



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

MONDAY, SEPTEMBER 30, 2024, 6:00 PM

Committee of the Whole – Chaired by Council President Rozell

1. EXECUTIVE SESSION: Recess into Executive Session for discussion of preparing for, conducting or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment motion/second/roll call vote

Return to Committee Meeting motion/second/roll call vote
2. Provide a recommendation to Council regarding the compensation for elected positions.

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding the recommendation of the Troy Planning Commission that Council approves the Final Record Plan of Phase 1 of the Somerset Reserve Planned Development – Residential (PD-R). This PD is located at the SW corner of Nashville Road and W. Market Street.
2. Discussion of request of Committee Chair Schilling that the Zoning Code and Subdivision Regulations be amended to include a requirement that developers provide Recreational Trails within subdivisions.

Finance Committee

(Severt [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding amending Resolution No. R-77-2022 to increase the authorization for water meters and appurtenances for 2024 from \$297,000 to \$448,000, with such legislation to be an emergency measure.

Recreation & Parks Committee

(Westfall [Chm.], Marshall, Whidden)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to advertise for bids and enter into a Farm Lease Agreement for a portion of the Paul G. Duke Park, as the current lease agreement expires at year end.

Streets & Sidewalks Committee

(Phillips [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding increasing the authorization provided by Resolution No. R-16-2022 to \$1,100,000 and authorizing the Director of Public Service and Safety to enter into an amendment to the professional services agreement with Prime Construction Management Survey of Cincinnati, Ohio in the amount of \$250,000 for construction administration services related to the W. Main Street Improvements Project.

9-27-2024

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

COMMITTEE OF THE WHOLE



MEMORANDUM

TO: William G. Rozell, President of Council
FROM: Patrick E. J. Titterington, Director of Public Service and Safety
DATE: September 27, 2024
SUBJECT: **SETTING COMPENSATION FOR ELECTED POSITIONS**

RECOMMENDATION:

That Council determines future adjustments to the compensation of elected officials.

BACKGROUND:

By Ordinance, Council establishes the compensation for elected positions. Based on Ordinance No. O-21-2021, the following compensation has been established for the positions/terms of office:

	2024	2025	2026	2027
Members of Council (2 yr. term)	\$ 9,026	\$ 9,026		
President of Council (2 yr. term)	\$ 9,670	\$ 9,670		
Treasurer (4 yr. term)	\$ 5,788	\$ 5,788		
Mayor (4 yr. term)	\$24,287	\$24,895	\$25,392	\$25,392
Auditor (4 yr. term)	\$62,459	\$64,021	\$65,301	\$65,301
Director of Law (4 yr. term)	\$62,459	\$64,021	\$65,301	\$65,301

In addition, the positions of President of Council, Mayor, Auditor and Director of Law receive the same health/dental and life insurance benefits available to City employees, subject to the same co-pays.

Attached is a chart that Council reviewed in February of 2024 that would establish the compensation for elected officials through 2031 for other than the Treasurer, which position's compensation is reflected through 2029. That chart reflects the salaries beyond the current term at a 3% annual increase to reflect estimated cost-of-living impacts. In February, it was determined that Council would review this subject at a later date.

Since the February meeting, we have been monitoring information that would permit Council to enact compensation legislation to include an escalator for the compensation for elected officials. We have also been monitoring information from the Ohio Public Employees Retirement System (OPERS) that has established required earnable salary requirement for an elected official to be eligible for full-time service credit for pension/insurance through OPERS. OPERS used an earnable salary increase of 1.75% per year for years 2020 through 2029 and established the requirement of an earnable salary of more than the following per month:

2024	\$721.44
2025	\$734.07
2026	\$746.91
2027	\$759.99
2028	\$773.29
2029	\$786.82

Other than the compensation of the position of Treasurer, the current and proposed salaries exceed the above amounts.



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

REQUESTED ACTION:

It is recommended, based on previous committee and other comments, that Council approves the compensation chart include in Exhibit I and then, starting in 2032 (or 2030 for the Treasure position) increase compensation by the percent established by OPERS. It is noted that Council always reserves the right, by appropriate legislation, to alter compensation methodology.

encl.

Exhibit I: 2025-2031 City of Troy Annual Compensation Recommendations for Elected Officials

Elected Position	2024	2025	2026	2027	2028	2029	2030	2031
Auditor	\$62,459	\$64,021	\$65,301	\$65,301	\$67,260	\$69,278	\$71,356	\$73,497
Law Director	\$62,459	\$64,021	\$65,301	\$65,301	\$67,260	\$69,278	\$71,356	\$73,497
Mayor	\$24,287	\$24,895	\$25,392	\$25,392	\$26,154	\$26,938	\$27,747	\$28,579
Treasurer	\$5,788	\$5,788	\$5,962	\$6,140	\$6,325	\$6,514	% est. by OPERS	
Council Member	\$9,026	\$9,026	\$9,297	\$9,576	\$9,863	\$10,159	\$10,464	\$10,778
Council President	\$9,670	\$9,670	\$9,960	\$10,259	\$10,567	\$10,884	\$11,210	\$11,546

Notes:

1. Non-shaded salaries set by Ordinance O-16-2021
2. Boxed outlines represent terms of office
3. Shaded salaries reflect 3% annual increase to reflect estimated cost-of-living impacts

09/27/24

**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**



C. J. ED

MEMORANDUM

TO: Mr. Rozell, President of Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: September 25, 2024
SUBJECT: REPORT AND RECOMMENDATION OF THE PLANNING COMMISSION ON THE FINAL RECORD PLAN OF THE SOMERSET RESERVE PLANNED DEVELOPMENT PHASE 1 (PD-R)

On September 18, 2024, the Troy Planning Commission considered the Final Record Plan of the Somerset Reserve Planned Development (PD-R) Phase 1. This PD is located on the southwest corner of Nashville Road and W. Market Street. The Planned Development process and any major revision thereto requires three steps for approval:

- The first step is the approval of the General Plan. A General Plan has been approved by the Planning Commission and by Troy City Council.
- The second step is the approval of the Final Development Plan, which only requires review and approval by the Planning Commission, and was done on June 26, 2024, as conforming to the General Plan
- The third step is the approval of the Final Record Plan, which requires the review and recommendation of the Planning Commission to City Council for approval.

