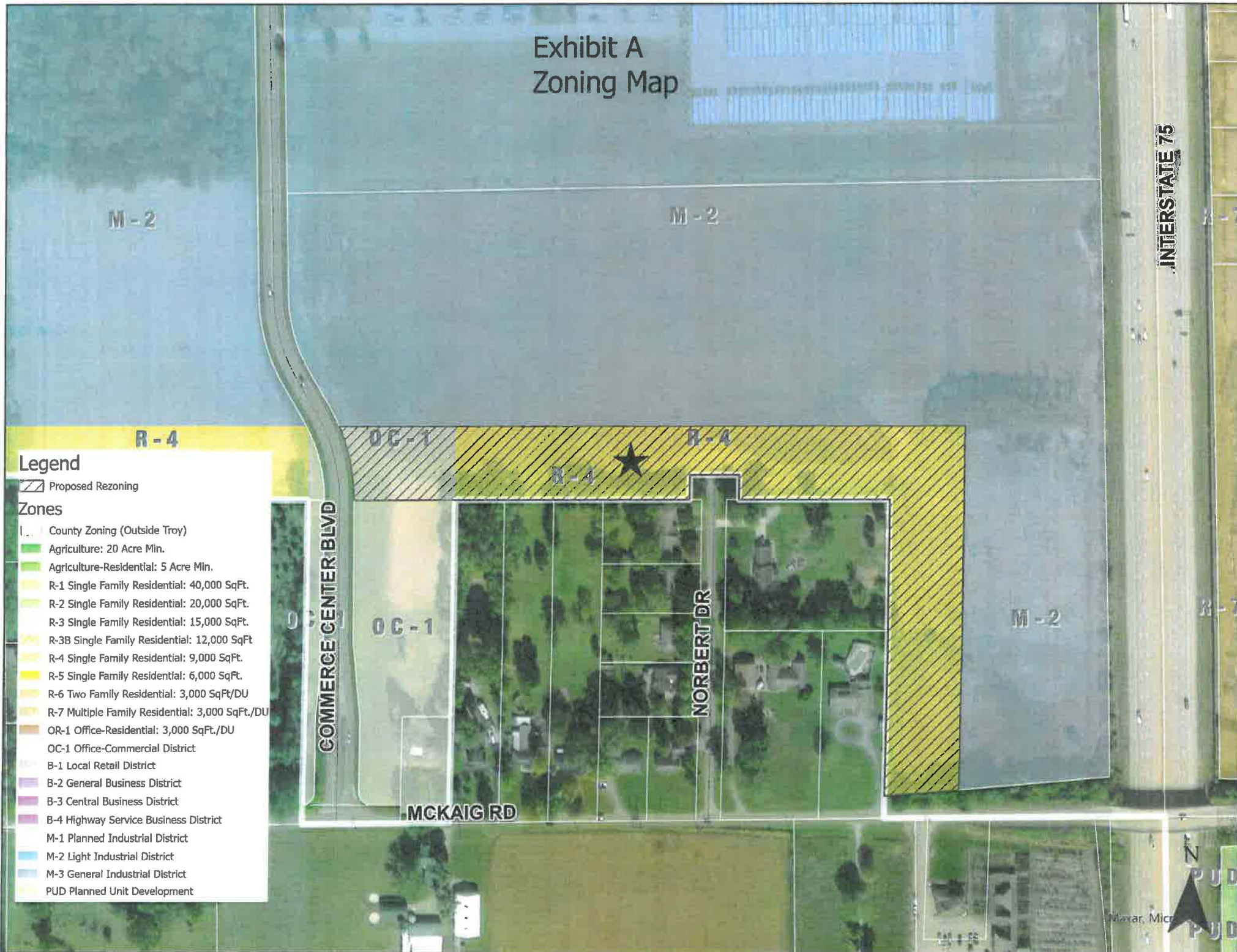
Approved: _____

Attest: _____

Clerk of Council

Mayor

Exhibit A Zoning Map





TROY PLANNING COMMISSION

MEMORANDUM

TO: Mr. Rozell, President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: March 28, 2025
SUBJECT: PROPOSED REZONING - A PORTION OF PARCEL D08-105472, LOCATED AT 191 COMMERCE CENTER BOULEVARD, FROM R-4, SINGLE-FAMILY RESIDENTIAL DISTRICT, AND OC-1, OFFICE-COMMERCIAL DISTRICT, TO M-2, LIGHT INDUSTRIAL DISTRICT

