

State of the City

Address

March 19, 2018

Comments by

Mayor Michael L. Beamish



A look forward to Downtown from the Great Miami River

City of Troy Mission Statement:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses, and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

A Community

Moving Forward...

Together



What makes Troy special? It begins with a vision and a commitment. We have a reputation as a family-friendly, vibrant, financially stable community. Through our economic development efforts, diverse educational opportunities, and a high quality of life, we are able to provide a great opportunity for citizens to live, work, play, and raise a family in our small Midwestern “Best Hometown.” How is this possible? It is through the pride and dedicated leadership of our elected officials and staff,

and community citizens willing to give of their time and talents that all this is possible. We continue to strengthen our partnerships with the Troy City School System, Miami County Offices, The Troy Foundation, Troy Area Chamber of Commerce, Troy Development Council, Troy Main Street, and the Troy Hayner Cultural Center. Each organization is a beacon of light as we look toward the future. They all work in harmony to promote our fair city. Troy has also been blessed with a wonderful core of volunteers who provide hours of service to our many civic clubs, organizations, and events. Together we all demonstrate that “Civic Pride is City Wide.”

“Looking at the glass half full seems to help others do the same and help fill their glasses too.” – Emilyann Girdner

Thank you for allowing me to represent you as the Mayor of this great city.

2018 Elected Officials

Mayor	Michael L. Beamish
President of Council	Martha A. Baker
Council at Large	William Lutz
Council at Large	Robin I. Oda
Council at Large	Todd D. Severt
First Ward	Thomas M. Kendall
Second Ward	John L. Terwilliger
Third Ward	John W. Schweser
Fourth Ward	Bobby W. Phillips
Fifth Ward	William C. Twiss
Sixth Ward	Brock A. Heath
Director of Law	Grant D. Kerber
Auditor	John E. Frigge
Treasurer	Melvin R. Shane

Administrative Staff

Director of Public Service and Safety	Patrick E. J. Titterington
Asst. Dir. Of Public Service & Safety	Thomas C. Funderburg
Clerk of Council/Admin. Assistant	Sue G. Knight

2017 Highlights and Accomplishments

During 2017, a number of companies and business made an investment in retention, growth, expansion and reuse.

- ◆ New construction included Kettering Health Network Troy Hospital, Buffalo Pacific Community Portal, and the 210 South Market Street building, all of which were begun in 2017. StoryPoint Senior Living Center, schUMANn Machine and Design, Stanley Steemer, Chick-fil-a, Starbucks, AT&T, Mattress Firm, and Rapid Fire Pizza were finished and became operational in 2017.
- ◆ Additions and renovations to existing buildings included the WACO Aviation Learning Center, Ziebart of Troy, Hobart Arena, Primary Eyecare Associates, UTC Aerospace System, Hobart Institute of Welding Technology, Clopay, F&P America Manufacturing, SEGNA, and Conagra Foods.
- ◆ Troy continues to be attractive to small businesses in Downtown and all around town, including Purebread Coffee, Golden Bowl Buffet, Donna's Diner, Marcy's Kitchen, along with several business offices, retail shops, and beauty salons.

Residential Construction Continued

- ◆ Edgewater is almost completed.
- ◆ Halifax is developing at a great pace.
- ◆ Stonebridge Meadows is preparing to begin its last phase of road construction.
- ◆ Nottingham is continuing to build homes.

Manufacturing Continues to be the Mainstay of the Troy Economy

- ◆ Of the estimated 24,000 jobs in Troy businesses, almost 6,480 (27%) are in the manufacturing sector. The next largest group is in Retail Trade with 3,120 employees (13%)
- ◆ Troy's top six employers are:
 1. Clopay Building Products 1,244 Employees
 2. F&P America MFG. 920 Employees
 3. UTC Aerospace 814 Employees
 4. Con Agra Foods 735 Employees
 5. American Honda Motor Co. 655 Employees
 6. ITW Hobart Brothers Co. 568 Employees

Water Quality

- ◆ We continue to provide citizens with high quality water.
- ◆ We live on top of one of the world's most prolific aquifers.
- ◆ Troy's strict monitoring exceeds the requirements of OEPA in both the quality of water and the daily testing requirement.

Recreation

- ◆ We continued to achieve Tree City USA status.
- ◆ The Hobart Arena continues to offer expanded programming with a variety of events and activities, both recreational and cultural.
- ◆ Branding and wayfinding initiatives are nearing completion for the downtown/riverfront area.
- ◆ We maintained Bronze status as a Bicycle Friendly Community and working towards Silver status.

Cultural

- ◆ We continued the successful student-exchange program with our Sister City, Takahashi City, Japan.
- ◆ Free concerts were held on Prouty Plaza, made possible with generous donations by many people and organizations.
- ◆ We celebrated our community and diversity with the 24th Annual Festival of Nations.