On September 18, 2024, the Troy Planning Commission approved a motion to recommend to Troy City Council approval of the Final Record Plan of Phase 1 of the Somerset Reserve Planned Development – Residential (PD-R) as submitted based on conforming to the approved Revised General Plan and the Final Development Plan.

A copy of the information reviewed by the Planning Commission is attached. The recommendation of the Troy Planning Commission on this subject is forwarded herewith for consideration of Troy City Council.

encl.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning and Zoning Manager

DATE: September 18, 2024

SUBJECT: Record Plan – Somerset Reserve Section 1

BACKGROUND:

Attached is a copy of the Record Plan for the Planned Development located on the southwest corner of Nashville Road and W. Market Street. The planned development process requires three steps for approval. The first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan (FDP). Once approval of the FDP is granted, the final step is approval of the Record Plan by the Planning Commission and City Council.

PROPOSAL:

The proposed Record Plan is attached to this report and is in accordance with the General Plan and Final Development Plan.

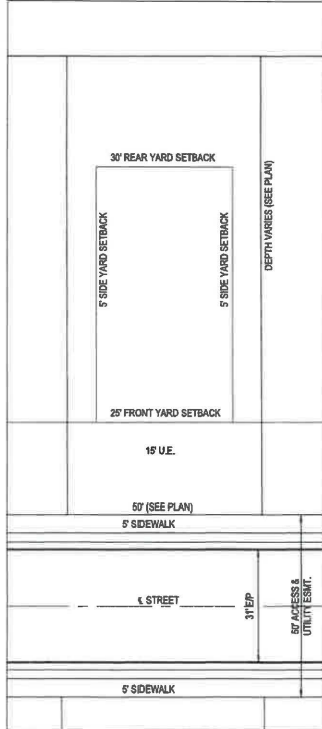
REQUESTED ACTION:

Staff is requesting that Planning Commission recommend approval of the Record Plan to City Council.

W:\PROJECTS\DDCM\761451_Troy OH\A-SURVEY\DWG\761451_DDCM_Somerset Reserve Phase 1_record plat.dwg - 8/19/2024 - Corey Tengus



Vicinity Map
NTS



TYPICAL LOT DATA

SCALE 1" = 20'

Lot Data

Min. lot widths 50'
Min. front yard setback 25'
Min. rear yard setback 30'
Min. side yard setback 5', 10' total
Min. lot size 6,000 sf.

Area Calculations	
lot area	= 11.454 acres
open space	= 12.415 acres
thw area	= 2.567 acres
(public)	= 2.970 acres
(private)	= 2.970 acres
total acreage	= 29.406

Surveyor:
CESO, Inc.
3001 N. Highway 100, Suite 300
Mansfield, Ohio 44824
(937) 435-0584

Developer:
DDC Management
3001 N. Highway 100, Suite 300
Mansfield, Ohio 44824
(937) 610-1500

Lot Data Cont.	
Building Lots	= 67
Open Space Lots	= 5
Total Lots	= 72

Record Plat Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

DEDICATION:

The undersigned, being the owners of 58.063 acres of land, being a part of Inlot 11550 in the City of Troy, Miami County, Ohio, do hereby assent to and adopt the accompanying plat of subdivision to be known as Somerset Reserve Planned Development Phase 1 and do hereby dedicate to the public forever, in accordance with the laws in such cases made and provided, the streets and roadways as shown on said plat, and declare the same to be free and unencumbered, the title acquired by Instrument 2024CR-07288.

Easements on said plat, designated as utility easements, are provided for the construction, maintenance, and operation of poles, wires and conduits, and the necessary attachments in connection therewith, for the transmission of electric, telephone, cable television and other purposes, for the construction and maintenance of service and underground storm water drains, pipelines for supplying gas, water, heat and other public or quasi-public utility functions together with the necessary lateral connections, and also the right to ingress to and egress from said easements, and to cut, trim or remove trees and undergrowth or overhanging branches within said easement or immediately adjacent thereto, no buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce the clearance of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facility; or (4) create a hazard.

The above easements are also provided for other public uses as designated and shall be used for the construction of storm water drains, open channels, public and private sewers, pipelines for the supplying of water, cable television and for any public or quasi-public utility or function, conducted, maintained or performed by ordinary methods beneath or above the surface of the ground, together with the right of ingress and egress over and across lots to and from said easements. Easements recorded or noted for a specific utility or a drainage easement shall not be used as a general utility easement.

Subdivision Reqs, 119.04(f) below:

Drainage Notes:

"The City of Troy does not accept any [private] drainage easements shown on this plat. The City of Troy is not obligated to maintain or repair any channels or installations in said easements. The owner of the lot shall maintain the easement area of each lot and all improvements in it continuously.

Maintenance of all improvements within the [private] drainage easements shall be the responsibility of the Somerset Reserve HOA, as provided for in the declaration and in accordance with the standards and specifications of the City of Troy. Within the easement area, no structure, planting or other material shall be placed or permitted to remain which may obstruct, retard, or change the direction of the water flow."

"The City of Troy shall have the permanent and irrevocable right and authority to inspect such interior streets, access easements, waterways, common spaces and improvements thereon as are developed in this subdivision."

"The City of Troy shall have the right, but not the responsibility, to enter upon any Lot in the subdivision to inspect and monitor any stormwater detention basin area or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer, lot owner, or the Association to take corrective action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain stormwater detention basin areas and drainage facilities; provided, however, that the Developer, lot owner, and/or Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Troy for such maintenance may be assessed to the Association or, if there is no Association, or the association has ceased to exist, against individual lot owner. These restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Troy."

