

**AGENDA, TROY CITY COUNCIL**  
**MONDAY, NOVEMBER 3, 2025, 7:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Excuses by motion/second/roll call vote

SUMMARY OF MINUTES    October 20, 2025 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

Citizen comments on committee reports or agenda items – two-minute limit

RESOLUTIONS                NONE

ORDINANCES                NONE

COMMUNICATIONS/ANNOUNCEMENT

COMMENTS:    Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS:    Council

COMMENTS:    Staff

COMMENTS:    Audience

ADJOURN

NOTE:    Committee meetings may take place prior to or following Council meeting

**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.*

## MINUTES OF COUNCIL

A regular session of Troy Council was held on Monday, October 20, 2025, at 7:00 p.m. in Council Chambers, City Hall.

Members Attending: Phillips, Pierce, Schilling, Severt, Snee, Twiss, Westfall and Whidden.

Upon motion of Mr. Pierce, seconded by Mr. Schilling, Mrs. Marshall was excused from this meeting by unanimous roll call vote.

Presiding Officer:	William G. Rozell	President of Council
Others Present:	Robin I. Oda, Patrick E. J. Titterington Grant D. Kerber	Mayor Director of Public Service and Safety Director of Law

**INVOCATION & PLEDGE OF ALLEGIANCE:** An invocation was given by Council Member Snee, followed by the Pledge of Allegiance.

**MINUTES:** The Clerk gave a summary of the minutes of the October 6, 2025, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Whidden, seconded by Mr. Pierce, the minutes were approved by unanimous roll call vote.

The Clerk gave a summary of the minutes of the October 13, 2025, Special Meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Twiss, seconded by Mr. Phillips, the minutes of the Special Meeting were approved by unanimous roll call vote.

**COMMITTEE REPORTS:**

**Finance Committee:** Mr. Severt, Chairman, reported as follows:

1. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into a three-year sole-source agreement with Trimble, Inc. of Westminster, Colorado for computer-related software services at a cost not to exceed \$44,000 each year of the agreement. Committee supports emergency legislation so that the agreement be executed by the end of October.
2. Committee recommends legislation be prepared regarding additional Opioid Settlement Agreements to:
  - o Authorizing the Director of Public Service and Safety to execute opioid settlement agreements and related documents with Kroger, Purdue and secondary manufactures (Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus).
  - o Authorizing the Director of Public Service and Safety to execute future opioid settlement agreements and related documents presented to the City for approval that conform to any requirements of the OneOhio Memorandum of Understanding.

Committee supports emergency legislation so that the additional settlement agreements can be processed without delay.

3. Committee recommends legislation be prepared to amend Resolution No. R-64-2022 to increase the authorization for the 2025 fleet maintenance contract from \$425,000 to \$475,000 due to a large repair bill

Reports submitted by Schilling, Westfall and Severt.

**Law & Ordinance Committee:** Mr. Whidden, Chairman, reported that Committee recommends legislation be prepared accepting the recommendations of the Troy Planning Commission to accept the following final plats as both conform to the approved Preliminary Plans for each plat:

- o Final plat approval of The Reserves at Cliff Oaks Subdivision Phase Two and dedication of right-of-way. Development is located along Fenner Road, north of the Edgewater Subdivision.
- o Final plat approval of the Shivsagar Resident Subdivision and dedication of right-of-way. Development is located on S. Stanfield Road, north of Commerce Center Boulevard.

Report submitted by Marshall, Twiss and Whidden.

**Safety & Health Committee:** Mr. Twiss, Chairman, reported as follows:

1. Committee recommends legislation be prepared recommending that legislation be prepared authorizing an agreement between the City of Troy and the Miami County Public Health for the District to provide health services to Troy residents, with the 2026 funding by the City in the amount of \$420,104.13. (A 1.9% increase over the 2025 funding.)
2. Committee recommends legislation be prepared authorizing Council to enact legislation for the adoption of a Cybersecurity Program as required by House Bill 96.

Reports submitted by Severt, Whidden and Twiss.

Streets & Sidewalks Committee: Mr. Phillips, Chairman, reported that Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to submit a request to the Ohio Department of Transportation (ODOT) to perform/review the study related to the speed limit of Swailes Road (between Nashville Road and Peters Road) within the corporation limits, and authorizing the Director of Public Service and Safety to establish speed limits for the roadway area based on the response of ODOT.  
Report submitted by Schilling, Westfall and Phillips.

Citizen Comments on Committee Reports or Agenda Items: None.

RESOLUTION NO. R-51-2025

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO A SUBRECIPIENT GRANT AGREEMENT WITH THE MIAMI COUNTY LAND REUTILIZATION CORPORATION AND ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH BURGESS AND NIPLE, INC. OF COLUMBUS, OHIO RELATED TO THE OHIO DEPARTMENT OF DEVELOPMENT BROWNFIELDS REMEDIATION PROGRAM FOR THE ENVIRONMENTAL CLEANUP OF 1375 S. UNION STREET, TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading on October 6, 2025.  
Given second title reading.

Mr. Whidden moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.  
Yes: Phillips, Snee, Whidden, Westfall, Twiss, Schilling, Pierce and Severt.  
No: None.  
Mr. Whidden moved for adoption. Motion seconded by Mr. Pierce.  
Yes: Snee, Whidden, Westfall, Twiss, Schilling, Pierce, Severt and Phillips.  
No: None.

RESOLUTION ADOPTED

NOTE: Later in the meeting, Mrs. Westfall asked that her "yes" votes for suspension and adoption be changed to "abstain in order to avoid the appearance of a conflict of interest". Law Director Kerber advised that changing the vote after the fact could be permitted only for changing to an abstention and if there was no objection stated by other members of Council.

