

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

MONDAY, FEBRUARY 13, 2023; 6:00 P.M.

Buildings & Utilities Committee

(Marshall [Chm.], Twiss, Whidden)

1. Provide a recommendation to Council regarding the recommendation of the Board of Park Commissioners:
-Authorize the Director of Public Service and Safety to submit an amendment to the City's COVID-19 CDBG Target of Opportunity Grant to use the remaining grant funding for the improvements to the Troy Senior Citizens Center and to execute any related documents. Consideration of emergency legislation is requested so that the amendment can be submitted and considered without delay.

-Authorize the Director of Public Service and Safety to advertise for bids and enter into contracts for improvements to the Troy Senior Citizens Center at a cost not to exceed \$213,382.
2. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the REC Façade Repair Project (11 N. Market Street) at a cost not to exceed \$79,000. Funding is from the Program Year 2022 CDBG Allocation funding.

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding the vacation of utility easements and the dedication of utility easements in the Green Court Subdivision (Inlots 11394 and 11395).

Finance Committee

(Severt [Chm.], Phillips, Rozell)

1. Provide a recommendation to Council regarding affirming the pricing for the 12-month extension of the electric aggregation opt-out program with Energy Harbor LLC. Consideration of emergency legislation is requested.

Recreation & Parks Committee

(Whidden [Chm.], Rozell, Schilling)

1. Provide a recommendation to Council regarding amending Ordinance No. O-13-2022 (salary ordinance for AFSCME represented employees) to establish the new position of Park Maintenance/Municipal Arborist at the hourly wage of \$29.18 per hour. So that the process of posting the position/interviews/and filling the position can commence as soon as possible, consideration of emergency legislation is requested.

Streets & Sidewalks Committee

(Phillips [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding the final ODOT legislation for the paving of E. Main Street from Mulberry Street to the E. Corporation Limit. Consideration of emergency legislation requested.
2. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the annual paving program at a cost not to exceed \$1,520,000.

Other Committees/Items may be added.

2-10-2023

cc: Mayor
Mr. Titterington
Mr. Kerber
Mr. Frigge, Departments, Media

BUILDINGS & UTILITIES COMMITTEE



B & H

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

MEMORANDUM

TO: Mr. Lutz, President of Council

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

DATE: February 8, 2023

SUBJECT: **AUTHORIZE AMENDMENT TO THE CITY OF TROY'S COVID-19 CDBG TARGET OF OPPORTUNITY GRANT TO USE REMAINING GRANT FUNDS FOR TROY SENIOR CITIZENS CENTER IMPROVEMENTS**

AUTHORIZE BIDDING FOR IMPROVEMENTS TO THE TROY SENIOR CITIZENS CENTER

RECOMMENDATION:

That the Director of Public Service and Safety is authorized by Council to submit an amendment to the City's COVID-19 CDBG Target of Opportunity Grant to use funds remaining from the Buckeye House Renovation Project to fund improvements to the Troy Senior Citizens Center; and that Council accepts the recommendation of the Board of Park Commissioners to authorize bidding the improvements to the Troy Senior Citizens Center at a cost not to exceed \$213,382.

BACKGROUND AND DISCUSSION:

In 2022, the City of Troy received a COVID-19 CDBG Target of Opportunity grant from the Ohio Department of Development, Office Community Development, for the Buckeye House Renovation Project. This project was completed in December 2022, and the City had remaining funds from this grant. This has provided an opportunity for the City to request the reallocation of \$158,382 of the remaining funds to be used to fund needed improvements to the Troy Senior Citizens Center on North Market Street. The improvements replacing two HVAC units that are 20 years old and construction of an outdoor covered patio area on the north side of the building. The proposed amendment to the Target of Opportunity Grant required staff to hold a public hearing. That hearing was held on February 3, 2023, with representatives of the Troy Senior Citizens Center in attendance and supporting the improvements.

In addition, the 2023 budget includes \$55,000 of Project Year 2022 CDBG Community Development Allocation funding to install an ADA/Handicapped ramp and ADA automatic door on the north side of the Senior Citizens Center building. This use of this CDBG funding was approved by City Council on June 6, 2022.