In witness whereof, the undersigned has executed this instrument.

Somerset Reserve Project I, LLC,
An Ohio Limited Liability Company

By: DDC Management, LLC,
An Ohio Limited Liability Company,
its sole member

By: _____

Name: _____

Its: _____

Witness
Printed Name: _____

Witness
Printed Name: _____

State of Ohio

County of Montgomery

I, _____, a notary public for _____ county, state of _____, do hereby certify that _____ ("signatory") _____ of DDC Management, LLC, an Ohio Limited Liability Company, sole member of _____ an Ohio Limited Liability Company, personally appeared before me this day and by authority duly given, acknowledged the due execution of the foregoing instrument. witness my hand and official seal, this _____ day of _____, 2024.

FEE \$ _____

Miami County Recorder

by Deputy Recorder

Miami County Auditor

Approved and transferred _____, 2024.

Miami County Auditor

by Deputy Auditor

DESCRIPTION

Situate in Section 36, Town 7, Range 5 East, in the City of Troy, Miami County, Ohio, being a part of Inlot 11550 and being 29.406 acres out of a 58.063 acre tract, conveyed to Somerset Reserve Project I, LLC, as recorded in Instrument 2024CR-07288 of the Miami County, Ohio Records.

CITY OF TROY ENGINEER

This plat was reviewed by the City of Troy Engineer, on this _____ day of _____, 2024, this plat was approved.

Engineer

Printed Name: _____

CITY OF TROY PLANNING COMMISSION APPROVAL

At a meeting of the Planning Commission of the City of Troy, Ohio, held this _____ day of _____, 2024, this plat was approved.

Chair

Printed Name: _____

Clerk

Printed Name: _____

CITY OF TROY CITY COUNCIL APPROVAL

At a meeting of the Commission of the City of Troy, Ohio, held this _____ day of _____, 2024, this plat was approved by ordinance no. _____.

President of Council

Printed Name: _____

Mayor

Printed Name: _____

Clerk

Printed Name: _____

SURVEYOR'S CERTIFICATION:

This record plat was prepared in accordance with O.A.C. Chapter 4733-37 and O.R.C. 711.01-40, and in accordance with the City of Troy subdivision regulations. I certify that this record plat was made under my direct supervision and is based upon actual field locations and that all monuments indicated on the final subdivision plat thereon shall be set as shown.

Sean T. Brooks, P.S.
State Professional Surveyor #8828

Date _____

Prepared By:



CESO
WWW.CESODIG.COM

3001 N. Highway 100, Suite 300
Mansfield, Ohio 44824
Phone: 937.435.0584 Fax: 937.435.0584

DDC MANAGEMENT LLC.

**Somerset Reserve Planned
Development Phase 1**

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions
ID Description Date

© 2024 CESO, INC.

Project Number: 761451
Scale: N/A
Drawn By: CTT/DAS
Checked By: JKH
Date: 8/19/2024
Issue: 1

Drawing Title:

RECORD PLAT

1 OF 7

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

Prepared By:



CESO
WWW.CESONC.COM

2801 Rigby Rd., Suite 200
Millsboro, OH 43624
Phone: 937.436.8084 Fax: 937.436.8026

Revisions / Submissions	
ID	Description
	Date
© 2024 CESO, INC.	
Project Number:	761451
Scale:	N/A
Drawn By:	CTT/DAS
Checked By:	JKH
Date:	8/19/2024
Issue:	1

2 OF 7



CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	69° 08' 17"	38.50'	46.44'	S80° 27' 11"E, 43.67'
C2	20° 53' 42"	218.50'	79.68'	S35° 27' 11"E, 79.24'
C5	45° 45' 33"	50.00'	39.83'	S22° 43' 53"W, 38.88'
C6	271° 31' 07"	57.50'	272.49'	S86° 51' 06"W, 40.23'
C7	43° 08' 43"	50.00'	37.85'	N21° 25' 28"E, 36.77'
C8	51° 26' 14"	67.50'	51.62'	N19° 53' 32"E, 49.90'
C9	38° 51' 35"	57.50'	40.00'	N25° 45' 22"W, 39.20'
C10	41° 26' 39"	67.50'	41.59'	N66° 24' 29"W, 40.69'
C11	41° 26' 39"	57.50'	41.59'	S72° 08' 52"W, 40.69'
C12	39° 51' 35"	57.50'	40.00'	S31° 29' 45"W, 39.20'
C13	47° 58' 26"	57.50'	48.14'	S12° 24' 40"E, 46.75'
C16	45° 45' 33"	50.00'	39.83'	S23° 01' 41"E, 38.88'
C21	2° 36' 50"	50.00'	2.28'	N44° 18' 14"E, 2.28'
C28	9° 30' 35"	57.50'	9.54'	S41° 08' 10"E, 8.53'
C30	2° 47' 13"	1072.00'	52.14'	N20° 46' 08"W, 52.14'
C31	75° 26' 30"	48.50'	63.86'	N12° 42' 66"E, 59.35'
C32	14° 33' 30"	218.50'	55.52'	N57° 42' 56"E, 55.37'

LINE TABLE		
Line #	Direction	Length
L3	N00° 08' 54"W	21.81'
L4	S00° 08' 54"E	12.98'
L12	N10° 57' 49"W	52.71'
L13	N64° 59' 41"E	40.20'