On March 26, 2025, the Troy Planning Commission considered the rezoning of a portion of Parcel Number D08-105472, located at 191 Commerce Center Boulevard (north of McKaig Road), from R-4, Single-Family Residential District, and OC-1, Office-Commercial District, to M-2, Light Industrial District. This land is located north of McKaig Road and is currently vacant. It is noted that a large portion of the parcel is already zoned M-2.

The applicant is Craig E. Sweeney, 40 N. Main St., Suite 1700, Dayton, Ohio.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that a portion of Parcel Number D08-105472, located at 191 Commerce Center Boulevard (north of McKaig Road), be rezoned from R-4, Single-Family Residential District, and OC-1, Office-Commercial District, to M-2, Light Industrial District, based on the findings of staff 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.

Attached is a copy of the information reviewed by the Commission, as well as copies of the principal permitted uses of the current and proposed zoning districts. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the May 5, 2025, meeting of Council.

encl.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 20, 2025

SUBJECT: 191 Commerce Center Boulevard – Rezoning Request

BACKGROUND:

A request by the applicant Craig Sweeney, on behalf of the owner Komyo America Co., Inc. for the Planning Commission to consider the rezoning of 191 Commerce Center Boulevard from R-4, Single Family Residential District, and the OC-1, Office-Commercial District to the M-2 Light Industrial District. The property is located on Commerce Center Boulevard north of McKaig Road.

The land is currently vacant. The surrounding zoning districts include the M-2 Light Industrial District to the north and west. The OC-1 Office Commercial District is present to the south. County zoning of R-1AAA, One Family Residential is present to the south. The property is bounded by interstate 75 to the east. It is important to note that the property has multiple zoning districts on the same lot. The majority of the lot is currently zoned M-2 Light Industrial District. See Exhibit A Zoning Map.

DISCUSSION:

The Zoning Code describes the proposed M-2 Light Industrial District as "Purpose. The "M-2" Light Industrial District is designed to provide for industrial uses, which can be operated in such a manner as to conform to the applicable performance standards specified in the district. These performance standards regulate such uses in order to prohibit congestion and for the protection of adjacent residential and business activities."

The Comprehensive Plan's Future Land Use Map displays this property as future light industrial land. In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions. Staff analysis can be found in **Red** below:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use will not have any adverse effects in the area and is similar to the industrial uses that currently exist to the north.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use is compatible and similar to the industrial uses that currently exist to directly to the north. It is important to note that the property is currently zoned M-2 Light Industrial District with the R-4 Single Family Residential and the OC-1 Office Commercial District being present on the same lot.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

Adequate utilities are being provided to the property in reference.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is minimal vacant industrial land available for development. Only sixteen (16) acres of M-2 Light Industrial District is vacant in the immediate vicinity of the subject property.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning will achieve the desired M-2 Light Industrial District as identified in the City of Troy's Comprehensive Plan. Additionally, about 23 acres of the 29-acre tract is currently zoned M-2 Light Industrial District.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from OC-1 Office Commercial District and the R-4 Single Family Residential District to the M-2 Light Industrial District based on the following:

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

Exhibit A Zoning Map



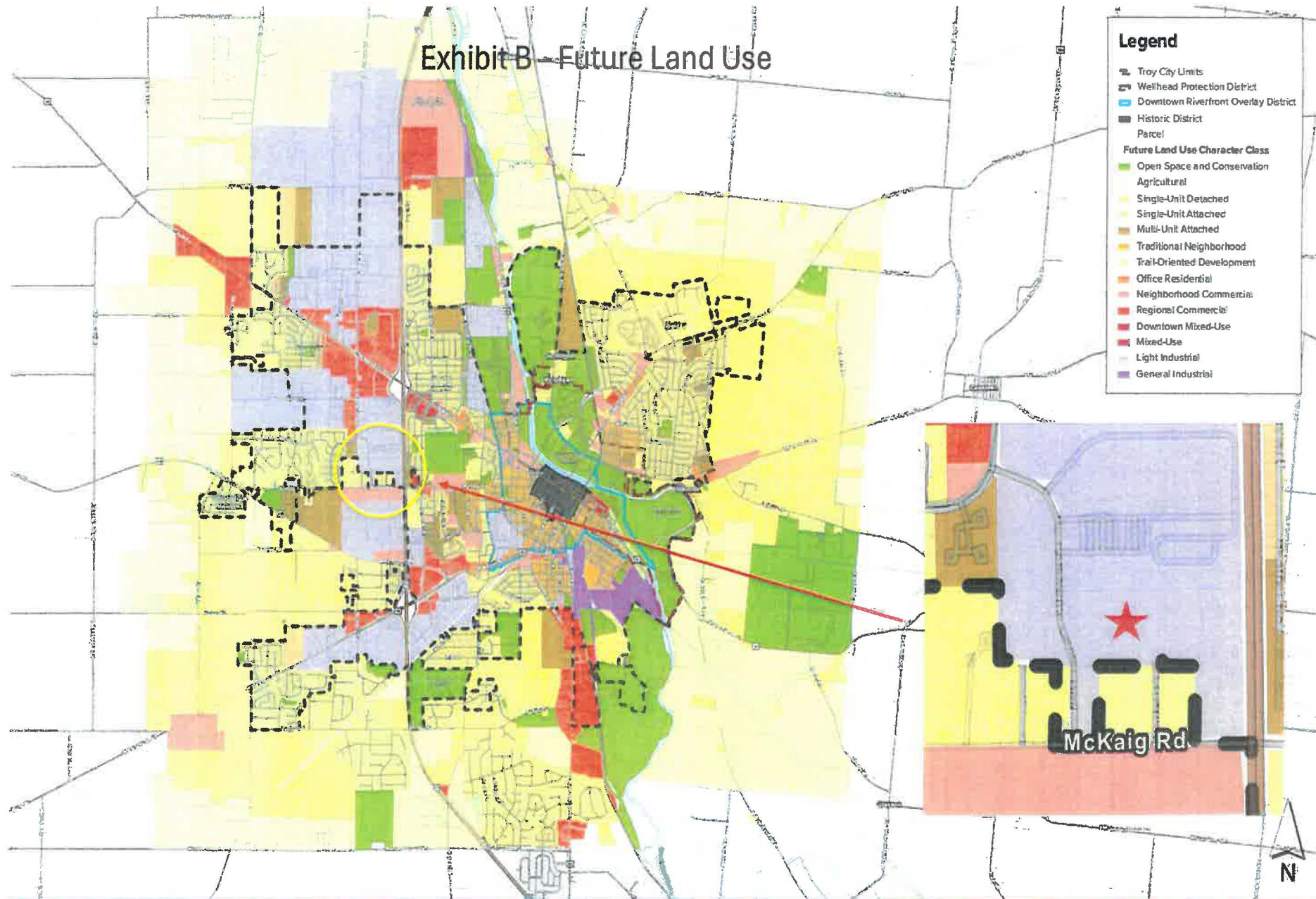
Legend

Proposed Rezoning
City Limits

Zones

- County Zoning (Outside Troy)
- Agriculture: 20 Acre Min.
- Agriculture-Residential: 5 Acre Min.
- R-1 Single Family Residential: 40,000 SqFt.
- R-2 Single Family Residential: 20,000 SqFt.
- R-3 Single Family Residential: 15,000 SqFt.
- R-3B Single Family Residential: 12,000 SqFt.
- R-4 Single Family Residential: 9,000 SqFt.
- R-5 Single Family Residential: 6,000 SqFt.
- R-6 Two Family Residential: 3,000 SqFt./DU
- R-7 Multiple Family Residential: 3,000 SqFt./DU
- OR-1 Office-Residential: 3,000 SqFt./DU
- OC-1 Office-Commercial District
- B-1 Local Retail District
- B-2 General Business District
- B-3 Central Business District
- B-4 Highway Service Business District
- M-1 Manned Industrial District
- M-2 Light Industrial District
- M-3 General Industrial District
- PUD Planned Unit Development
- WU Wellhead Operation District
- City Administered County Zoning

Exhibit B – Future Land Use



Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

**APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION**

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 191 Commerce Center Blvd., Troy, OH 45373

being lot number(s) D08-105472 from R-4 and OC-1 to M-2
(Parcel Identification Number) (Street Address) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

Name Komyo America Co., Inc.
Address 11590 Township Road 298
City East Liberty, OH 43319
State OH
Zip Code 43319
Phone No. 8033221796
Fax No. _____
Email kris_anderson@na.honda.com

APPLICANT

Name Craig E. Sweeney
Address 40 N. Main St., Suite 1700
City Dayton
State OH
Zip Code 45373
Phone No. 9372456851
Fax No. _____
Email CESweeney@taftlaw.com

The applicant is the counsel for the owner of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$250.00 made payable to the City of Troy

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.



(Applicant Signature)

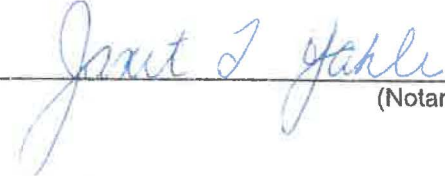