Without objection, the vote on Resolution No. R-51-2025 is changed to reflect the following:

Mr. Whidden moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.  
Yes: Phillips, Snee, Whidden, Twiss, Schilling, Pierce and Severt.  
No: None.  
Abstain: Westfall (to avoid the appearance of a conflict of interest).  
Mr. Whidden moved for adoption. Motion seconded by Mr. Pierce.  
Yes: Snee, Whidden, Twiss, Schilling, Pierce, Severt and Phillips.  
Abstain: Westfall (to avoid the appearance of a conflict of interest).  
No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-56-2025

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO A SOLE SOURCE PROFESSIONAL SERVICES AGREEMENT WITH TRIMBLE, INC. OF WESTMINSTER, COLORADO FOR SOFTWARE SERVICES, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Pierce moved for suspension of rules requiring three readings. Motion seconded by Mr. Whidden.  
Yes: Whidden, Westfall, Twiss, Schilling, Pierce, Severt, Phillips and Snee.  
No: None.  
Mr. Whidden moved for adoption. Motion seconded by Mrs. Twiss.  
Yes: Westfall, Twiss, Schilling, Pierce, Severt, Phillips, Snee and Whidden.  
No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-57-2025

A RESOLUTION AUTHORIZING RECOMMENDATION TO OPT-IN TO THE OPIOID SETTLEMENT AGREEMENTS WITH KROGER, PURDUE AND SECONDARY MANUFACTURES (ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SUN, AND ZYDUS) AND AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY TO EXECUTE AGREEMENTS AND DOCUMENTS RELATED THERETO AND EXECUTE FUTURE SUCH SETTLEMENT AGREEMENTS AND DOCUMENTS RELATED THERETO THAT COMFORM TO THE ONEOHIO MEMORANDUM OF UNDERSTANDING (MOU) PREVIOUSLY AUTHORIZED BY TROY CITY COUNCIL AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Pierce moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Twiss, Schilling, Pierce, Severt, Phillips, Snee, Whidden and Westfall.

No: None.

Mrs. Westfall moved for adoption. Motion seconded by Mrs. Snee.

Yes: Schilling, Pierce, Severt, Phillips, Snee, Whidden, Westfall and Twiss.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-58-2025

RESOLUTION AMENDING RESOLUTION NO. R-64-2022 INCREASING THE AUTHORIZATION FOR THE FLEET MAINTENANCE CONTRACT FOR CALENDAR YEAR 2025

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Pierce, Severt, Phillips, Snee, Whidden, Westfall, Twiss and Schilling.

No: None.

Mr. Twiss moved for adoption. Motion seconded by Mr. Pierce.

Yes: Severt, Phillips, Snee, Whidden, Westfall, Twiss, Schilling and Pierce.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-59-2025

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT WITH THE MIAMI COUNTY GENERAL HEALTH DISTRICT FOR HEALTH SERVICES

This Resolution was given first title reading.

Mr. Pierce moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Phillips, Snee, Whidden, Westfall, Twiss, Schilling, Pierce and Severt.

No: None.

Mrs. Westfall moved for adoption. Motion seconded by Mr. Whidden.

Yes: Snee, Whidden, Westfall, Twiss, Schilling, Pierce, Severt and Phillips.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-60-2025

RESOLUTION AUTHORIZING THE IMPLEMENTATION OF THE CYBERSECURITY PLAN OF THE CITY OF TROY, OHIO, PURSUANT TO OHIO REVISED CODE § 9.64 AND DECLARING AN EFFECTIVE DATE

This Resolution was given first title reading.

Mr. Whidden moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Whidden, Westfall, Twiss, Schilling, Pierce, Severt, Phillips and Snee.

No: None.

Mr. Twiss moved for adoption. Motion seconded by Mrs. Snee.

Yes: Westfall, Twiss, Schilling, Pierce, Severt, Phillips, Snee and Whidden.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-61-2025

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO REQUEST THAT THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) PREFORM/REVIEW A STUDY RELATED TO THE SPEED LIMIT OF SWAILES ROAD BETWEEN NASHVILLE ROAD AND PETERS ROAD AND AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY TO ESTABLISH A SPEED LIMIT FOR THAT ROADWAY AREA BASED ON THE RESPONSE OF ODOT

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Pierce.  
Yes: Twiss, Schilling, Pierce, Severt, Phillips, Snee, Whidden and Westfall.  
No: None.  
Mr. Twiss moved for adoption. Motion seconded by Mr. Phillips.  
Yes: Schilling, Pierce, Severt, Phillips, Snee, Whidden, Westfall and Twiss.  
No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-27-2025

ORDINANCE ACCEPTING THE FINAL PLAT OF THE RESERVES AT CLIFF OAKS SUBDIVISION – PHASE TWO IN THE CITY OF TROY, OHIO AND DEDICATING RIGHT-OF-WAY

This Ordinance was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Whidden.  
Yes: Pierce, Severt, Phillips, Snee, Whidden, Westfall, Twiss and Schilling.  
No: None.  
Mr. Westfall moved for adoption. Motion seconded by Mr. Pierce.  
Yes: Severt, Phillips, Snee, Whidden, Westfall, Twiss, Schilling and Pierce.  
No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-28-2025

ORDINANCE ACCEPTING THE FINAL PLAT OF THE SHIVSAGAR RESIDENTS SUBDIVISION IN THE CITY OF TROY, OHIO AND DEDICATING RIGHT-OF-WAY

This Ordinance was given first title reading.