A City of Volunteers

- ◆ Operation Cloverleaf
- ◆ Troy Strawberry Festival
- ◆ Sculptures on the Square
- ◆ Neighborhood National Night Out events
- ◆ Festival of Nations
- ◆ Grand Illumination/Tree Lighting Celebration
- ◆ Downtown events: Rock the Bike Music Festival, Streets Alive, Paint the Town Pink, Tour de Donut, and Farmers Market
- ◆ Mayor's Concert Committee
- ◆ The King Team
- ◆ July 4th Parade Committee

Recognized Observances

- ◆ All Veterans Programs including Memorial Day and Veterans Day
- ◆ MLK Walk/Service
- ◆ Mayor's Prayer Gathering
- ◆ National Day of Prayer
- ◆ Peace Officers' Memorial Service



Legislative Highlights

Martha A. Baker

President of Council



Legislative Highlights

Legislation Considered During 2017

- ◆ 57 Resolutions
- ◆ 34 Ordinances

Economic Development/Business Improvements

- ◆ Low interest loans to assist property owners and businesses to remain in Troy, locate in Troy, and occupy/improve buildings
 - SK Mold and Tool
 - Troy Community Works (Loan Modification)
 - 4 Sons Development (Loan Subordination)
 - Dye Building (Loan Assignment)
- ◆ Financial support to Troy Development Council
- ◆ Approved plats for development in the Stonebridge and Nottingham Developments
- ◆ Authorized a moratorium regarding the N. Market Street/Sherwood Shopping Center area while a study is performed regarding the future of that area.
- ◆ Authorized three annexations (Philpot, Strayer, and Wilson)
- ◆ Authorized PD zoning requested by Kettering Health Network on W. Main Street
- ◆ Approved a Resolution objecting to the Governor's budget
- ◆ Approved several rezoning applications

Zoning Code Update

- ◆ Prohibit dispensing, cultivation and/or processing of medical marijuana

Roadway and Right-of-Way Improvements

- ◆ Continued street paving program and sidewalk repair/replacement program
- ◆ Construction design of McKaig Road Improvement, Phase IV
- ◆ Authorized bidding of North Market Street Improvement Project, Phase II
- ◆ Approved dedication of Right-of-Way along various roadways
- ◆ Authorized the Mulberry Street Parking Lot Improvement Project
- ◆ Authorized the bidding on the sidewalk street corner accessibility ramp installations in East Troy
- ◆ Amended the Complete Streets Policy

Utilities

- ◆ Authorized bidding of waterline projects
- ◆ Authorized storm sewer improvements on S. Stanfield Road
- ◆ Established sewer rates for five years (2018-2022) with no increase in 2018
- ◆ Authorized an application to Ohio Water Development Authority for funding for the new Stanfield Road Water Tower

Recreation & Parks

- ◆ Authorized use agreements for events at Treasure Island Park
- ◆ Named the new multi-purpose room at the Hobart Arena – The Robert and Lucia Bravo Room

Cooperative Agreements

- ◆ Participation in ODOT rock salt bid
- ◆ Amended ODOT agreement regarding the SR 41 signal-interconnect project
- ◆ Amended ODOT agreement regarding recreation trail
- ◆ Authorized agreements for events: Troy Strawberry Festival, Tour De Donut Bicycle Race, Rock the Bike Music Festival, Pink Ribbon Girls "Paint the Town Pink"
- ◆ Authorized agreement with Miami County Board of Health for public health services for 2018
- ◆ Authorized public defender agreement for 2018
- ◆ Authorized agreement between County, Tipp City, and Piqua regarding use of CHIP funds for qualified applicants to make needed home improvements

Financial

- ◆ Support to Troy Main Street and the Troy Rec

Other

- ◆ Authorized five-year agreements with Concord Township and Staunton Township for Fire and EMS Services, and with Lostcreek Township for EMS Services for part of the Township
- ◆ Approved two agricultural district renewal applications (for five-year periods)

Future Perspective 2018

- ◆ On-going financial challenges resulting from State budget impact
- ◆ Considerations associated with the Downtown/Riverfront Development study and recommendations

Finance and Budget

John E. Frigge
City Auditor



2017 Financial Highlights

- ◆ The City maintained the Aa1 bond rating by Moody's Rating Service. Their comments stated the rating reflects The City's "...strong financial position supported by substantial reserves and manageable debt. The City's financial operations are expected to remain healthy as a result of continued prudential financial management and the presence of a significant level of unreserved cash."
- ◆ The City of Troy and the Auditor's Office received the "Excellence in Financial Reporting" award from the Government Finance Officers Association (annually since 1989).
- ◆ The City of Troy increased reserves slightly during the year after projecting a budget deficit.
- ◆ Income Tax Collections of \$19.5 million in 2017 exceeded 2016 levels by \$0.8 million.
- ◆ The City's top priority continues to be economic development.