Subscribed and sworn to before me this 20th day of March, 2025

My Commission Expires

10/31/2028

(Month/Date/Year)





(Notary Public)

(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

- | | | |
|-------------------------------------|------------|--|
| ☒ | EXHIBIT A | Reasons for Zoning Reclassification |
| ☒ | EXHIBIT B | Legal Description |
| ☒ | EXHIBIT C | Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses |
| ☒ | EXHIBIT D | Site Map with Zoning & Owners within 250 feet of parcel |
| ☒ | EXHIBIT E | Property Owners List within 250 feet of parcel |
| ☒ | Labels | Two (2) Sets of Mailing Labels of Property Owners |
| ☒ | Copies | (1) Complete Sets in a reproducible format 11"x17" |
| ☒ | Map(s) | One (1) County Tax Map(s) |
| ☒ | Filing Fee | Check issued to City of Troy for \$250.00 |

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: 2nd: 3rd: PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Effective Date:

Revised 10/25/11

EXHIBIT A

APPLICATION FOR ZONING AMENDMENT CITY OF TROY PLANNING COMMISSION

Applicant KOMYO AMERICA CO., INC. ("Applicant") hereby requests a zoning reclassification for portions of Parcel No. D08-105472 (the "Subject Parcel") from R-4 and OC-1 to M-2. The requested reclassification is to facilitate the construction of an approximately 486,000 square feet industrial facility with adjoining office space (the "Facility"), substantially similar to that illustrated on the Site Plan with zoning map overlay attached as Exhibit C. The majority of the proposed Facility is located on those portions of the Subject Parcel is currently zoned as M-2, however portions of the Facility, surrounding storm water, and an entrance to the Facility is located on the southern-most portions of the Subject Parcel that are currently zoned as R-4 and OC-1.

EXHIBIT B

LEGAL DESCRIPTION

Situate in the City of Troy, County of Miami and State of Ohio and being Inlot Number 9928 of the Consecutive Numbers of Lots on the Revised Plat of the said City of Troy, Ohio.