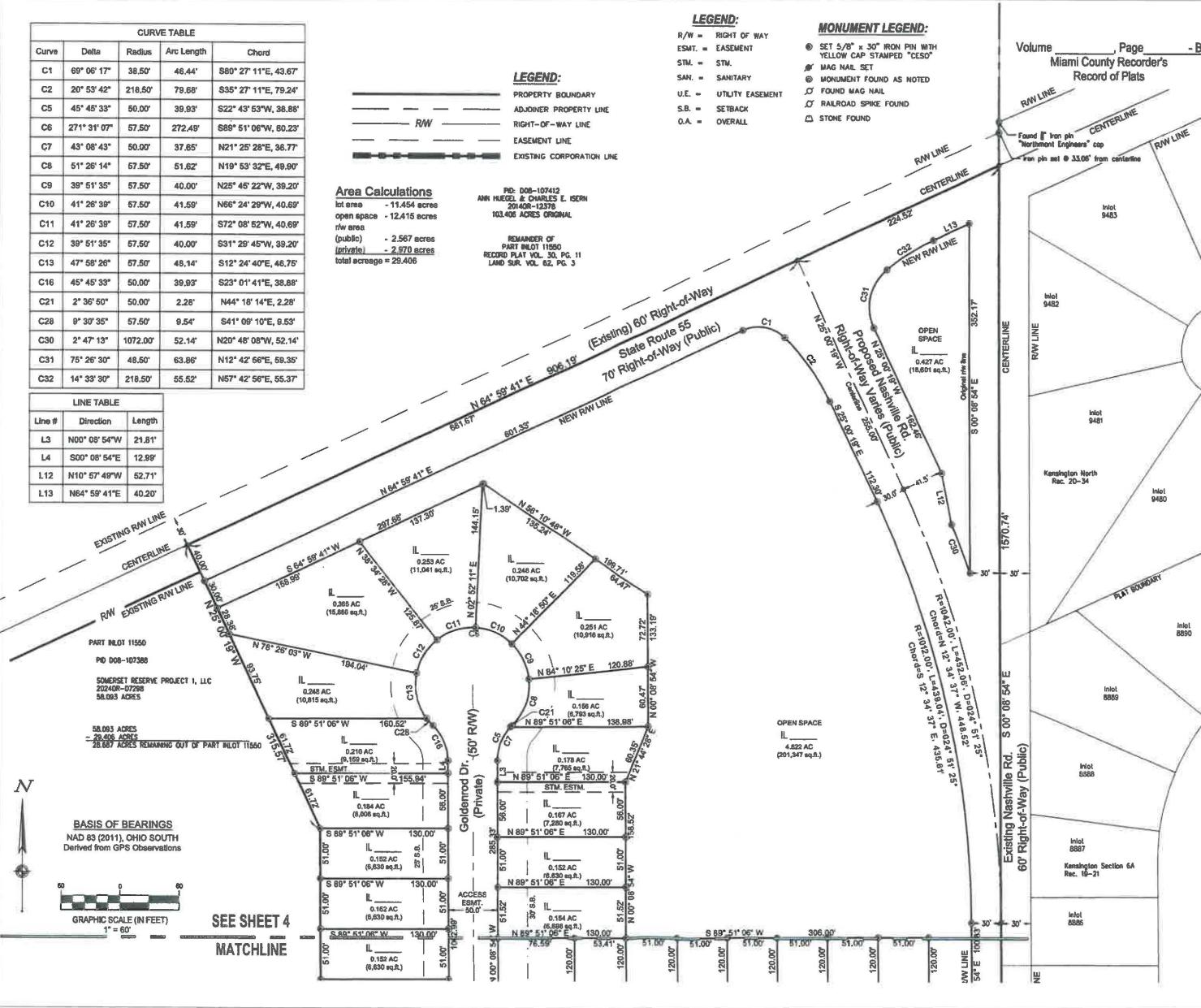
Area Calculations
 lot area - 11.454 acres
 open space - 12.415 acres
 r/w area (public) - 2.567 acres
 (private) - 2.970 acres
 total acreage = 29.406

PG. D08-107412
 AMN HUELL & CHARLES L. ISON
 30408-13378
 101.408 ACRES ORIGINAL
 REMAINDER OF
 PART INLOT 11550
 RECORD PLAT VOL. 30, PG. 11
 LAND SUR. VOL. 62, PG. 3

LEGEND:
 --- PROPERTY BOUNDARY
 --- ADJOINER PROPERTY LINE
 --- RIGHT-OF-WAY LINE
 --- EASEMENT LINE
 --- EXISTING CORPORATION LINE

LEGEND:
 R/W = RIGHT OF WAY
 ESMT. = EASEMENT
 STM. = STM.
 SAN. = SANITARY
 U.E. = UTILITY EASEMENT
 S.B. = SETBACK
 O.A. = OVERALL

MONUMENT LEGEND:
 ● SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
 ■ MAG NAIL SET
 ⊙ MONUMENT FOUND AS NOTED
 ⊘ FOUND MAG NAIL
 ⊚ RAILROAD SPIKE FOUND
 ⊛ STONE FOUND



Prepared By:

CESO
 WWW.CESOCING.COM
 3801 Rigny Rd., Suite 100
 Cincinnati, OH 45227
 Phone: 513.353.8054 Fax: 513.353.4628

DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
 TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date
1		

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Project Number: 761451
 Scale: 1" = 60'
 Drawn By: CTT/DAS
 Checked By: JKH
 Date: 8/19/2024
 Issue: 1

Drawing Title:
RECORD PLAT

3 OF 7

4 OF 7

Volume _____, Page _____ - C
Miami County Recorder's
Record of Plats

SEE SHEET 3
MATCHLINE

SEE SHEET 5
MATCHLINE

BASIS OF BEARINGS
NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations

GRAPHIC SCALE (IN FEET)
1" = 60'

LINE TABLE		
Line #	Direction	Length
L2	S89° 51' 06"W	9.59'
L7	S89° 51' 06"W	9.59'
L31	S00° 08' 54"E	118.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C3	90° 00' 00"	34.00'	53.41'	S44° 51' 06"W, 48.08'
C4	90° 00' 00"	15.00'	23.56'	N45° 08' 54"W, 21.21'
C28	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
C29	90° 00' 00"	34.00'	53.41'	N45° 08' 54"W, 48.08'

