



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

MONDAY, SEPTEMBER 29, 2025, 6:00 PM

Revised 9-29-2025 re reassign item from Community Partnerships Committee to Law & Ordinance Committee based on members who will not be able to attend the meeting today.

Buildings & Utilities Committee

(Pierce [Chm.], Phillips, Snee)

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 sandblasting and painting of the four final clarifier tanks at the Wastewater Treatment Plant at a cost not to exceed \$370,800.

Finance Committee

(Severt [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding amending the authorization stated in Resolution No. R-46-2024 from \$1,357,151 to \$1,396,905.85 for the Construction Management at Risk (CMAR) contract with Peterson Construction Company for the Valve Replacement Project at the Water Treatment Plant (WTP). Consideration of emergency legislation is requested so that the contract can be paid without delay and the project closed out.
2. Provide a recommendation to Council regarding declaring as surplus and authorizing the sale of some vehicles and equipment no longer needed for a municipal purpose.

Law & Ordinance Committee

(Whidden [Chm.], Marshall, Twiss)

1. Provide a recommendation to Council regarding the annexation petition filed for 5.592 acres from Staunton Township, the Trader Annexation 2025, located off Troy-Urbana Road:
 - A. Statement of municipal services to be provided to the area proposed for annexation,
 - B. Statement of buffering related to incompatible uses,
 - C. Acceptance

As the City is required to provide the above to the County within 20 days of the filing of the annexation with the County, which date was Sept. 23, 2025, consideration of emergency legislation is requested.

2. Provide a recommendation to Council regarding:
 - Authorize the Director of Public Service and Safety to enter into a subrecipient grant agreement with the Miami County Land Reutilization Corporation for the City to perform duties associated with the remediation of 1375 S. Union Street and be compensated \$241,200.
 - Authorize the Director of Public Service and Safety to enter into a professional services agreement with Burgess & Niple of Columbus, Ohio for the assessment and remediation work at 1375 S. Union Street at a cost not to exceed \$237,200.So that there is no delay in executing the agreements, consideration of emergency legislation is requested.

Other Committees/Items may be added.

9-29-2025

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

**BUILDINGS &
UTILITIES COMMITTEE**

MEMORANDUM

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

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

DATE: September 26, 2025

SUBJECT: **AUTHORIZATION TO BID FINAL CLARIFIER TANKS SANDBLASTING AND PAINTING PROJECT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to advertise for bids and enter into a contract for the sandblasting and painting of four final clarifier tanks at the Wastewater Treatment Plant at a cost not to exceed \$370,800.

BACKGROUND:

The Wastewater Treatment Plant uses four gravitational clarifier tanks to allow solids to settle out of the wastewater prior to discharging to the Miami River. Each tank has a steel sludge collector mechanism that consists of a drive unit, beam supports, piping, center distribution tube, sludge collector box, and counterweight. To maintain the expected useful life of the steel sludge collector mechanism, routine sandblasting and painting are required. After sandblasting, all welds are inspected for cracks and any necessary repairs made prior to painting.

Final Clarifier Tanks #1 & 2 were last sandblasted and painted in 2014 and tanks #3 & 5 were sandblasted and painted in 2015. Estimated life expectancy of paint in the clarifier tanks is 10 years.

This project was included in the 2025 Wastewater Plant budget at an estimated cost of \$370,800.

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 advertise for bids and enter into a contract for the sandblasting and painting of the four final clarifier tanks at the Wastewater Treatment Plant at a cost not to exceed \$370,800.



**COMMUNITY
PARTNERSHIPS
COMMITTEE**

MEMORANDUM

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

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

DATE: September 26, 2025

SUBJECT: **LEGISLATION AUTHORIZATION REGARDING BROWNFIELD REMEDIATION PROGRAM PROJECT AT 1375 S. UNION STREET**

RECOMMENDATION:

That Council authorizes legislation regarding the Brownfield Remediation Program for 1375 S. Union Street – authorizing the Director of Public Service and Safety to execute a subrecipient grant agreement with the Miami County Land Reutilization Corporation and to enter into a professional services agreement with Burgess & Niple of Columbus, Ohio to assist with sampling and analysis of soil, groundwater and Voluntary Action Program (VAP) phases I and II.

BACKGROUND:

In October 2024, the Miami County Land Reutilization Corporation was awarded \$245,200 in Brownfield Remediation Program Grant funds from the Ohio Department of Development to investigate and environmentally clean the property located at 1375 S. Union Street. This property is located just north of Chevrolet of Troy (see attached). The owner, J&B Properties of Troy LLC, requested the assistance for cleanup of the property after a phase I environmental assessment was completed. The project consists of assessment costs associated with soil, groundwater, soil vapor assessments and a VAP phase I and II report. The estimated cost of the project for this property was included in the Development Department 2025 budget and, as noted, the City will be reimbursed 100% of that cost.