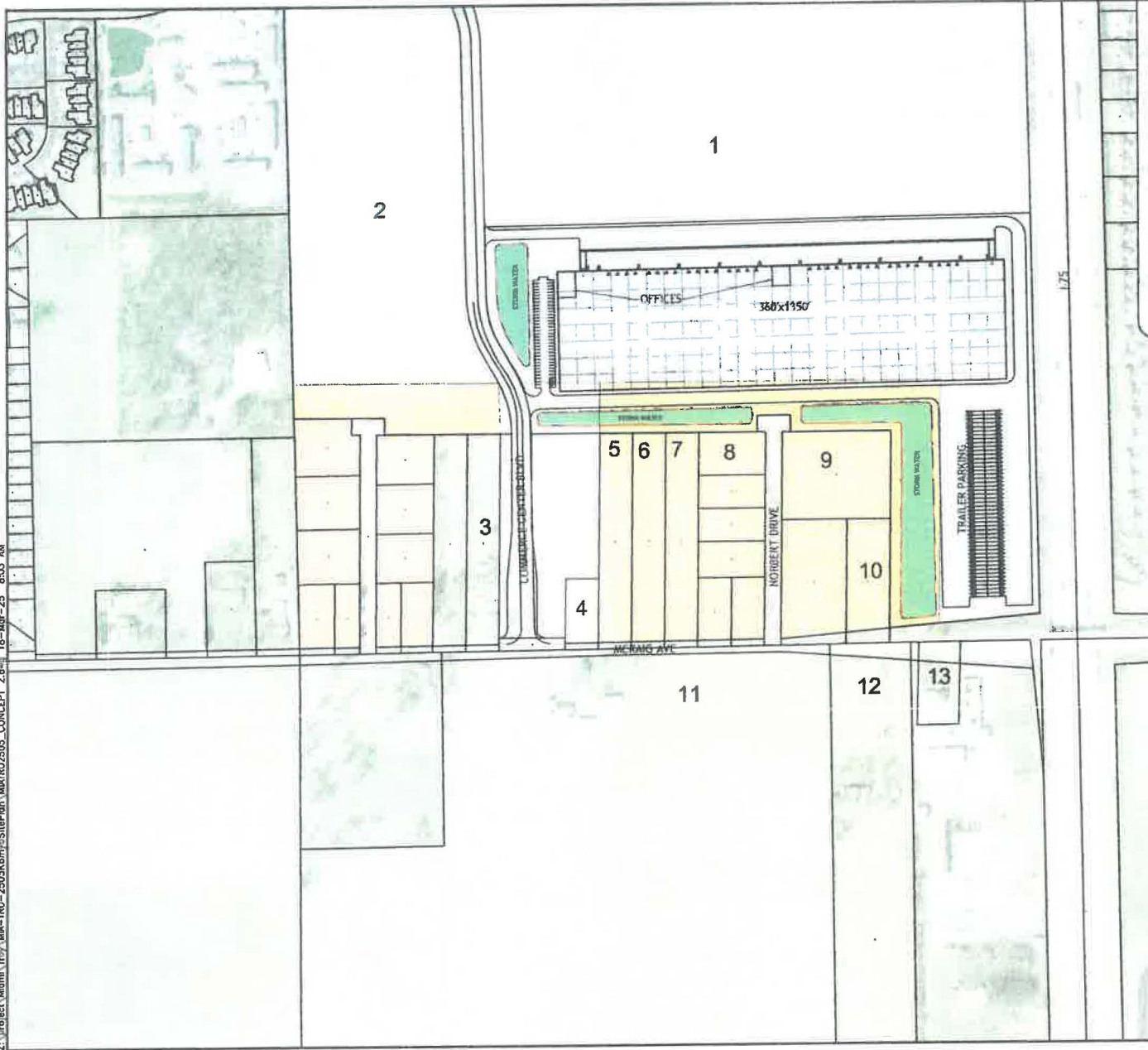
Parcel ID. No. D08-105472

Instrument Reference: Titled in the name of Komyo America Co., Inc. a California corporation, via General Warranty Deed dated March 5, 2008, recorded on March 7, 2008 as Instrument No. 0483689 in the Official records of Miami County, Ohio