PART INLOT 11550

PID D08-107388

SOMERSET RESERVE PROJECT 1, LLC
20240R-07298
58.093 ACRES

58.093 ACRES
- 29.406 ACRES
28.687 ACRES REMAINING OUT OF PART INLOT 11550

Area Calculations

lot area	- 11.454 acres
open space	- 12.415 acres
r/w area	
(public)	- 2.567 acres
(private)	- 2.970 acres
total acreage =	29.406

LEGEND:

PROPERTY BOUNDARY
ADJOINER PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EXISTING CORPORATION LINE

LEGEND:

R/W = RIGHT OF WAY
ESMT. = EASEMENT
STM. = STM.
SAN. = SANITARY
U.E. = UTILITY EASEMENT
S.B. = SETBACK
O.A. = OVERALL

MONUMENT LEGEND:

- ④ SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- ✍ MAG NAIL SET
- ⊕ MONUMENT FOUND AS NOTED
- ✍ FOUND MAG NAIL
- ✍ RAILROAD SPIKE FOUND
- ⌒ STONE FOUND

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BASIS OF BEARINGS
NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations

GRAPHIC SCALE (IN FEET)
1" = 60'

Area Calculations
lot area - 11.454 acres
open space - 12.415 acres
r/w area (public) - 2.567 acres
(private) - 2.970 acres
total acreage = 29.406

LEGEND:
PROPERTY BOUNDARY
ADJONER PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EXISTING CORPORATION LINE

LEGEND:
R/W = RIGHT OF WAY
ESMT. = EASEMENT
STM. = STM.
SAN. = SANITARY
U.E. = UTILITY EASEMENT
S.B. = SETBACK
O.A. = OVERALL

MONUMENT LEGEND:
SET 5/8" x 30" IRON PIN WITH
YELLOW CAP STAMPED "CESO"
WAG NAIL SET
MONUMENT FOUND AS NOTED
FOUND WAG NAIL
RAILROAD SPIKE FOUND
STONE FOUND

Volume _____ Page _____
Miami County Recorder's
Record of Plats

Prepared By:

WWW.CESOINC.COM

8001 Rhy Rd., Suite 200
Miamitown, OH 45423
Phone: 607.415.6594 Fax: 607.208.4555

**Somerset Reserve Planned
Development Phase 1**
3054 SR 55 W
TROY, OHIO 45373

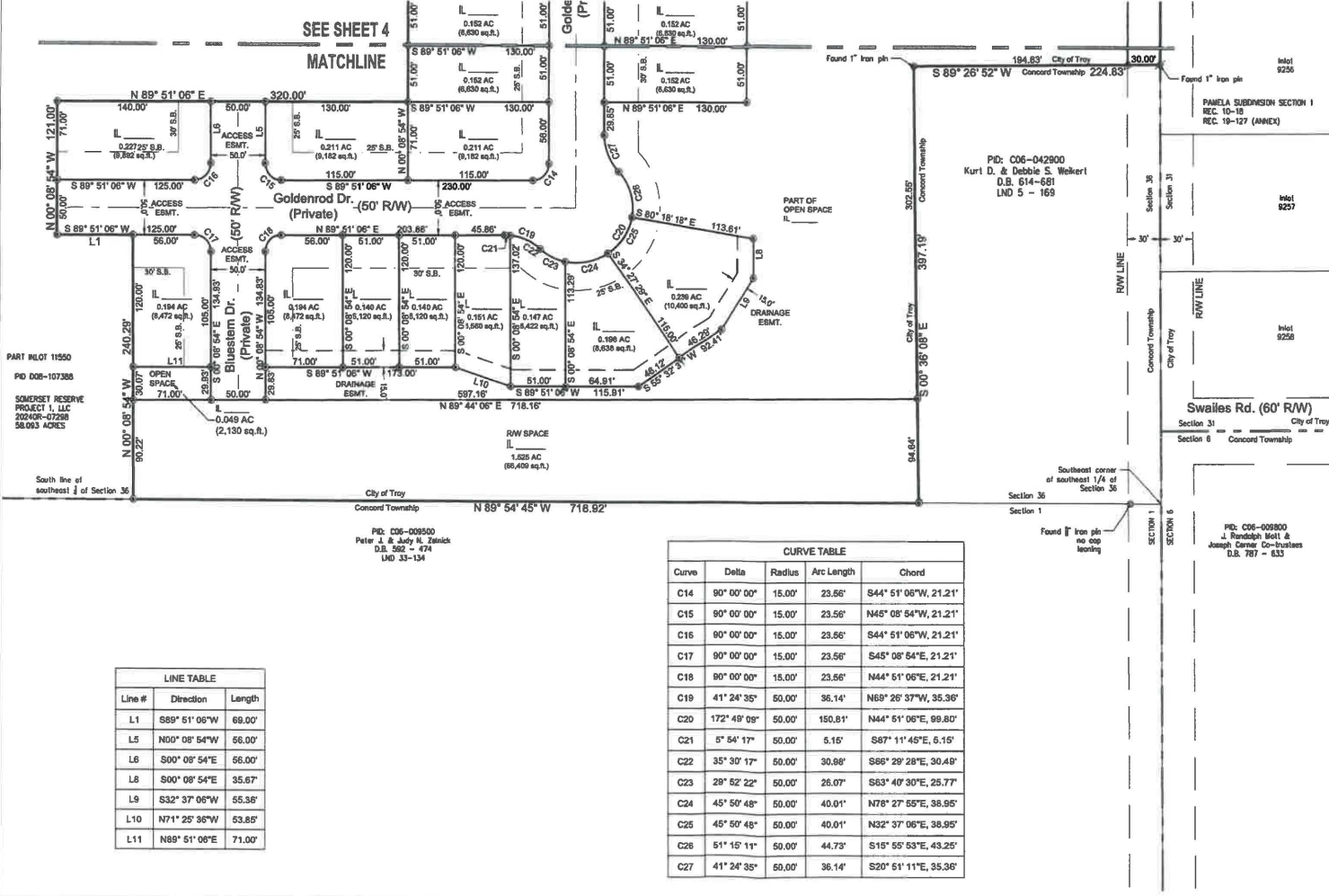
Revisions / Submissions

ID	Description	Date
1		

© 2024 CESO, INC.
Project Number: 761451
Scale: 1" = 60'
Drawn By: CTT/DAS
Checked By: JKH
Date: 8/19/2024
Issue: 1