Through a subrecipient agreement with the Miami County Land Reutilization Corporation, the City would be responsible for meeting the requirements of the Brownfield Remediation Program Grant for the County and the City would enter into a professional services agreement with a firm qualified to enroll 1375 S. Union Street in the Ohio Voluntary Action Program and see that all required environment cleanup measures are taken. The City is to pay the consultant and then submit reimbursement to the County for those paid invoices. Under the agreement, the City will receive \$237,200 to pay the consultant for the cleanup, plus \$4,000 for administrative costs. Thus, the City is reimbursed 100% for the cost of the remediation at 1375 S. Union Street and the property will be ready for re-development when the project is complete.

Unfortunately, the professional services agreement was awarded without Council approval due to a misunderstanding that as a subrecipient of a county grant that would not be necessary; however, the Director of Law has advised that Council approval is required.

REQUESTED ACTION:

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

- Authorize the Director of Public Service and Safety to enter into a subrecipient grant agreement with the Miami County Land Reutilization Corporation for the City to perform duties associated with the remediation of 1375 S. Union Street and be compensated \$241,200.
- Authorize the Director of Public Service and Safety to enter into a professional services agreement with Burgess & Niple of Columbus, Ohio for the assessment and remediation work at 1375 S. Union Street at a cost not to exceed \$237,200.

So that there is no delay in executing the agreements, consideration of emergency legislation is requested.

encl.



1375 Union St, Troy, OH 45373



1375 Union St, Troy, OH Parcel
Map

FINANCE COMMITTEE

MEMORANDUM

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

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

DATE: September 24, 2025

SUBJECT: **INCREASE AUTHORIZATION FOR THE CONSTRUCTION MANAGEMENT AT RISK (CMAR) CONTRACT WITH PETERSON CONSTRUCTION COMPANY FOR THE VALVE REPLACEMENT PROJECT AT THE WATER TREATMENT PLANT**

RECOMMENDATION:

That Council increases the authorization for the Construction Management at Risk (CMAR) contract with Peterson Construction Company for the Valve Replacement Project at the Water Treatment Plant (WTP) by \$39,754.85.

BACKGROUND:

The valve replacement project was precipitated by the 2022 filter media cleaning where acid escaped through leaking valves on the filters. To isolate this water, valves were operated to bypass the clearwell. Once the situation was corrected the valves were operated back to their original position but the extension rod broke. Staff with assistance from a local contractor attempted to resolve the situation but were unable due to the 35-foot depth and amount of groundwater infiltration from the river.

In January of 2024, Council enacted Resolution R-4-2024, authorizing a Construction Manager at Risk (CMAR) contract with Peterson Construction Company to perform preconstruction services for the replacement of valves and piping at the plant to continue to allow the isolation of the inner and outer clearwells and bypassing of the clearwell. In August of 2024, Council enacted Resolution R-46-2024, authorizing a guaranteed maximum price (GMP) of \$1,357,151 for the completion of the project and authorizing a contract with Peterson Construction Company of Wapakoneta, Ohio in that amount.

During construction multiple unexpected issues were encountered including the rerouting of roof drains away from the excavation site, removal of a large thrust block, addition of temporary blind flanges, pumping work related to water leaking into clearwell and valve vault and most significantly additional dewatering that was required due to differing soil conditions. After negotiations and concessions by Peterson Construction Company, staff has agreed that \$77,389.85 is a reasonable amount to pay for this work. The existing contract only accounted for a contingency of \$37,635 so authorization of an additional \$39,754.85 is requested to provide payment to the contractor and project close out as follows:

\$ 77,389.85	Additional Amount Due Contractor
\$ 37,635.00	Remaining Contract Contingency
\$ 39,754.85	Difference Between Additional Due & Contingency

\$1,357,151.00	Authorized by R-46-2024
\$ 39,754.85	Difference Due

\$1,396,905.85	New Total Authorization Requested
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Patrick E. J. Titterington
Director of Public Service & Safety
937-335-1725
Patrick.titterington@troyohio.gov

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council amending the authorization stated in Resolution No. R-46-2024 from \$1,357,151 to \$1,396,905.85 for the Construction Management at Risk (CMAR) contract with Peterson Construction Company for the Valve Replacement Project at the Water Treatment Plant (WTP). Consideration of emergency legislation is requested so that the contract can be paid without delay and the project closed out.