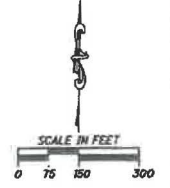
- EXISTING ZONING**
- ☐ M-2
 - ☐ R-4
 - ☐ OC-1
 - ☐ R-1AAA





EXISTING ZONING

- ☐ M-2
- ☐ R-4
- ☐ OC-1
- ☐ R-1AAA



LOVELAND, OHIO 43040-4700
LOVELAND, OHIO 43040-4700
www.CHOICEONEENGINEERING.com

KOMYO LOGISTICS
CITY OF TROY
ZONING CONCEPT

REVISIONS:	
FILE NAME	CONCEPT
DRAWN BY	KTS
CHECKED BY	JSP
PROJECT NO.	MA-TRO2505
DATE	02-28-2025
SHEET NUMBER	1 OF 1

EXHIBIT E

ADJOINING PROPERTY OWNERS LIST

1. American Honda Motor Co., Inc., 151 Commerce Center Blvd., Troy, OH 45373
2. Favorite Farm Limited, 190 Commerce Center Blvd., Troy, OH 45373
3. Charles W. Hormell III and Donna M. Hormell, 1641 McKaig Road, Troy, OH 45373
4. Curtis P. and Susan A. Campbell, 1635 McKaig Road, Troy, OH 45373
5. MS & Leanna, 1633 McKaig Road, Troy, OH 45373
6. Mark S. and Sharon L. Pierson, 1631 McKaig Road W, Troy, OH 45373
7. Megan and Josh Gabel, 1629 McKaig Road W, Troy, OH 45373
8. David and Tracey Harvey, 100 N. Norbert Drive, Troy, OH 45373
9. William and Jenni Bolton, 85 Norbert Drive N, Troy, OH 45373
10. Bradley L. and Rachel Gordon, 1605 McKaig Road, Troy, OH 45373
11. TNT Properties of Miami County Ltd., 1636 McKaig Road, Troy, OH 45373
12. Roger J. and Katherine H. Fulker, 1616 McKaig Road, Troy, OH 45373
13. Sharon D. Chaney, 1610 McKaig Road, Troy, OH 45373

Miami County OH



3/20/2025, 9:51:29 AM

Parcels	Land Use	512	501	400	300	420	103
Parcel Class	E	510	520	499	429	650	403
R	I	511	599	401	680	447	330
A		500					

1:4,514

A number line with two scales. The top scale is labeled in miles (mi) and has major tick marks at 0, 0.03, 0.06, and 0.11. The bottom scale is labeled in kilometers (km) and has major tick marks at 0, 0.04, 0.09, and 0.18. There are also minor tick marks between the major ones: between 0 and 0.03 mi (2 ticks), between 0.03 and 0.06 mi (2 ticks), between 0.06 and 0.11 mi (3 ticks), between 0 and 0.04 km (1 tick), between 0.04 and 0.09 km (2 ticks), and between 0.09 and 0.18 km (3 ticks). The tick marks are aligned such that 0.03 mi corresponds to 0.04 km, 0.06 mi corresponds to 0.09 km, and 0.11 mi corresponds to 0.18 km.

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Auditors Map

COMMUNITY
PARTNERSHIPS
COMMITTEE



MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: May 8, 2025

SUBJECT: **AUTHORIZATION FOR A CHIP PARTNERSHIP AGREEMENT WITH MIAMI COUNTY**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to execute a Program Year (PY) 2025 CHIP (Community Housing Impact and Preservation Program) Partnership Agreement between Miami County, Piqua and Troy.