The ADA/Handicapped ramp, ADA automatic door and the construction of the outdoor covered patio will be bid together. Staff will be soliciting RFQ/RFP's to hire a landscape architect to design and build this project. The HVAC replacement units will be procured separately. The funding breakdown for improvements to the Troy Senior Citizens Center is:

\$ 30,000 – New HVAC units
\$128,382 – Outdoor covered patio (including design and construction)
<u>\$ 55,000 – ADA/Handicapped improvements</u>
\$213,382 – Total

The Park Superintendent has been included in discussions regarding these improvements. At the February 7, 2023 Board of Park Commissioners meeting, the Board recommended Council authorize bidding the improvements to the Senior Citizens Center.





Patrick E. J. Titterington
Director of Public Service & Safety
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Patrick.titterington@troyohio.gov

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

1. Authorize the Director of Public Service and Safety to submit an amendment to the City's COVID-19 CDBG Target of Opportunity Grant to use the remaining grant funding for the improvements to the Troy Senior Citizens Center and to execute any related documents. Consideration of emergency legislation is requested so that the amendment can be submitted and considered without delay.
2. Authorize the Director of Public Service and Safety to advertise for bids and entering into contracts for improvements to the Troy Senior Citizens Center at a cost not to exceed \$213,382.



MEMORANDUM

TO: Mr. Lutz, President of Council

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

DATE: February 9, 2023

SUBJECT: **AUTHORIZATION TO BID TROY REC FAÇADE REPAIR PROJECT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to advertise for bids and enter into a contract for the Troy Rec Façade Repair Project at a cost not to exceed \$79,000.

BACKGROUND:

The Troy Rec is located at 11 N. Market Street, Troy, Ohio and is owned and operated by the Troy Recreation Association, Inc. In June of 2022, Council approved this project being funded in the amount of \$75,000 from the Program Year 2022 CDBG Community Development Allocation funding. Authorization in the amount of \$79,000 is being requested, with the Troy Recreation Association reimbursing the City the difference between the CDBG funding and \$79,000.

The façade repairs include the following:

- Spot Tuckpoint back wall;
- Brick Replacement (10-15 bricks);
- Remove the clay coping at the Front Entrance Facade and North Wall facing the parking lot and replace with new clay coping;
- Install flashing at EFIS (front entrance);
- Repair EFIS and re-coat existing EFIS;
- Provide acrylic coating on back of existing parapet;
- Repair downspout;
- Replace front entrance doors.

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 Troy Rec Façade Repair Project at a cost not to exceed \$79,000.



**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**



C & E P

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

MEMORANDUM

TO: Mr. Lutz, President of Council

FROM: Patrick E. J. Titterington, Director of Public Service and Safety *[Signature]*

DATE: February 10, 2023

SUBJECT: **VACATION AND ACCEPTANCE OF UTILITY EASEMENTS FOR THE REPLAT OF INLOT 11394, AND INLOT 11395**

RECOMMENDATION:

That Council accepts the vacation and acceptance of the utility easements for the replat of Inlot 11394, and Inlot 11395 in the Green Court Subdivision, and authorizes the Director of Public Service and Safety to execute any related documents.

BACKGROUND:

In 2021, the developer started the subdivision of Green Court. As part of that development, utility easements were dedicated along the lots' sides and rear property lines. The owner is proposing a replat, by moving the side property line to provide additional acreage to Inlot 11395. Due to the lots being replatted, the owner is requesting the vacation of the interior utility easements along the side property lines and the acceptance of the new utility easement along the new proposed side property lines.