Drawing Title:
RECORD PLAT

W:\PROJECTS\DDC\06176\451 - Troy OH\64-SURVEY\Draw\1761451_DDCA Somerset Reserve Phase 1 record plat.dwg - 8/19/2024 - Corey Tiegemeier



LINE TABLE		
Line #	Direction	Length
L1	S89° 51' 06" W	69.00'
L5	N00° 08' 54" W	56.00'
L6	S00° 08' 54" E	56.00'
L8	S00° 08' 54" E	35.67'
L9	S32° 37' 06" W	55.38'
L10	N71° 25' 36" W	53.85'
L11	N89° 51' 06" E	71.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C14	90° 00' 00"	15.00'	23.56'	S44° 51' 06" W, 21.21'
C15	90° 00' 00"	15.00'	23.56'	N45° 08' 54" W, 21.21'
C16	90° 00' 00"	15.00'	23.56'	S44° 51' 06" W, 21.21'
C17	90° 00' 00"	15.00'	23.56'	S45° 08' 54" E, 21.21'
C18	90° 00' 00"	15.00'	23.56'	N44° 51' 06" E, 21.21'
C19	41° 24' 35"	50.00'	36.14'	N69° 26' 37" W, 35.36'
C20	172° 48' 09"	50.00'	150.81'	N44° 51' 06" E, 99.80'
C21	5° 54' 17"	50.00'	5.16'	S87° 11' 49" E, 5.15'
C22	35° 30' 17"	50.00'	30.98'	S86° 29' 28" E, 30.49'
C23	29° 52' 22"	50.00'	26.07'	S63° 40' 30" E, 25.77'
C24	45° 50' 48"	50.00'	40.01'	N78° 27' 55" E, 38.95'
C25	49° 50' 48"	50.00'	40.01'	N32° 37' 06" E, 38.95'
C26	51° 15' 11"	50.00'	44.73'	S15° 55' 53" E, 43.25'
C27	41° 24' 35"	50.00'	36.14'	S20° 51' 11" E, 35.36'

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

EASEMENTS
SANITARY & WATER
UTILITY

LINE TABLE		
Line #	Direction	Length
SEL21	N83° 58' 16"E	155.05'
SEL22	N89° 51' 06"E	181.77'
SEL23	N00° 06' 54"W	160.38'
SEL24	N88° 51' 04"E	20.00'
SEL25	S00° 08' 54"E	160.38'
SEL26	N88° 51' 06"E	93.00'
SEL27	S00° 06' 54"E	18.00'
SEL28	N89° 51' 06"E	69.00'

PART INLOT 11550
PID D08-107388
SOMERSET RESERVE PROJECT 1, LLC
20240R-07288
58.093 ACRES
LAND SUR. VOL. 62, PG. 5

58.093 ACRES
- 29.406 ACRES
= 28.687 ACRES REMAINING OUT OF PART INLOT 11550

MONUMENT LEGEND:

- ⊙ SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- ✱ MAG NAIL SET
- ⊙ MONUMENT FOUND AS NOTED
- ✱ FOUND MAG NAIL

LEGEND:

- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING CORPORATION LINE

Area Calculations

lot area	- 11.454 acres
open space	- 12.415 acres
r/w area	
(public)	- 2.567 acres
(private)	- 2.970 acres
total acreage	= 29.406

DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.	
Project Number:	761451
Scale:	1" = 100'
Drawn By:	CTT
Checked By:	JKH
Date:	8/19/2024
Issue:	1

Drawing Title:
RECORD PLAT

6 OF 7

W:\PROJECTS\DDCM\761451 - Troy OH\4-SURVEY\Dwg\761451_DDCM_Somerset Reserve Phase 1_easement.dwg - 8/19/2024 - Corey Teague

SEE SHEET 6

MATCHLINE

Record Plat Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

Area Calculations

lot area - 11.454 acres
open space - 12.415 acres
r/w area (public) - 2.567 acres
(private) - 2.970 acres
total acreage = 29.406

BASIS OF BEARINGS

NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations

GRAPHIC SCALE (IN FEET)
1" = 100'

LEGEND:

PROPERTY BOUNDARY
ADJONER PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EXISTING CORPORATION LINE

PART INLOT 11550

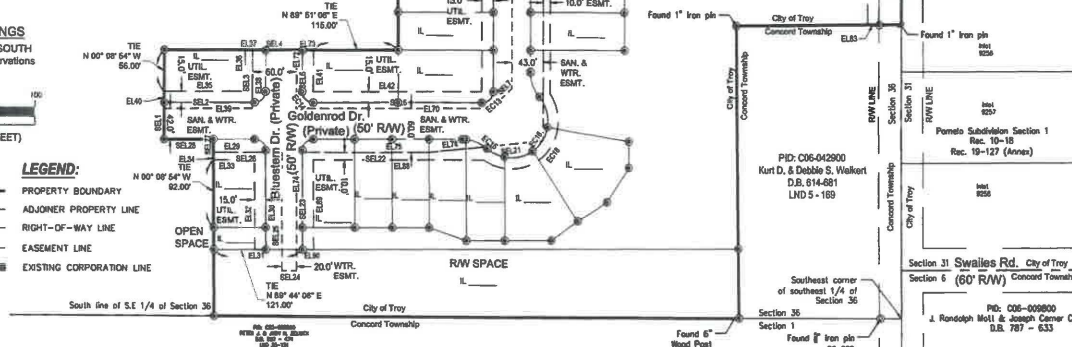
PID: 006-107308

SOMERSET RESERVE PROJECT 1, LLC
202-428-0728
58.093 ACRES
LAND SUR. VOL. 62, PG. 3

58.093 ACRES

- 29.406 ACRES

29.406 ACRES REMAINING OUT OF PART INLOT 11550



SANITARY & WATER EASEMENT

LINE TABLE

Line #	Direction	Length
SEL1	S00° 08' 54"E	42.00'
SEL2	S89° 51' 06"W	122.00'
SEL3	S00° 08' 54"E	79.00'
SEL4	S89° 51' 06"W	60.00'
SEL5	N00° 08' 54"W	79.00'
SEL6	S89° 51' 06"W	265.20'
SEL7	S44° 51' 06"W	39.31'
SEL8	S00° 08' 54"E	1066.09'
SEL9	S05° 25' 27"E	129.21'
SEL10	N02° 52' 11"E	134.87'
SEL11	S28° 00' 18"E	30.00'
SEL12	S64° 59' 41"W	30.00'
SEL13	N25° 00' 19"W	37.45'
SEL14	N02° 52' 11"E	140.14'
SEL15	N00° 25' 27"W	278.31'
SEL16	N00° 06' 27"E	185.36'
SEL17	S89° 51' 06"W	461.53'
SEL18	N00° 08' 54"W	43.00'
SEL19	N89° 51' 06"E	461.59'
SEL20	N00° 08' 54"W	761.77'

SANITARY & WATER EASEMENT

LINE TABLE

Line #	Direction	Length
SEL21	N83° 58' 18"E	155.05'
SEL22	N89° 51' 06"E	181.77'
SEL23	N00° 08' 54"W	160.38'
SEL24	N89° 51' 06"E	20.00'
SEL25	S00° 08' 54"E	160.38'
SEL26	S89° 51' 06"E	93.00'
SEL27	S00° 08' 54"E	18.00'
SEL28	N89° 51' 06"E	69.00'

UTILITY EASEMENT

LINE TABLE

Line #	Direction	Length
EL29	N89° 51' 06"E	71.00'
EL30	S00° 08' 54"E	131.83'
EL31	S89° 44' 06"W	15.00'
EL32	N00° 08' 54"W	121.96'
EL33	S89° 51' 06"W	56.00'
EL34	N00° 08' 54"W	10.00'
EL35	N89° 51' 06"E	112.00'
EL36	N00° 08' 54"W	56.00'
EL37	N89° 51' 06"E	10.00'
EL38	S00° 08' 54"E	71.00'
EL39	S89° 51' 06"W	122.00'
EL40	N00° 08' 54"W	15.00'
EL41	N00° 08' 54"W	56.00'
EL42	S89° 51' 06"W	230.00'
EL43	S00° 08' 54"E	1062.99'
EL46	N00° 08' 54"W	312.67'
EL47	S89° 51' 06"W	436.59'
EL48	S00° 08' 54"E	119.83'
EL50	S25° 00' 19"E	112.30'
EL53	N64° 59' 41"E	35.45'

UTILITY EASEMENT

LINE TABLE

Line #	Direction	Length
EL54	S25° 00' 19"E	15.00'
EL55	S64° 59' 41"W	35.45'
EL56	N25° 00' 19"W	112.30'
EL60	N00° 08' 54"W	100.83'
EL62	N89° 51' 06"E	427.52'
EL63	S00° 06' 27"W	160.36'
EL64	S05° 25' 27"E	160.34'
EL66	N00° 08' 54"W	1062.99'
EL70	N89° 51' 06"E	230.00'
EL72	S00° 08' 54"E	56.00'
EL73	S89° 51' 06"W	15.00'
EL74	N00° 08' 54"W	131.83'
EL75	N89° 51' 06"E	173.77'
EL76	N83° 58' 18"E	75.80'
EL79	N00° 08' 54"W	709.14'
EL80	N89° 51' 06"E	457.59'
EL82	S00° 08' 54"E	568.36'
EL83	S89° 26' 52"W	15.00'
EL84	N00° 08' 54"W	594.46'
EL85	S89° 51' 06"W	436.59'

UTILITY EASEMENT

LINE TABLE

Line #	Direction	Length
EL86	S00° 08' 54"E	687.03'
EL88	S89° 51' 06"W	232.37'
EL89	S00° 08' 54"E	121.80'
EL90	S89° 44' 06"W	15.00'

Volume _____ Page _____

Miami County Recorder's
Record of Plats



EASEMENTS SANITARY & WATER UTILITY

LEGEND:

R/W = RIGHT OF WAY
ESMT. = EASEMENT
SAN. = SANITARY
WTR. = WATER
UTIL. = UTILITY

MONUMENT LEGEND:

● SET 5/8" x 30" IRON PIN WITH
YELLOW CAP STAMPED "CESO"
▲ MAG NAIL SET
⊙ MONUMENT FOUND AS NOTED
⌵ FOUND MAG NAIL

DDC MANAGEMENT LLC.

**Somerset Reserve Planned
Development Phase 1**

TROY, OHIO 45373

Revisions / Submissions

10 Description Date

© 2021 CESO, INC.

Project Number: 761451

Scale: 1" = 100'

Drawn By: CTT

Checked By: JKH

Date: 8/19/2024

Issue: 1

Drawing Title:

RECORD PLAT**7 OF 7**

W:\PROJECTS\DDC\W761451 - Troy OH\4-SURVEY\DWG\761451_DDCM_Somerset Reserve Phase 1_essmnt.dwg - 8/19/2024 - Corey Teague

FINANCE COMMITTEE



Fin

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

MEMORANDUM

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

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

DATE: September 24, 2024

SUBJECT: **AMENDING RESOLUTION NO. R-77-2022, INCREASING AUTHORIZATION FOR WATER METERS**

RECOMMENDATION:

That Council increases the authorization for water meters and appurtenances provided by Resolution No. R-77-2022 to allow the City to obtain a supply of the radio/transmitter portion of the water meters to have on hand for replacements as well as additional water meters to assure that the City has a supply available.