Mr. Whidden moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.  
Yes: Phillips, Snee, Whidden, Westfall, Twiss, Schilling, Pierce and Severt.  
No: None.  
Mr. Twiss moved for adoption. Motion seconded by Mr. Pierce.  
Yes: Snee, Whidden, Westfall, Twiss, Schilling, Pierce, Severt and Phillips.  
No: None.

ORDINANCE ADOPTED

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY: Mr. Titterington noted:

- Cemetery decorations not removed from gravesites by residents by the end of September are being removed by staff during October as part of the fall cleanup, with new decorations permitted to be placed in November.
- Trick or Treat will be held October 30, from 6-8 p.m.
- The first round of leaf collection is nearing completion; the leaf collection schedule is on the City's website and will be followed weather permitting.
- The Dye Mill Road facility will close for the season the last Saturday of November.

COMMENTS OF MEMBERS OF COUNCIL:

- In response to Mr. Whidden, it was stated that plans are to pave an area of road repair on Staunton Road at Stonyridge prior to the asphalt plants closing. Mr. Whidden thanked those who attended the Council meeting.
- Mrs. Westfall noted that Troy Main Street and the Troy Noon Optimist Club is hosting a Halloween event for children on the morning of October 25. Costume judging will be held on Courthouse Plaza, followed by a downtown merchants' Trick or Treat.
- Mr. Severt thanked Law Director Kerber for his recent contribution in preparing for an executive session and his work preparing for Council meetings.

There being no further business, Council adjourned at 7:36 p.m.

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Clerk of Council

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President of Council

COMMITTEE REPORT  
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council

DATE: October 27, 2025

FROM: Finance Committee

SUBJECT: LOAN AND AGREEMENT FOR CIC TO PURCHASE 19 S. CHERRY STREET

**SUMMARY REPORT:** *(to be read at Council meeting)*

This Committee met October 27 related to the process to authorize a loan to the Community Improvement Corporation of Troy, Ohio (CIC) for the purchase of the property at 19 S. Cherry Street.

Based on questions and concerns, Committee asks that staff provide information from a structural assessment and interior inspection of the property prior to there being any final recommendation related to legislative action.

Respectfully submitted,

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Jeffrey A. Schilling

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Susan M. Westfall

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Todd D. Severt, Chairman  
Finance Committee

**DETAILED REPORT:**

This Committee met October 27, 2025, regarding a loan to and an agreement with the Community Improvement Corporation of Troy, Ohio (CIC) related to the CIC purchasing 19 S. Cherry Street. This meeting was also attended by the Director of Law, Council Members Phillips and Whidden, citizens, and members of the City staff.

Through an agreement with the CIC there is an opportunity for the CIC to purchase the property at 19 S. Cherry Street; the property would be owned, managed and redeveloped by the CIC Board of Directors until such time as there may be economic development opportunity related to the property. Because the property appears to have fallen into such disrepair, and has been declared a public nuisance by the City's property maintenance staff based on court filings and failure of the owner to comply, there was discussion that following the process for a demolition may be what the CIC may have to do in the future, with the land then temporarily placed in green space. It was noted that there has not been an inspection of the inside of the property, nor a structural evaluation. It was also discussed that as the funds the CIC would use the purchase the property (up to \$125,000) are from the sale of a property initially purchased from a loan to the City, Council is being asked to consider amending that loan legislation (R-72-2020) to allow the City to lend the remaining sales proceeds to the CIC but that the CIC not be permitted to use any of those funds and accrued interest without authorization of City Council.

During the Committee meeting, there were comments by Committee members and others attending related to the property being best served by being under private sector control rather than the public sector; concern that any discussion regarding demolition seems to be premature without due diligence of a structural evaluation or interior inspection and may not be supported by some members of Council; that finding a way to salvage a property should be the initial plan so there is not a missing building, or gap, in the downtown properties; and that there are questions related to potential repair/renovation costs and how such would be funded. Citizens also expressed concerns similar to that noted by the Committee/Council members.

**RECOMMENDATION:**

After an initial indication that the Committee is not in consensus regarding what the Committee has been asked to recommend, Committee asks that staff provide information from a structural assessment and interior inspection prior to there being any final recommendation related to legislative action. We were advised that the CIC has until year end to finalize a purchase agreement.

cc: Council, Mayor, Auditor, Director of Law  
Director of Public Service and Safety, Clerk of Council  
staff, media

**ITEMS OF INTEREST**

**TO:** Mayor Oda  
Mr. Rozell, President of Council  
Council Members

**FROM:** Patrick E. J. Titterington, City Director

**DATE:** October 31, 2025



We are providing the following for your information:

- **Major Project Update:**
  - West Main Street Improvement Project Phase 2 – The project was awarded to Milcon Concrete, Inc., of Troy, Ohio. Turning left into and out of McDonald’s along West Main Street is prohibited. Installation of the street lighting poles has started by Miami Valley Lighting and the concrete bases are curing while staff finalize pole configuration. The construction team is working to close out this project. Final payment to the contractor is being processed.
  - WWTP Expansion – Phase 1 of the project is complete. Phase 2 additional CIP items are progressing, and the contractor is onsite working on completing the thickener work.
  - Low Head Dam Removal – The gates of the low head dam have been opened and will remain open through the duration of the Low Head Dam Removal Project, to begin construction in 2026. River levels will be lower temporarily during that time.
- **Recreation Update:**
  - Aaron Lewis & The Stateliners Concert was held on October 17 with approximately 2,100 people in attendance.
  - Joe Nichols with special guest John Foster Concert was held on October 25 with approximately 1,300 people in attendance.
  - The second session of Troy Skating Club classes began October 27.
  - The fall youth soccer league tournaments ended, and the season is now complete.
- **Park Department Update:**
  - The new Park Maintenance Building at Duke Park has been completed. The occupancy permit has been received from the Miami County Department of Development. The Park Department anticipates being moved in by the end of November.
  - Staff removed the downtown flowers and started the fall clean-up. The placement of some winter decorations will commence soon.
  - At Herringer Park, the pickleball courts have been painted and the fence installation is underway. Lighting upgrades should begin in early 2026.
  - Staff worked with the Utility Department and Electrical Department at the North Market Street Baseball Field on improvements for the backstop project.
  - Staff completed sitework at the North Market Softball Field. The work included topsoil, and grading and seeding around the spectator plaza.
- **Employment Update:**
  - John Vance was appointed to the position of Project Manager within the Engineering Department effective November 10.
- The annual leaf collection is underway, and round two will start November 3. A map showing anticipated pickup dates by address is available on the City’s website at [www.troyohio.gov/leaf-map](http://www.troyohio.gov/leaf-map).

**Items of Interest**  
October 31, 2025

- The Cemetery Department annual fall cleanup of Rosehill and Riverside Cemeteries took place the month of October and new decorations can be placed starting November 1. The Rules and Regulations can be found at <https://troyohio.gov/225/Cemetery>.
- Preparation for the holiday season continues. The Downtown Christmas Tree is scheduled to be set Monday, November 10. The cutting, transporting, and setting of the tree is a combined effort of PSC Crane & Rigging, AES Ohio, and several City departments and divisions. Special thanks to Mr. and Mrs. Ben Walker for the gift of the tree. Santa's House is expected to arrive at Prouty Plaza on Tuesday, November 18 so it can be decorated for Santa's arrival on Friday, November 28. The details of The Grand Illumination are being coordinated by Troy Main Street, Inc. We appreciate the organizations and staff members who work very hard to make sure that Troy's downtown is beautifully decorated for the Christmas Season.
- City Offices will be closed for the Thanksgiving Holiday on November 27 and 28. Refuse collection and recycling will be on schedule for both days. The Dye Mill Road Facility will be closed on Thanksgiving Day. As a reminder, the Dye Mill Road Facility will close for the year at 3:00 p.m., November 29.

**Calendar of Meetings**

November 3	4:00 p.m.	Board of Park Commissioners Meeting
November 3	7:00 p.m.	City Council Meeting
November 10	6:00 p.m.	Council Committee Meeting
November 12	3:30 p.m.	Planning Commission Meeting
November 12	6:00 p.m.	Human Relations Commission Meeting
November 17	7:00 p.m.	City Council Meeting
November 19	4:00 p.m.	Recreation Board Meeting
November 19	5:15 p.m.	Finance Committee Budget Workshop
November 24	6:00 p.m.	Council Committee Meeting
November 26	3:30 p.m.	Planning Commission Meeting
December 1	7:00 p.m.	City Council Meeting
December 2	4:00 p.m.	Board of Park Commissioners Meeting
December 3	6:00 p.m.	Work Session with Council, Park Board, Recreation Board regarding the Park & Recreation Master Plan Update

**Upcoming Events Downtown**

November 6-9	Hometown Holiday
November 28	5:00 p.m. The Grand Illumination

**Upcoming Events at Hobart Arena**

November 21	7:30 p.m.	Loverboy with special guests Stranger
November 22	2:00 p.m.	Blippi, Join the Band Tour
December 5-7		Silver Stick Hockey Tournament
December 19-21		Miami Valley Freeze Hockey Tournament
January 9	7:30 p.m.	Thunderstruck, American AC/DC Tribute & Sabbath

Reports from other departments are attached.

If you have any questions, please do not hesitate to contact this office.

Enclosure  
cc: Department Heads

### **Street/Solid Waste – Justin Olivieri, Foreman**

- Collected and transported 276 tons of residential trash since the last report of 280 tons
- Handled recycling complaints and trash complaints
- Collected yard waste bags and bundled brush
- Continued asphalt operations. We have utilized 397 tons of asphalt making repairs.
- Finished painting yellow curbs throughout the City
- Completed the first round of the annual leaf pick up on October 31
- Street Department employee, Jasyn Merrell, obtained his Class A CDL
- Completed concrete repairs to the following curbs: Ridge Avenue, Lee Road, Cheshire Road, and Dartmouth Road as well as patch work on the Adams Street railroad overpass.

### **Electrical – Daryl Williams, Electrical Foreman**

- Marked Ohio Utilities Protection tickets as necessary
- Repaired downtown Christmas mini-lights as necessary
- Installed power cords for the Christmas lights on the levee
- Rerouted the irrigation power supply wiring at the North Market Street Baseball Field
- Connected power for two concerts at Hobart Arena
- Replaced two defective light fixtures over the ice at Hobart Arena
- Removed the four-way flasher equipment at the Adams Street and Staunton Road intersection
- Recharged the batteries in the battery backup at the West Main Street and Troy Towne Drive Traffic Signal
- Set a generator at Elm Street and McKaig Avenue traffic signal due to a power outage
- Disconnected power to the lift station pump for removal at the Staunton Road Lift Station
- Replaced several defective lamps at City Hall
- Replaced a defective LED wall pack at the Maintenance Facility