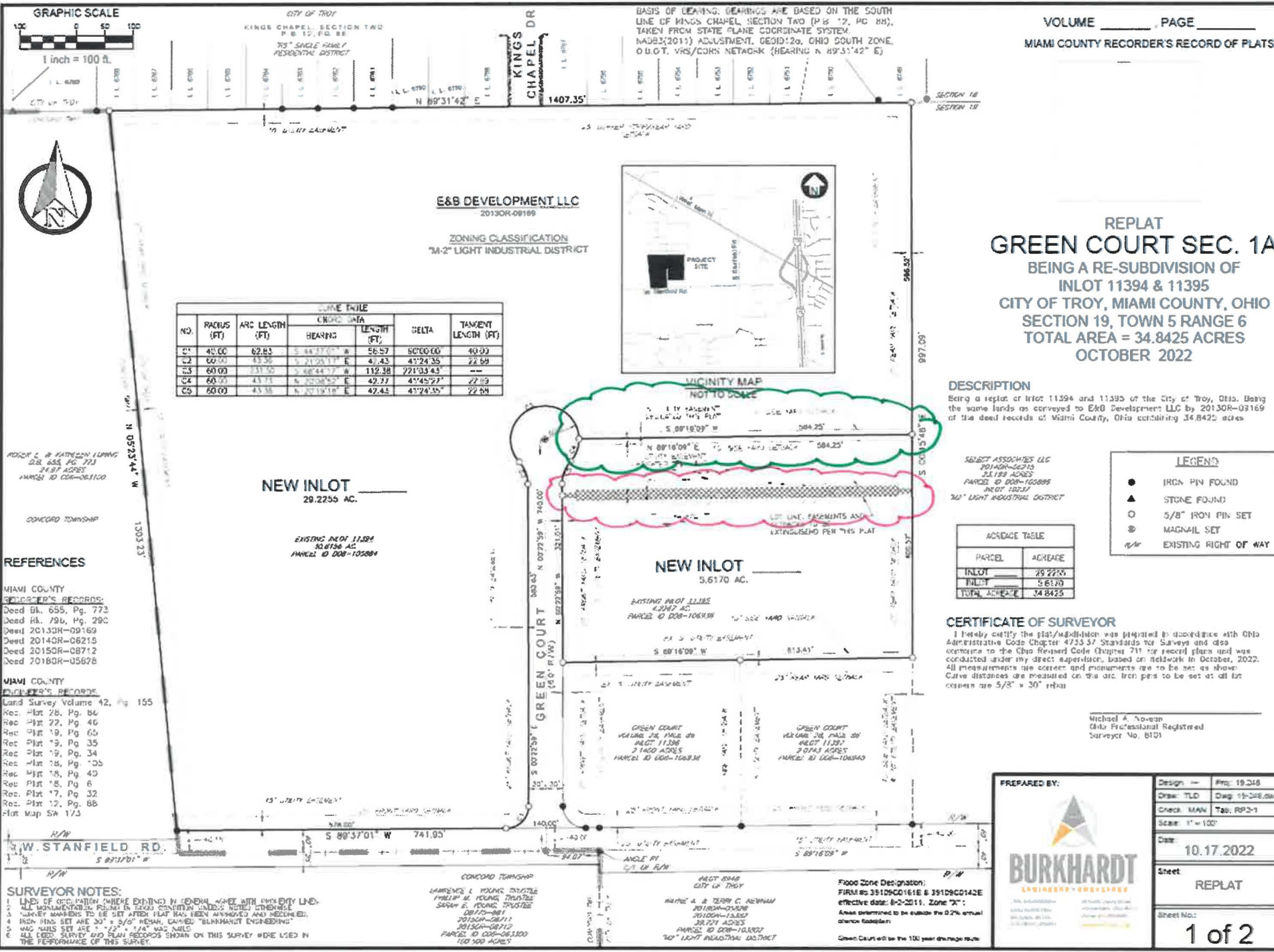
While the replat is an administrative item accepted by the City Engineer, Council action is required to vacate and accept easements. Staff is requesting Council accept the vacation of the existing utility easements and accept the new utility easements as described.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the acceptance of the vacation and acceptance of the utility easements for the replat of Inlot 11394, and Inlot 11395 in the Green Court Subdivision and authorizing the Director of Public Service and Safety to execute any documents related to the easements.

cc: Mayor Oda





ROBERT C. & KATHERINE LIVING
D.R. 655, PG. 773
24.97 ACRES
PARCEL ID D08-061100

REFERENCES

MIAMI COUNTY
REGISTERED RECORDS:
Deed Bk. 655, Pg. 773
Deed Bk. 796, Pg. 290
Deed 2013OR-09169
Deed 2014OR-08215
Deed 2015OR-08712
Deed 2016OR-05628

MIAMI COUNTY
PLAT BOOKS:
Land Survey Volume 42, Pg. 155
Rec. Plat 28, Pg. 86
Rec. Plat 27, Pg. 66
Rec. Plat 19, Pg. 40
Rec. Plat 19, Pg. 35
Rec. Plat 19, Pg. 34
Rec. Plat 18, Pg. 35
Rec. Plat 18, Pg. 40
Rec. Plat 18, Pg. 6
Rec. Plat 17, Pg. 32
Rec. Plat 17, Pg. 88
Plot Map SW 1/3

SURVEYOR NOTES:

- 1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
- 2. ALL MONUMENTARY PLANTS IN EXISTING OCCUPATION UNDER NOTES (WHERE) CHANGING.
- 3. SURVEY MARKERS TO BE SET AFTER PLAT HAS BEEN APPROVED AND RECORDED.
- 4. IRON PINS SET ARE 30" x 5/8" IRON, GALV. "BURKHARDT ENGINEERING"
- 5. MAG. NAILS SET ARE 12" x 1/4" MAG. NAILS
- 6. ALL LEGAL SURVEY AND PLAT RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

E&B DEVELOPMENT LLC
2013OR-09169

ZONING CLASSIFICATION
"M-2" LIGHT INDUSTRIAL DISTRICT

CURVE TABLE					
NO.	RADIUS (FT)	ARC LENGTH (FT)	CHORD DATA		TANGENT LENGTH (FT)
			BEARING	LENGTH (FT)	
C1	40.00	62.83	S 88°37'01" W	56.57	60°00'00"
C2	60.00	43.36	S 21°20'17" E	41.43	43°24'35"
C3	60.00	237.50	S 68°44'17" W	112.38	221°33'43"
C4	60.00	43.36	N 20°38'52" E	42.37	43°45'27"
C5	60.00	43.36	N 20°19'18" E	42.45	43°24'35"



DESCRIPTION
Being a replat of Inlot 11394 and 11395 of the City of Troy, Ohio, being the same lands as conveyed to E&B Development LLC by 2013OR-09169 of the deed records of Miami County, Ohio containing 34.8425 acres

SEBIST ASSOCIATES LLC
2014OR-06215
21.189 ACRES
PARCEL ID D08-106895
REC'D 10/21/17
"M-2" LIGHT INDUSTRIAL DISTRICT

ACREAGE TABLE	
PARCEL	ACREAGE
INLOT	20.2755
INLOT	5.6170
TOTAL ACRES	34.8425

LEGEND	
●	IRON PIN FOUND
▲	STONE FOUND
○	5/8" IRON PIN SET
⊙	MAGNAIL SET
—	EXISTING RIGHT OF WAY

CERTIFICATE OF SURVEYOR

I hereby certify the plat/survey was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for record plans and was conducted under my direct supervision, based on fieldwork in October, 2022. All measurements are correct and measurements are to be set as shown. Curve distances are measured on the arc. Iron pins to be set at all lot corners are 5/8" x 30" rebar.

Michael A. Novack
Ohio Professional Registered
Surveyor No. 8101

PREPARED BY:

B. Burkhardt
100 North County Road
Cincinnati, OH 45228
(513) 261-1111
www.burkhardt-surveying.com

Design: —	Proj: 19-248
Draw: TLD	Draw: 19-248.dwg
Check: MAN	Tab: RPS-1
Scale: 1" = 100'	
Date: 10.17.2022	
Sheet: REPLAT	
Sheet No.: 1 of 2	

Flood Zone Designation:
FIRM NO. 35109C0161E & 35109C0142E
effective date: 8-2-2011, Zone "X":
Areas determined to be subject to a 0.2% annual
chance floodplain.

Green Court will be on the 100 year drainage route.

FINANCE COMMITTEE



TROY
OHIO

Fin

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

MEMORANDUM

TO: Mr. Lutz, President of Council

FROM: Patrick E. J. Titterington, Director of Public Service and Safety *[Signature]*

DATE: February 10, 2023

SUBJECT: ***AUTHORIZATION OF ONE-YEAR EXTENSION FOR ELECTRIC AGGREGATION WITH ENERGY HARBOR LLC***

RECOMMENDATION:

That Council affirms a 12-month extension with Energy Harbor LLC related to the electric aggregation opt-out program.

BACKGROUND:

On February 6, Council authorized Palmer Energy Company to secure pricing on behalf of the City of Troy for an extension of the current three-year agreement for the government opt-out electric energy aggregation program through Energy Harbor LLC. The pricing provided for a 12-month extension is 7.26 cents per kWh. The extension rate continues to be lower than the AES Ohio standard rate of 10.9 cents per kWh, and continues to provide savings to the residential and small business customers that participate in this opt-out program. The company locked the rate to be affirmed by Council.

Prior to the expiration of the extension, the City anticipates being able to finalize becoming a party of the electric aggregation contract being negotiated by the Miami Valley Communications Council (MVCC) on behalf of a number of communities.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council affirming the pricing for the 12-month extension of the electric aggregation opt-out program with Energy Harbor LLC. Consider of emergency legislation is requested to preclude any increases.