BACKGROUND:

In November of 2022, Council authorized the bidding of a three-year contract for water meters and appurtenances at a cost not to exceed \$297,000 per contract year. That contract, with Everett J. Prescott, Inc., is in the second year. However, as the contractor has advised that they are no longer a supplier for the brand of water meters (Sensus) used by the City, that contract will be terminated at the end of 2024. The City has also been advised that suppliers of Sensus meters will not be able to provide multi-year bids as Sensus will not give suppliers multi-year pricing.

While delivery of water meters, radios and other appurtenances has improved, delays continue to be experienced. In 2021, water meters and radios would have been received within four to five months of placing an order. Orders placed in February of 2023 were received in the spring of 2024 and the order placed early in 2024 was just received. In 2014, a 15-year meter replacement program was started. Mainly due to shipping delays, the City was not able to keep up with the goal of replacing 750 meters a year. That goal is currently about three years behind schedule. In addition, radios primarily installed in 2008/2009 are reaching the end of their 20-year useful life and recently there are a higher number of failures. The radios are the portion of the meters that transmit readings for billing purposes. The quantity of those failures will continue to increase in the next several years until they can all be replaced.

Although Everett J. Prescott, Inc. is no longer a Sensus supplier, the company recently notified the City that they have a supply of 400+ of the Sensus radios that they will make available to the City of Troy for a total price of \$77,000. This purchase can be made by amending the 2022 Resolution as the radios are part of the specifications of the water meters covered by the bidding process.

Another vendor is able to order a small supply of Sensus meters/radios at this time, at a cost of \$74,000. This would assure that the City has a good supply of meters/radios on hand to meet demand until there is a new contract issued for 2025. This authorization would require a further increase in the authorization provided by Resolution No. R-77-2022 as the 2024 authorization has been expended.

Increasing the authorization by \$151,000 would allow the City to efficiently process meter replacements and water and sewer billing. With the issue of limited in stock inventory and the need to be able to respond to replacing radios that are failing, consideration of emergency legislation is requested so that orders for radios can be placed. Sufficient funds are available in the Water Fund for the additional cost.

REQUESTED ACTION

It would be appreciated if you would assign to a Committee of Council increasing the authorization for water meters and appurtenances for 2024 from \$297,000 to \$448,000, with such legislation to be an emergency measure.



**RECREATION &
PARKS COMMITTEE**



MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington *PJT*

DATE: September 15, 2024

SUBJECT: **AUTHORIZATION FOR BIDDING FARMING LEASE FOR PART OF PAUL G. DUKE PARK**

RECOMMENDATION:

That City Council authorizes the Director of Public Service and Safety to advertise for bids for a Farm Lease Agreement for a portion of the Paul G. Duke Park.

BACKGROUND:

After the City acquired the Huelskamp Farm, Council authorized bidding a farm lease agreement. The lease includes two areas of the Paul G. Duke Park (see attached map):

- Approximately 28.5 acres of land in the area now known as Duke Park North
- Approximately 9 acres located at the south end of Duke Park.

The current agreement expires at the end of the year. The City has been receiving \$250 per acre for the lease. It is asked that a new lease agreement be authorized, for a period of three years with up to two mutually agreeable one-year renewals. Bidding the new lease has been recommended by the Board of Park Commissioners.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to advertise for bids and enter into a Farm Lease Agreement for a portion of the Paul G. Duke Park.

cc: J. Drake, Park Superintendent
encl.

Farmable Land

Legend

-  Farmable Land
-  City Limits



1 inch = 600 feet
Date: 9/19/2024

Orchard Drive

Northern Avenue

American Street

STREETS & SIDEWALKS COMMITTEE



TROY
OHIO

S+S

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

MEMORANDUM

To: Mr. William G. Rozell, President of Council
From: Patrick E. J. Titterington, Director of Public Service and Safety
Date: September 27, 2024
Subject: **AMEND PROFESSIONAL SERVICES AGREEMENT WITH PRIME CONSTRUCTION MANAGEMENT SURVEY FOR CONSTRUCTION ADMINISTRATION FOR THE WEST MAIN STREET CORRIDOR IMPROVEMENT PROJECT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into an amendment to the professional services agreement with Prime Construction Management Survey of Cincinnati, Ohio for construction administration services for all construction related to the West Main Street Corridor Improvements Project for an additional amount of \$250,000.

BACKGROUND:

In February of 2022, Council enacted Resolution No. R-16-2022, authorizing a professional services agreement with Prime Construction Management Survey of Cincinnati, Ohio for construction administration services for the West Main Street Corridor Improvements Project (underground utility duct bank installation and the Phase 1 and Phase 2 construction) at a cost not to exceed \$850,000. In the original agreement, it was estimated that construction would last through November 2024 and that there would be approximately four months of non-construction due to winter weather.

The West Main Street Corridor Improvements Phase 2 Project construction contract with Milcon Concrete is estimated to be completed in May 2025. This extends the need for construction administrative services by approximately six months.

Additionally, construction progress has occurred steadily through the winter months the last couple of years. This resulted in the continuous need for onsite construction administration. While this helps the overall completion and outcome of the project, it created additional construction administration services beyond that originally estimated.

Staff is requesting that the professional services agreement with Prime Construction Management Survey be amended to recognize the approximately eight additional months of services to the City, at an additional cost of \$250,000. This would be funded from the Capital Improvement Fund (Fund 441). While not appropriated for 2024, funds are available within the appropriation for the West Main Street Corridor Improvements Phase 2 project.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council increasing the authorization provided by Resolution No. R-16-2022 to \$1,100,000 and authorizing the Director of Public Service and Safety to enter into an amendment to the professional services agreement with Prime Construction Management Survey of Cincinnati, Ohio in the amount of \$250,000.