### **Water Distribution/Sewer Maintenance – Scott Taylor, Utilities Foreman**

- Marked numerous Ohio Utilities Protection Service tickets; 514 tickets were marked for the month of October
- Completed numerous work orders for the Billing and Collection Office
- Investigated four high consumption alerts
- Investigated the zero-consumption list
- Replaced 41 water meters
- Repaired one fire hydrant
- Continued the CCTV inspection for the 2026 Paving Program
- Identified the size and placement of water services for the Downtown Streetscape Project
- Completed seasonal and irrigation disconnects

### **Wastewater Treatment Plant – Ken Parks, Superintendent**

- Last week, plant staff collected samples of plant effluent and upstream river water for the yearly OEPA required toxicity testing, a bottom bearing on Screw Pump #2 was replaced, and completed the weekly preventative maintenance work orders.
- This week maintenance staff are finishing the installation of a new pump at the Staunton Stormwater Lift Station, plant cleanup, and continuing to work on preventative maintenance work orders.



**Operations  
Items of Interest  
October 31, 2025**

- As a part of the Phase 2 Improvement Project, the contractor has installed two new sludge storage tank blowers, installed the second sludge recirculation pump, demolished the old sludge storage tank blower, and began site cleanup.
- Year-to-Date Dry Tons of Sludge removed – 1,008.57.

**Monthly Flow Data**

	October - 2021	October - 2022	October - 2023	October - 2024	October - 2025
Daily Average, MGD	4.91	3.21	4.08	4.26	3.36
Daily Max, MGD	7.71	3.43	7.72	7.97	4.07
Daily Min, MGD	3.83	2.94	3.30	2.98	1.49
Monthly Total, Million Gallons	152.30	99.53	126.47	132.04	60.49

**Calendar Year Flow Data**

	2021	2022	2023	2024	2025
Daily Average, MGD	5.47	5.68	5.08	5.26	6.06
Daily Max, MGD	13.11	15.92	13.42	17.76	20.39
Daily Min, MGD	3.71	2.73	1.08	1.14	1.49
Total Flow Year-to- Date, Million Gallons	1,997.78	2,071.82	1,854.83	1,924.98	1,764.90

Note: Data for 2025 is month and year-to-date.

**Water Treatment Plant – Gary Evans II, Superintendent**

- The Herringer Water Tower interior maintenance is complete.
- The annual sampling of monitoring wells is complete, reports are forthcoming.



**Items of Interest  
Engineering Department  
October 31, 2025**

PROJ #	PROJECT TITLE	PROJECT STATUS
2022-002	Casstown Waterline Extension	Council approved an agreement with Miami County in June 2022 related to the design of the waterline extension to Casstown. Troy will own the portion of the waterline along Staunton Road (SR 55) between Stonyridge Avenue and Sayers Road. The County awarded the construction project to Tom's Construction Inc of St. Henry, Ohio in the amount of \$5,421,198. Council authorized the final agreement between the city and Miami County on this project. The City portion of the work is 95% complete. Restoration work will be completed in the spring.
2022-011	Experiment Farm Road Resurfacing	Choice One Engineering is completing the ODOT requirements for the resurfacing grant dollars. Stage 1 plans is being submitted to ODOT this week.
2023-003	Downtown Safety, Streetscape, and Utilities Improvement Project	<p>Council authorized \$225,000 for LJB Inc. for the conceptual design/study phase of the Downtown Safety, Streetscape, and Utilities Improvement Project. City staff and the design team have hosted two public meetings for feedback from the public. The team received comments and is finalizing a path forward as well as finalizing the design scope. Council authorized the Phase 2 design at a cost of \$617,370. Design continues. Public meetings were held. A presentation to Council as a Committee of the Whole regarding possible Prouty Plaza landscape designs was held February 24, 2025; and a presentation to Council as a Committee of the Whole regarding the Downtown Safety, Streetscape, and Utilities Improvement Project was held March 10. Comments were analyzed for final design and the final design is progressing. A field review of bollards has taken place for best practices and practical applications in the downtown square. Legislation to amend the LJB Inc. contract for design of Prouty Plaza was approved by Council on August 4. Detailed Design documents are being reviewed and comments provided back to LJB.</p> <p>Routine design updates and other information will be sent out via <a href="mailto:streetscape@troyohio.gov">streetscape@troyohio.gov</a>. Information can also be found at <a href="http://www.troyohio.gov/streetscape">www.troyohio.gov/streetscape</a>.</p>
2023-010	Park Maintenance Building	Council awarded the Design/Build contract to Brumbaugh Construction, Inc of Arcanum, Ohio at a cost not to exceed \$1,825,000. The building is complete and a second final walk thru is scheduled this week to generate a final punch list.
2023-011	Low Head Dam Removal	The Low Head Dam Removal project has over \$7.5 million in funding for the completion of the dam removal, shelf and rec trail. Staff continues to apply for additional grant funding to maximize City funding for the project. Staff sent RFPs for design of the dam and river improvements to qualified consultants. After reviewing the submissions and interviews, Council approved a professional services agreement with Burgess & Niple for the project design. Design for the project continues with data collection and processing. Environmental permitting continues.

**Items of Interest  
Engineering Department  
October 31, 2025**

PROJ #	PROJECT TITLE	PROJECT STATUS
2024-007	Adams Street & Riverside Drive- Staunton Road Roundabout	Council approved an agreement with American Structurepoint of Columbus, Ohio for the design of the intersection. A stakeholder meeting with nearby businesses, facilities, and schools was held earlier in the year. A public open house occurred on February 26, with feedback to be reviewed and the design phase to continue. Utility companies have been contacted for the movement of a couple of poles. Council authorized the bidding of the project. Project schedule and traffic meeting was held on June 25 with key stake holders including Troy Schools and Miami County Board of Developmental Disabilities School. Utility relocation was completed in October 2025. Council authorized the bidding of the project. L.J. Deweese was awarded the contract and construction is anticipated to begin in February 2026.