BACKGROUND:

For over twenty-five years, citizens of Troy, along with those in the villages and rural townships, have benefitted from Miami County's CHIP program. Starting in PY 2015, the Ohio Department of Development's, Office of Community Development (OCD) encouraged Miami County's and Piqua's separate CHIP Programs to merge and qualify for a larger CHIP grant amount. In 2017, 2020 and 2023, Miami County, Piqua, Tipp City, and Troy entered into a formal CHIP Partnership Agreement for funding to improve owner-occupied housing stock. Miami County is applying again for PY 2025 CHIP program funding of \$881,300 for use in 2026/2027 and will be the "Lead" administering agency. Tipp City is partnering again in 2025 but elected to fall under Miami County as an umbrella jurisdiction and would not be a party to the PY 2025 CHIP Partnership Agreement.

As was true for the PY 2023 CHIP grant that was funded, a CHIP partnership receives more points in the CHIP application scoring process. Staff from Miami County, the City of Piqua and the City of Troy have met and discussed possible housing improvement projects that can be funded with CHIP. Individual projects can include both extensive Home Rehabilitation and also smaller Home Repair projects for qualifying Low-to Moderate-Income (LMI) households. If Troy is not part of the Miami County CHIP Partnership Agreement, no CHIP funds, if awarded, can be spent for rehabilitation or repair projects for homes in Troy.

By signing this partnership, the City of Troy agrees to administer three Owner Rehabilitation and two Owner Home Repair projects in the City of Troy. The total PY 2025 CHIP funding allocated to the City of Troy is \$263,466 to complete these projects and includes \$18,200 of general administration funds to administer these projects. The Law Director has reviewed the CHIP Partnership Agreement.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to sign a CHIP Partnership Agreement with Miami County and the City of Piqua.



CPC

MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington

DATE: May 9, 2025

SUBJECT: AUTHORIZING PARTICIPATION IN THE META SOLUTIONS PURCHASING COOPERATIVE

RECOMMENDATION:

That Council enacts legislation authorizing the City to participate in the META (Metropolitan Educational Technology Association) Solutions Purchasing Cooperative.

BACKGROUND:

Council has authorized the City to participate in some purchasing cooperatives, such as the State of Ohio Purchasing Program and that offered by the Miami Valley Communications Council. These purchasing cooperatives are organizations that meet ORC requirements and that follow the bidding and contracting procedures the City must follow. By becoming a member of the approved purchasing cooperative, the City can then participate in the purchase of items or services bid by the cooperative.

The Law Director has reviewed the documentation provided by META Solutions Purchasing Cooperative and concurs that all requirements are met.

Staff is asking that Council now enact the legislation authorizing participation. Consideration of emergency legislation is requested as there is an LED lighting upgrade project in the META program in which the City wishes to participate.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of 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. As noted above, consideration of emergency legislation is requested.

FINANCE COMMITTEE



MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: May 4, 2025

SUBJECT: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH TIMMONS GROUP FOR THE GIS UTILITY NETWORK IMPLEMENTATION PROJECT

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into a Professional Services Agreement with Timons Group of Richmond, Virginia for the updating of the City's GIS System (the GIS Utility Network Implementation Project) at a cost not to exceed \$310,000.

BACKGROUND:

The City's Geographic Information System (GIS) consists of integrated computer hardware and software that store, manage, analyze, edit, output, and visualize a great deal of geographic data. City staff utilize the system to store information related to utilities (water/sewer/stormsewer), annexations, plats, subdivisions, street locations and maintenance, as well as related information and then to provide data as needed for staff and others for items such as projects, operations, maintenance, mapping. Troy's current system is not only antiquated but is being phased out and no longer be supported by vendors. Recognizing this, \$260,000 was included in the 2025 Budget for the GIS Utility Network Implementation Project. Prior to seeking proposals, the City decided to add the integration with the current CMI Authority to include the data from utility software with the GIS software; however, that component was not part of the budgeted estimate.