2018 Financial Challenges Will Require Sound Stewardship

- ◆ House Bill 5 continues to cost the City of Troy approximately \$1 million annually.
- ◆ While interest rates have increased in the past six months, earnings are still historically low.
- ◆ The State of Ohio has significantly decreased funding to local government over the last few years. The subsidy to local government has been cut in half, the Estate Tax has been eliminated and the Tangible Personal Property Tax has been repealed, negatively affecting income for all local governments.

2018 Budget Summary

- ◆ Total fund revenues (net of bonding* proceeds) are projected to decrease by approximately \$2,000,000 over the 2018 budgeted revenues due to West Main Street Improvement Project.
- ◆ Overall expenses (net of bonded* project) are expected to increase 2% from the 2017 budgeted levels.

2018 Budget

Salaries and Benefits Expenses	\$20,260,314	41%
Operating Expenses	\$17,417,082	34%
Capital Expenditures	<u>\$12,889,250</u>	25%
Total	\$50,566,646	

2017 Debt Retirement

- ◆ The city retired \$2.426 million in principal on debt during the 2017 year.

*New borrowing by the city for major purpose - no borrowing anticipated in 2018.



2018 Projects and Priorities

Patrick E. J. Titterington

Director of Public Service and Safety



Economic development remains Troy's number one priority for, without a robust, thriving, diverse and sustainable residential, commercial and industrial economy, the City cannot protect the health, welfare and safety of our stakeholders, nor can we continue the high level, unique quality of life we enjoy. Though our State of Ohio leaders continue the unconscionable confiscation of our income tax revenues, Troy officials recognize, through our close alliance with our business community, that attracting and retaining young workers and families to Troy will be absolutely essential to sustaining and growing our business economy.

In the first quarter of 2017, the Hobart Arena Renovation Project was completed and the Arena again opened and scheduled. The Hobart Arena renovation was part of three interrelated projects that were part of the City's Riverfront Development Project. The other two projects were the 2016 renovations of the Treasure Island Park and the Boathouse building. Some of the other 2018 budget and highlights and projects are:

Economic Development

- ◆ Working with the Activate Troy Partnership (ATP) members to begin to implement the goals and recommendations related to the downtown and riverfront redevelopment, as well as a unified community story in the form of a new tagline and logo
- ◆ Completion of the wayfinding program, directing visitors to historic downtown from our borders as well as along our recreational trail system
- ◆ Implementation of downtown Traffic and Parking Study, to improve traffic flow and safety, as well as increase perceived parking availability
- ◆ Working with Kettering Health Network as they work towards the completion of their new Troy hospital on West Main Street
- ◆ Evaluating and scheduling of Treasure Island Park events that will appeal to community and demographics and provide a connectivity to the river corridor area and the downtown
- ◆ Continuing partnerships with Troy Main Street, Troy Area Chamber of Commerce, and Troy Development Council
- ◆ Updating the Comprehensive Plan to incorporate the Troy Complete Streets Policy and Downtown Riverfront Strategic Development Study
- ◆ Evaluating and supporting the recommendations associated with the North Market Street/Sherwood Shopping Center commercial area

Recreation/Parks

- ◆ Working with the Recreation Board and Board of Park Commissioners in assessing opportunities to enhance recreational and park programming
- ◆ Working with the Director of Golf in transitioning into his new role
- ◆ Bidding the renovations of the Club House at the Miami Shores Golf Course, as well as constructing a new driving range
- ◆ Assessing buildings and the needs of the functions they address, including the Park Maintenance Facility, Lincoln Community Center, and the Senior Citizens Center
- ◆ Beginning a multi-phase update to the Parks Master Plan, last updated in 1990

Utilities/Operations

- ◆ Continuing to replace and update water mains that are aging and undersized
- ◆ Conducting the next phase of sidewalk improvement program in the southeast area
- ◆ Coordinating the annual road repaving project
- ◆ Constructing Phase II of the North Market Street Improvement Project and Phase IV of the McKaig Road Improvement Project, and designing Phase II of the Riverside Drive Improvement Project – all of which are partially funded by the Ohio Public Works Commission
- ◆ Implementing Phase IV of the McKaig Road Improvement Project, including roundabout improvements at the McKaig/North Dorset Road intersection
- ◆ Designing Phase I of the West Main Street Corridor Improvement Project
- ◆ Facilitating the growing number of outdoor concerts and other events (including Tour de Donut) to assist partners such as Troy Main Street, Troy Hayner Cultural Center, The Troy Foundation, the Mayors Concert Committee, and the Festival of Nations Committee in providing events and activities for citizens of all ages
- ◆ Updating the 5-year City-wide Capital Improvement Plan for all funds
- ◆ Continuing to look at operating efficiencies, reorganizations, and work consolidations, and the elimination of operational redundancy for greater efficiency and cost effectiveness.