N/A	Sidewalk Program 2024 (Phase 16) Carriage Crossing and Missing Gap along West Main Street	Phase 16 of the sidewalk program encompasses Carriage Crossing Subdivision and locations of missing gap sidewalks along West Main Street. The contract was awarded to A to Z Maintenance of Troy, Ohio. The contract is substantially complete with the City contract; property owners continue to install their permitted repairs and/or missing gap sidewalks. Contractor is performing several ADA ramps that are out of compliance.
N/A	City Paving Program	Council authorized bidding of the paving program in the amount not to exceed \$1,500,000. The contract was awarded to the only bidder, John R. Jurgenson in the amount of \$1,446,577.65. The contract is complete. The asphalt repair for water main break along Foxchase Court was completed. Contract is closed out.

**SUBDIVISION PROJECTS**

2025-013	Sycamore Pointe	Staff is reviewing the Preliminary Plan.
2025-012	Eagles Landing	The development is following the Planned Development route. The General Plan was approved by Planning Commission in June 2025 and by Council in August 2025.
2024-005	The Reserves at Cliff Oaks	The preliminary plan for The Reserves at Cliff Oaks (previously the Swank Farm along Fenner Rd.) was approved by the Planning Commission on March 13, 2024. Phase One is approved for housing permits. Phase Two was approved by the Planning Commission and is pending transmittal to Council based on needing a final escrow agreement.
2024-001	Halifax Villas & Patio Homes PD	Phase 2 houses are being built.
2023-015, 2025-004	Somerset Reserve PD-R	This property is located west of the intersection of West Market Street and Nashville Road. Phase 1 is approved for housing permits. Phase 2 was submitted to staff for review.
2022-013; 2023-012	Halifax	Section 6 received final acceptance from Council, and construction continues. Section 7 housing construction is underway.
2022-014	Fern Way	The preliminary plan, final record plat and construction drawings were reviewed; comments were sent back to the developer and the developer's engineer. Staff is awaiting resubmittal by the developer. No further action from Developer.
2022-009, 2023-009	Fox Harbor	Sections 10 housing construction continues. Section 11 final record plat was approved by Council.

**Items of Interest  
Engineering Department  
October 31, 2025**

PROJ #	PROJECT TITLE	PROJECT STATUS
2021-11	Liberty Meadows	The preliminary plan for Liberty Meadows was approved by the Planning Commission. Staff is working with the developer to review construction plans for Section One. The Final Plat of Section One was recorded and construction is in progress.
2024-002	Addison Landing	This property is located along North Dorset Road/Lytle Road. The Preliminary Plan has been approved by Planning Commission. Oversizing of the lift station and sanitary sewer was approved by Council for a cost not to exceed \$900,000. Construction of Section One is awaiting connection to the pump station and then home construction is expected to begin. On November 18, 2024, Council approved the final plat of Section One of Addison Landing. Section One is complete except for final asphalt and a few minor items. Addison Landing Section 2 was recommended by the Planning Commission; it will be forwarded to Council after certain conditions are met.
2020-19	The Reserve at Washington	Staff is requesting the completion of sidewalks along the east side of the development over the culvert. The City has obtained a quote to complete the sidewalks and the sidewalks are now being installed.
2017-15; 2018-02	Stonebridge Meadows	Staff is awaiting the maintenance bonds for both sections.
2007-41	Pleasant View Estates	Staff has received questions pertaining to the size of the bridge required for Section 4.





**MEMORANDUM**

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

**FROM:** Tim Davis, Development Director

**DATE:** October 29, 2025

**SUBJECT:** *Items of Interest Report*

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I have attached two reports which summarize concerns that were addressed by the Development Department from October 15, 2025 to October 29, 2025.

The first report shows all permit applications that were received. The permits have been separated by the wards they are located within. There were 43 permit applications received during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going property maintenance violations. Both open and closed concerns are listed. These concerns are separated by the wards of which they are located within. There were 23 violations addressed during this time period.

All costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. Should the property owner fail to pay any invoice, the cost will be assessed to the property taxes where the violation occurred.

encl.