100 South Market Street, Troy, OH 45373

Make it yours.





MEMORANDUM

TO: Mr. Rozell, President of Council
FROM: Patrick E. J. Titterington
DATE: September 19, 2025
SUBJECT: **SURPLUS PROPERTY**

RECOMMENDATION:

That Council authorizes the sale of the below listing of surplus vehicles and equipment.

SUMMARY:

Departments have provided a listing of vehicles and equipment to be declared as surplus that have an estimated value in excess of \$1,000.00. Council action is required to dispose of property with a value of \$1,000.00 or more. We would use the internet auction site, GovDeals, to advertise the sale of the items. The internet company does receive a percentage of the sale price, usually 7%-7.5%. When the items are placed on the GovDeals site, there will also be a few items that have a value of less than \$1,000.00, for which legislative consideration is not required. The list of items to be declared as surplus by Council is below.

REQUESTED ACTION:

It would be appreciated if you would assign to a committee of Council consideration of declaring the below items as surplus and authorize the sale of the items.

Description	Estimated. Value
2014 Ford Explorer Police Interceptor	\$5,000.00
2013 Ford Explorer	\$5,000.00
2011 Ford Expedition	\$1,000.00
2015 Ford Explorer	\$2,500.00
2012 Chevy Malibu	\$1,500.00
2012 Chevy Malibu	\$1,500.00
2002 Dodge Ram 2500	\$1,000.00
Wacker-Nueson Wheeled Dumper	\$12,000.00
2017 F450 McCoy Miller Ambulance	\$4,500.00
2003 Jeep Liberty	\$3,000.00



**LAW & ORDINANCE
COMMITTEE**



MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington 

DATE: September 24, 2025

SUBJECT: ANNEXATION FROM STAUNTON TOWNSHIP, TRADER ANNEXATION 2025, 5.592 ACRES, MORE OR LESS; LOCATED OFF EAST TROY-URBANA ROAD

An annexation petition from Staunton Township was filed with the Miami County Commissioners on September 23, 2025, and with the Clerk of Council on September 24, 2025, by William J. Fulker, agent on behalf of Harold E. Trader, Trustee. The annexation petition is for a total of 5.592 acres, more or less, located off East Troy-Urbana Road. A copy of the annexation plat is attached. This annexation was filed under the Type 2 Expedited Procedure, which has requirements of:

1. Twenty days from the date of filing with the County, the City is required to approve a statement of what municipal services will be provided to the area proposed for annexation and a time frame for providing those services.
2. Twenty days from the date of filing with the County, the City is required to approve legislation that the City will require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the Township.
3. Twenty-five days from the date of filing with the County, the City is to enact legislation consenting to or objecting to the annexation. Failure to do so shall be considered consent by the City when reviewing the annexation petition.

Based on the Statutory time frame, we ask for consideration of emergency legislation.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of the Trader Annexation 2025. Copies of the appropriate statements are attached.

encl.

EXHIBIT B

MUNICIPAL SERVICES

ANNEXATION OF: 5.592 ACRES, MORE OR LESS, STAUNTON TOWNSHIP
TRADER ANNEXATION 2025
Located off East Troy Urbana Road

PETITIONERS: Harold E. Trader, Trustee of the Harold E. Trader Revocable
Living Trust under Trust Agreement dated March 29, 2006
2255 Kessler-Cowlesville Road
Troy, Ohio 45373

AGENT FOR PETITIONERS: William J. Fulker
Attorney
12 S. Cherry Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating what services the municipal corporation will provide, and an approximate date by which it will provide them, to the territory proposed for annexation, upon annexation. Under the ORC Section that the Trader Annexation 2025 was filed, the statement of services must be approved by Council and filed with the County not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

That immediately upon the effective date of the annexation of the 5.592 acre territory, the City of Troy, Ohio will provide to the entire annexed territory such services as are otherwise provided to incorporated areas under the Code of Ordinances of the City of Troy, Ohio in accordance with applicable contemporary law, practice, custom, regulation, rates and resources. The services of the City of Troy currently include, but are not limited to: police, fire, emergency medical service, refuse collection, repair and maintenance of publicly dedicated streets, access to existing municipal sewer and water lines, municipal zoning, municipal parks, municipal recreation, and general municipal government.