RECREATION & PARKS COMMITTEE

MEMORANDUM

TO: Mr. Lutz, President of Council

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

DATE: February 9, 2023

SUBJECT: AMENDING SALARY ORDINANCE TO ESTABLISH POSITION OF PARK MAINTENANCE/MUNICIPAL ARBORIST

RECOMMENDATION:

That Council authorizes an amendment to Ordinance No. O-13-2022, the Salary Ordinance for AFSCME represented employees, to establish a new position of Park Maintenance/Municipal Arborist

BACKGROUND:

The pending retirement of an employee with the position of Light Equipment Operator in the Park Department has created the opportunity to realign some employee responsibilities, create a new position, and provide for some efficiencies within the Park Department Staff. The new position would be Park Maintenance/Municipal Arborist with the hourly rate of \$29.18, which is the base pay of Light Equipment Operator. With the position descriptions including some duties of a Light Equipment Operator as well as the arborist responsibilities, filling the vacancy under the new position description will be cost neutral.

As the position would be within the AFSCME bargaining unit, staff has:

- Reviewed with bargaining unit representatives the position responsibilities/hourly wage;
- Received approval of the position description by the Civil Service Commission;
- Received a recommendation of the Board of Park Commissioners that City Council proceeds to amend the Salary Ordinance to establish the new position and hourly wage.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of recommending that Ordinance No. O-13-2022 be amended to establish the new position of Park Maintenance/Municipal Arborist at the same hourly wage of \$29.18 per hour. So that the process of posting the position/ interviews/and filling the position can commence as soon as possible, consideration of emergency legislation is requested.



STREETS & SIDEWALKS COMMITTEE

MEMORANDUM

TO: Mr. Lutz, President of Council

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

DATE: February 2, 2023

SUBJECT: ODOT FINAL LEGISLATION, RESURFACING A PORTION OF EAST MAIN STREET – MULBERRY STREET TO THE EAST CORPORATION LIMIT

RECOMMENDATION:

That the Ohio Department of Transportation (ODOT) final legislation is approved by Council regarding the ODOT urban paving project of resurfacing SR 41 (East Main Street) from Mulberry Street to the East Corporation Limit during State FY 2023.

BACKGROUND:

In December of 2022, Council approved the preliminary consent legislation for an ODOT urban paving project of the area of SR 41, East Main Street, from Mulberry Street to the East Corporation Limit during State FY 2023. This project will be bid by ODOT. The City received a grant through MVRPC for resurfacing East Main Street and is responsible for paying approximately 40% of the total project costs, with that amount currently estimated at \$420,579.66. This amount is less than the amount included in the 2023 budget. It is noted that if the final contract is higher than the current estimate, the City will be required to pay a share of that difference.

ODOT has set the bid letting for March 30, 2023 and has requested the return of the final legislation and the City's payment by March 17, 2023. As is standard with ODOT, consideration of emergency legislation is requested.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council approving the final ODOT legislation for the urban paving project of paving a portion of East Main Street as described herein.





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

MEMORANDUM

TO: Mr. Lutz, President of Council

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

DATE: February 13, 2023

SUBJECT: **AUTHORIZATION TO BID AND AWARD 2023 PAVING PROGRAM**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to advertise for bids and enter into a contract for the 2023 Paving Program at a cost not to exceed \$1,520,000.

BACKGROUND:

The annual paving program is created by taking into consideration the 2019 roadway pavement assessment analysis, the repair workorders, and the capital improvement projects of the city departments and of other outside utilities (including CenterPoint Energy's bare steel replacement program).

Staff is requesting that the bidding be authorized for the City's annual resurfacing of roadways and continuing a section of Riverside Cemetery. After evaluating the increasing material costs and the recent contract bidding in the surrounding areas, the street locations on the list provided are ranked from highest to lowest priority for 2023. In the event that any streets should be removed due to bid prices, the lowest priority streets shall be removed and placed on the list for the next calendar year.