**Permit Activity Report**  
**October 15, 2025 - October 29, 2025**

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
534 MAPLECREST DR	1	Fence Permit	FENCE	Taylor Bruner	10/28/2025	\$ 26.00
1233 KNOB HILL COURT	1	Fence Permit	FENCE	Taylor Bruner	10/27/2025	\$ 25.00
1270 HALIFAX DR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	10/24/2025	\$ 100.00
1238 E BENTLEY CIR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	10/23/2025	\$ 100.00
1234 E BENTLEY CIR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	10/23/2025	\$ 100.00
1230 E BENTLEY CIR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	10/23/2025	\$ 100.00
1129 WATERLOO STREET	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	10/23/2025	\$ 100.00
1125 WATERLOO STREET	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	10/23/2025	\$ 100.00
1121 WATERLOO ST	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	10/23/2025	\$ 100.00
616 MICHIGAN AVE	1	Fence Permit	FENCE	Taylor Bruner	10/22/2025	\$ 25.00
1233 KNOB HILL CT	1	Zoning-Accessory-Residential	FENCE	Taylor Bruner	10/20/2025	\$ 26.00
467 MAYFIELD SQ E	1	Zoning-Accessory-Residential	SHED	Taylor Bruner	10/15/2025	\$ 103.50
1810 W MAIN ST	2	Sign Permit-Permanent	SIGN PERMIT	Taylor Bruner	10/29/2025	\$ 52.00
206 NOTTINGHILL LN	2	Fence Permit	FENCE	Taylor Bruner	10/27/2025	\$ 26.00
301 W MAIN ST	2	Sign Permit-Temporary	TEMP SIGN - PLANET FITNESS	Taylor Bruner	10/27/2025	\$ 26.00
862 GOVERNORS ROAD	2	Zoning-Accessory-Residential	SHED	Andrew Burgei	10/23/2025	\$ 25.00
124 W MAIN ST	2	Certificate of Appropriateness	CERTIFICATE OF APPROPRIATENESS	Austin Eidemiller	10/23/2025	\$ 25.00
3 E WATER ST	2	Sign Permit-Permanent	SIGN PERMIT	Austin Eidemiller	10/22/2025	\$ 50.00
3 E WATER ST	2	Change of Occupancy	OCCUPANCY PERMIT - BEAUTY BY BELLOTTI	Austin Eidemiller	10/22/2025	\$ 50.00
101 W MAIN ST	2	Sign-Reface	SIGN PERMIT	Austin Eidemiller	10/20/2025	\$ 50.00

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
3 E WATER ST	3	Certificate of Appropriateness	ARCHITECTURAL REVIEW	Austin Eidemiller	10/22/2025	\$ 25.00
424 RACE DR	3	Zoning-Accessory-Commercial	SHED	Andrew Burgei	10/20/2025	\$ 200.00
1200 N DORSET RD	3	Zoning-Accessory-Residential	SOLAR PANELS	Taylor Bruner	10/16/2025	\$ 25.00
720 E CANAL ST	3	Zoning-Accessory-Residential	SOLAR PANELS	Andrew Burgei	10/16/2025	\$ 25.00
2863 NETHERFIELD CIR	4	Zoning-Accessory-Residential	SINGLE FAMILY RESIDENCE	Taylor Bruner	10/29/2025	\$ 100.00
SUBDIVISION ID SIGN	4	Sign Permit-Permanent	SUBDIVISION ID SIGN	Austin Eidemiller	10/24/2025	\$ 52.00
405 S RIDGE AVE	4	Zoning-Accessory-Residential	SHED	Taylor Bruner	10/22/2025	\$ 26.00
2768 TWIN LAKES DR	4	Fence Permit	FENCE	Taylor Bruner	10/22/2025	\$ 25.00
1100 WAYNE ST, STE 1172	4	Change of Occupancy	OCCUPANCY PERMIT - J & A HOMES	Taylor Bruner	10/22/2025	\$ 50.00
522 N ELM ST	4	Sign Permit-Permanent	New sign cabinet	Taylor Bruner	10/21/2025	\$ 52.00
2768 TWIN LAKES DR	4	Zoning-Accessory-Residential	SHED	Taylor Bruner	10/20/2025	\$ 25.00
2815 SOUTHSIDE DR	4	Fence Permit	FENCE	Andrew Burgei	10/20/2025	\$ 103.50
906 OLD NURSERY TRAIL	4	Fence Permit	FENCE	Taylor Bruner	10/17/2025	\$ 25.00
2673 FIELDBROOK COURT	4	Zoning-Accessory-Residential	BEE HIVES	Taylor Bruner	10/16/2025	\$ 25.00
2673 FIELDBROOK CT	4	Zoning-Accessory-Residential	HOT TUB	Andrew Burgei	10/16/2025	\$ 25.00
2555 WORTHINGTON DR	4	Zoning-Accessory-Residential	SHED	Taylor Bruner	10/16/2025	\$ 26.00
1101 W MAIN ST	5	Change of Occupancy	CHANGE OF OCCUPANCY - CONRAD'S TIRE SERVICE	Taylor Bruner	10/29/2025	\$ 52.00
1404 NORTH RD	5	Zoning-Accessory-Residential	SOLAR PANELS	Taylor Bruner	10/27/2025	\$ 26.00
855 BRANFORD ROAD	5	Zoning-Accessory-Residential	CONCRETE DRIVEWAY	Taylor Bruner	10/24/2025	\$ 25.00
1528 W MAIN ST	5	Sign Permit-Temporary	TEMP SIGN - PLANET FITNESS	Andrew Burgei	10/20/2025	\$ 25.00
2790 LIETTE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	10/24/2025	\$ 100.00

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
2409 WATERFORD DR	6	Fence Permit	FENCE	Taylor Bruner	10/23/2025	\$ 25.00
74 TROY TOWN DR	6	Change of Occupancy	OCCUPANCY PERMIT - LOAN DEPOT	Taylor Bruner	10/20/2025	\$ 50.00