8-24-2025

EXHIBIT B

MUNICIPAL ZONING REQUIRING BUFFERING

ANNEXATION OF: 5.592 ACRES, MORE OR LESS, STAUNTON TOWNSHIP
TRADER ANNEXATION 2025
Located off East Troy Urbana Road

PETITIONERS: Harold E. Trader, Trustee of the Harold E. Trader Revocable
Living Trust under Trust Agreement dated March 29, 2006
2255 Kessler-Cowlesville Road
Troy, Ohio 45373

AGENT FOR PETITIONERS: William J. Fulker
Attorney
12 S. Cherry Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating that the municipal corporation shall require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the township. Under the ORC Section that the Trader Annexation 2025 was filed, this statement must be approved by City Council not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

If the 5.592 acres known as the Trader 2025 Annexation is annexed and becomes subject to zoning by the City of Troy and that City of Troy zoning permits uses in the annexed area that the City of Troy determines are clearly incompatible with the uses permitted under current Miami County or Staunton Township Zoning Regulations in the adjacent land remaining within Staunton Township from which the territory was annexed, the Troy City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. For the purposes of this statement, "buffer" shall include open spaces, landscaping, fences, walls, and other structured elements; streets and street rights-of-way; and bicycle and pedestrian paths and sidewalks.

9-24-2025

Annexation to the City of Troy

Town 1, Range 11BTMRS, Section 7 &
Town 1, Range 10BTMRS, Section 12
Staunton Township, Miami County, Ohio
Containing 5.592 Acres



Scale 1"=200'
0 100 200 300 400

PLAT BOOK _____ PAGE _____
MIAMI COUNTY RECORDER'S PLAT RECORDS

N.E. CORNER
S.E. QUARTER
SECTION 7

1844.00'
S 03° 50' 48" W
EAST LINE OF SECTION 7

FEE _____

BY: _____
MIAMI COUNTY RECORDER DEPUTY

SEE ANNEXATIONS PROCEEDINGS RECORDED IN OFFICIAL RECORD 202508-

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS _____ DAY OF _____, 2025.

BY: _____
MIAMI COUNTY AUDITOR DEPUTY

APPROVAL BY THE MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS _____ DAY OF _____, 2025.

PAUL P. HUELSKAMP
MIAMI COUNTY ENGINEER

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, WITH ALL CORNERS FOUND OR SET AS SHOWN.

JOHN B. GARNETT
D.B. 505, PG. 834
PARCEL #K30-043000

INLOT 10579
HAROLD E. TRADER, TRUSTEE
D.B. 770, PG. 813
33.484 ACRES
PARCEL #K30-003800

HAROLD E. TRADER, TRUSTEE
D.B. 770, PG. 813
10.332 ACRES REMAINING
(PER SURVEY)
PT. PARCEL NO. K30-042350
D.B. 770, PG. 813

LINE CHART		
NO.	BEARING	DISTANCE
L1	S 18° 00' 00" E	284.00'
L2	N 18° 00' 00" W	280.00'

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2025.

TED S. MERCER
MIAMI COUNTY COMMISSIONER

WADE H. WESTFALL
MIAMI COUNTY COMMISSIONER

GREGORY A. SIMMONS
MIAMI COUNTY COMMISSIONER

APPROVAL BY THE CITY COUNCIL OF TROY, OHIO
THIS ANNEXATION WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY, OHIO THIS _____ DAY OF _____, 2025.

PRESIDENT OF COUNCIL

MAYOR

CLERK OF COUNCIL

Michael W. Cozatt, P.S. #8001 Date

Prepared By:
Cozatt Engineering Compan
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140 Troy, Oh
Job No. 06125 Ph. (937) 339-291

Legend

- 1/4" Mag nail set
- 1/4" Mag nail found
- Iron pin found
- X 1" Monument Spike found
- Stone found
- 5/8" dia. capped iron pin set (Cozatt, S8001)

Basis of Bearings

The bearings are based on the centerline of Troy-Urbana Road, bearing N 74° 00' 00" E, as found in P.B. 28, Page 80 of the Miami County Recorder's Plat Records.

References

- Vol. 13, Pg. 167
- Vol. 14, Pg. 13
- Vol. 19, Pg. 102
- Vol. 21, Pg. 173
- Vol. 24, Pg. 183
- Vol. 33, Pg. 137
- Vol. 41, Pg. 34
- Vol. 42, Pg. 180
- Vol. 52, Pg. 01
- Vol. 58, Pg. 122

Miami County Engineer's
Record of Land Surveys

Miami County Recorder's
Plat Records

- P.B. 07, Pg. 112
- P.B. 08, Pg. 16
- P.B. 08, Pg. 32
- P.B. 08, Pg. 110
- P.B. 08, Pg. 111
- P.B. 21, Pg. 12
- P.B. 25, Pg. 90
- P.B. 28, Pg. 78

EXHIBIT "B"