Staff recently sought responses to an RFP from six companies that specialize in GIS. All the companies responded and were interviewed. After reviewing the proposals and the interviews, staff recommended that the proposal of Timmons Group of Richmond, Virginia be authorized to provide the GIS Utility Network Implementation Project. The primary services to be provided are:

- o Convert existing, unsupported, data model to the new utility network data model (analyze existing data, fix any errors, convert, migrate, verify, and implement new data model),
- o Install and implement ArcGIS Enterprise to fully support the new data model (the current system does not include this option),
- o Integrate the City's third party systems with the new data model (CMI Authority, CityWorks, GraniteNET, etc.), and
- o Provide staff with training and post migration support.

The not to exceed cost provided by Timmons Group is \$310,000. That amount exceeds the budgeted amount as it reflects adding the CMI integration component. The additional cost can be absorbed within the Water and Sewer Fund balances, with a cost breakdown as show below. The funds will be monitored to determine if a reappropriation is needed during the year.

FUND	FUND NO	BUDGETED	ADDITIONAL AMOUNT	TOTAL COST
Technology Fund	447	\$ 65,000	-	\$ 65,000
Stormwater Fund	709	\$ 65,000	-	\$ 65,000
Water Fund	710.660	\$ 65,000	\$ 25,000	\$ 90,000
Sewer Fund	711.670	\$ 65,000	\$ 25,000	\$ 90,000
Totals		\$260,000	\$ 50,000	\$310,000

REQUESTED ACTION:

It would be appreciated if you would assign to a committee of Council authorizing the Director of Service and Safety of the City of Troy, Ohio 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.

STREETS & SIDEWALKS COMMITTEE

MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington 

DATE: May 4, 2025

SUBJECT: ODOT PRELIMINARY CONSENT LEGISLATION, EXPERIMENT FARM ROAD FROM NORTH CORPORATION LIMIT TO SR 41 (W. MAIN STREET)

RECOMMENDATION:

That the preliminary consent legislation provided by the Ohio Department of Transportation (ODOT) related to the ODOT resurfacing project of Experiment Farm Road from the north Corporation Limit to SR 41 (W. Main Street) is approved by Council.

BACKGROUND:

ODOT has provided the preliminary consent legislation for a resurfacing project for Experiment Farm Road from the north Corporation Limit to SR 41 (W. Main Street). This project is currently scheduled to be let by ODOT in State FY 2027 work plan (July 1, 2027 – June 30, 2028).

Troy's very preliminary estimated share of this project is \$414,157.60 of a project currently estimated to cost at least \$1.12 Million. ODOT has advised that the estimate is subject to change, based on the final design estimate prior to bidding. In accordance with the ODOT format, consideration of emergency legislation is requested.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of this consent legislation requested by ODOT.

MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington 

DATE: May 4, 2025

SUBJECT: ODOT FINAL PARTICIPATORY LEGISLATION, URBAN SURFACING, SR 41 (WEST MAIN STREET) FROM EXPERIMENT FARM ROAD TO THE WESTERN CORPORATION LIMIT (PID 110894), PAYMENT OF CITY SHARE OF THE PROJECT

RECOMMENDATION:

That the Ohio Department of Transportation (ODOT) final legislation is approved by Council regarding the ODOT urban paving project of resurfacing project of a portion of West Main Street from Experiment Farm Road to the western Corporation Limit, and the payment of the City's share of the project, is approved by Council.

BACKGROUND:

In December of 2024, Council approved the preliminary consent legislation (R-71-2024) for an ODOT urban paving project for a portion of SR 41 (W. Main Street) from Experiment Farm Road to the western Corporation Limits. This project is currently scheduled to be let by ODOT this summer. Troy's preliminary estimated project cost is \$194,832.00 of a project currently estimated to cost approximately \$1.041 Million. ODOT has advised that the estimate is subject to change, based on the final contract award. City funding is included in the 2025 Budget in the amount of \$250,000.00 in the Capital Improvement Fund (Fund 441).

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council approving the ODOT final legislation for the ODOT urban paving project of resurfacing SR 41 (W. Main Street) from Experiment Farm Road to the western Corporation Limit, including the payment of the City's estimated share. So that the City can process the payment ahead of the final return date, consideration of emergency legislation is requested.