### Violation Activity Summary

October 15, 2025 - October 29, 2025

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20250752	10/24/2025	Taylor Bruner	IMPERIAL CT	1	TRASH & DEBRIS	Open	10/28 Complaint for litter around dumpsters of multiple properties. Doing inspection 10/29
20250754	10/24/2025	Taylor Bruner	1058 STONYRIDGE AVE	1	TRASH & DEBRIS	Open	10/28 Complaint for a large amount of trash on the property. Doing inspection 10/29
20250756	10/24/2025	Taylor Bruner	1353 RUDY DR	1	TRASH & DEBRIS	Open	10/28 Complaint for a large amount of trash on the property. Doing Inspection 10/29
20250726	10/2/2025	Andrew Burgei	911 JEFFERSON ST	2	TRASH & DEBRIS	Closed	10/2 Door out front. Talked to owner. Removed while I was on site. Close case.
20250740	10/16/2025	Taylor Bruner	610 N MARKET ST	2	ZONING PROBLEM	Open	10/28 Motor Vehicle for sale on commercial lot. Spoke to owner to remove. Follow up 10/29
20250758	10/28/2025	Andrew Burgei	926 E FRANKLIN ST	3	TALL GRASS/WEEDS	Open	10/27 Tall grass. Sent certificate. Follow up 11/4.
20250759	10/28/2025	Andrew Burgei	802 S CRAWFORD ST	3	TALL GRASS/WEEDS	Open	10/27 Tall grass. Sent certificate. Follow up 11/4.
20250760	10/28/2025	Andrew Burgei	726 S WALNUT ST	3	TALL GRASS/WEEDS	Open	10/28 Tall grass. Talked to Jason. Planning to mow on 11/1. Follow up 11/4.
20250747	10/22/2025	Andrew Burgei	1111 PATTON ST	3	BRUSH LETTER	Open	10/22 Brush at curb. Sent certified. Follow up 10/29. Still present. Follow up 11/5.
20250744	10/21/2025	Andrew Burgei	205 ELUS ST	3	TALL GRASS/WEEDS	Open	10/21 Tall grass. Sent certificate. Follow up 10/28.
20250745	10/21/2025	Andrew Burgei	818 E CANAL ST	3	TALL GRASS/WEEDS	Open	10/21 Tall grass. Sent certified. Follow up 10/28.
20250748	10/24/2025	Taylor Bruner	1250 S UNION ST	3	SOUND COMPLAINT	Open	10/24 Complaint for loud "humming" noise coming from plant. Spoke to plant manager regarding concerns. The noise came from a truck used by the plant to vacuum material. Plant manager shut down the operation at night due to noise issues. Truck is being repaired to accommodate for the noise and silencers have been ordered. Follow up 11/7
20250746	10/22/2025	Andrew Burgei	1480 WAYNE ST	4	TRASH & DEBRIS	Closed	10/22 Complaint received. Trash and debris. Upon inspection of the property all trash had been placed in proper trash receptacle. No violation. Close case.
20250220	4/24/2025	Andrew Burgei	852 S MARKET ST	4	ZONING PROBLEM	Closed	4/24 ATVs for sale in lot. Stopped in and talked to them. Vehicles removed. Close case.
20250741	10/17/2025	Andrew Burgei	401 S RIDGE AVE	4	SIGN VIOLATION	Closed	10/16 Inflatable tube men on roof of building. Follow up 10/17. 10/17 Not present. Just may not be on and visible from ground level. Follow up Monday. Follow up 10/20. 10/20 Not present. 10/27 Tube men back. TB and AB talked to Jerry. He said they were there to deter turkey vultures but they would take them down and come up with another solution. Close case.
20250750	10/24/2025	Taylor Bruner	1101 PETERS AVE	4	SHRUBBERY OVERGROWN	Open	10/28 Overgrowth in right-of-way. Spoke to owner to address. Follow up 11/7
20250751	10/24/2025	Taylor Bruner	1151 PARKVIEW DR	4	TRASH & DEBRIS	Open	10/28 Complaint for litter on driveway. Doing inspection 10/29
20250749	10/24/2025	Taylor Bruner	COMMERCE CENTER BLVD	5	TALL GRASS/WEEDS	Open	10/28 Complaint for TGW. Spoke to owner to address. Follow up 11/7
20250753	10/24/2025	Taylor Bruner	782 TRADE SQ W	5	SHRUBBERY OVERGROWN	Open	10/28 Complaint for tree falling in right-of-way. Doing inspection 10/29
20250757	10/24/2025	Taylor Bruner	580 1/2 TRADE SQ E	5	GARBAGE CANS LEFT OUT	Open	10/28 Complaint for Trash Cans left in street. Doing inspection 10/29
20250742	10/20/2025	Andrew Burgei	10 WESTHAVEN DR	6	SHRUBBERY OVERGROWN	Closed	10/20 Complaint about overgrown shrubbery. No violation. Close case.
20250743	10/20/2025	Andrew Burgei	15 WESTHAVEN DR	6	SHRUBBERY OVERGROWN	Closed	10/20 Complaint about overgrown shrubbery. No violation. Close case.
20250755	10/24/2025	Taylor Bruner	2522 ABERDEEN CT	6	GARBAGE CANS LEFT OUT	Open	10/28 Complaint for Trash Cans left out in street. Doing inspection 10/29

# November 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	<b>3</b> Park Board Meeting 4:00 pm Council Chambers  City Council Meeting 7:00 pm Council Chambers	4	5	6	7	8
9	<b>10</b> Council Committee Meeting 6:00 pm Council Chambers	<b>11</b> Veterans Day City Offices Open	<b>12</b> Planning Commission Meeting 3:30 Council Chambers  HRC Meeting 6:00 pm Council Chambers	13	14	15
16	<b>17</b> City Council Meeting 7:00 pm Council Chambers	18	<b>19</b> Recreation Board Meeting 4:00 pm Hobart Arena  Finance Committee Budget Workshop 5:15 pm Basement Conference Room	20	21	22
23	<b>24</b> Council Committee Meeting 6:00 pm Council Chambers	25	<b>26</b> Planning Commission Meeting 3:30 Council Chambers	<b>27</b> Happy Thanksgiving City Offices Closed  	<b>28</b> The Grand Illumination City Offices Closed  	29
30						