<i>Description</i>	<i>Budget</i>	<i>Fund</i>
Annual Paving Program	\$ 1,500,000	441
Riverside Cemetery	\$ 20,000	672
<i>Total 2023 Paving Program</i>	<i>\$ 1,520,000</i>	

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 2023 Paving Program at a cost not to exceed \$1,520,000.

cc: Mayor Oda



The following streets are proposed as part of the annual paving program throughout the City:

Street	From	To	Lane Miles
Barnhart	State Route 55	Fenner Road	0.32
Jani Court	Premwood Drive	Cul-de-sac	0.10
Premwood Drive	Peters Road	Cul-de-sac	0.52
Dixie Avenue	Patton Street	Dead End	0.14
Floral Avenue	East Main Street	Southern Dead End	0.82
Jeep Street	Floral Avenue	Dixie Avenue	0.20
Long Street	Ellis Street	Dead End at Park	0.40
Morehead Street	East Race Street	East Franklin Street	0.56
Patton Street	Dixie Avenue	Floral Avenue	0.20
East Race Street	Floral Avenue	Counts Street	0.62
Scott Street	Ellis Street	East Canal Street	0.46
Acadia Court	Cul-de-sac	Meadowpoint Drive	0.10
Baywood Court	Cul-de-sac	Meadowpoint Drive	0.10
Fox Harbor Drive	West Main Street	Section 8	0.60
Meadow Point Drive	Washington Road	South Stanfield Road	2.00
Wyndham Court	Meadow Point Drive	Cul-de-sac	0.10
South Stanfield Road	Commerce Center Blvd	McKaig Road	1.20
South Walnut Street	South Market Street	East West Street	0.62
Arlington Drive	Mumford Drive	South Dorset Road	0.22
Burch Court	South Dorset Road	Cul-de-sac	0.08
Hawk Circle	South Dorset Road	Cul-de-sac	0.24
Lexington Avenue	South Dorset Road	Mumford Drive	0.24
Robert Court	Arlington Drive	Cul-de-sac	0.06
Windridge Place	South Dorset Road	Cul-de-sac	0.22
Carriage West Court	Parkwood Drive	Cul-de-sac	0.18
Parkwood Drive	Washington Road	Carriage Crossing Way	0.90
Conestoga Court	Carriage Crossing Way	Cul-de-sac	0.08
Beekman Drive	North Dorset Road	Brook Park Drive	0.44
Brook Park Drive	North Dorset Road	Keller Drive @ Ball	0.92
Keller Drive	Brook Park Drive @ Ball	Beekman Drive	0.66
Sanders Court	Keller Drive	Cul-de-sac	0.10
Waterbury Place	Brook Park Drive	Cul-de-sac	0.62
Trade Square West	Surrey Road	North Dorset Road	0.96
Surrey Road	Branford Road	North Dorset Road	0.48
Gateshead Road	Branford Road	Surrey Road	0.22
Total Paved Lane Miles			15.68





Street Name	From:	To:	Square Feet	Square Yard	Cubic Yards
Burch Ct	Dorset Rd S	Cul-de-sac	9113.80	1012.54	42.19
Robert Cir	Arlington Ave	Cul-de-sac	7320.63	813.32	33.89
Jeep St	Floral Ave	Dead End	15532.09	1725.68	71.90
Trade Square W	Dorset Rd N	Surrey Rd	90881.55	10096.94	420.71
Meadowpoint Dr	Washington Rd	Stanfield Rd S	196862.09	21871.38	911.31
Wyndham Ct	Cul-de-sac	Meadowpoint Dr	11339.17	1259.78	52.49
Acadia Ct	Cul-de-sac	Meadowpoint Dr	11272.09	1252.33	52.18
Baywood Ct	Cul-de-sac	Meadowpoint Dr	11440.75	1271.07	52.96
Carriage West Ct	Parkwood Dr	Cul-de-sac	17525.43	1947.08	81.13
Parkwood Dr	Washington Rd	Carriage Crossing Way	76448.59	8493.44	353.89
Executive Dr	Dead End	Fox Harbor Dr	4587.34	509.65	21.24
Douglas Dr	Dead End	Fox Harbor Dr	6270.42	696.64	29.03
New Castle Dr	Dead End	Fox Harbor Dr	5045.40	560.54	23.36
Fox Harbor Dr	Main St W	Fox Harbor Section 8	61712.87	6856.30	285.68
Brook Park Dr	Butt joint (at 1323 Keller Dr)	Lytle Rd	109300.85	12143.32	505.97
Beekman Dr	Brook Park Dr	Lytle Rd	42802.65	4755.37	198.14
Waterbury Pl	Brook Park Dr	Cul-de-sac	53114.83	5901.06	245.88