



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

MONDAY, JUNE 30, 2025, 6:00 PM

REVISED 6-28-2025 TO ADD AN ITEM TO THE LAW & ORDINANCE COMMITTEE

REVISED 6-27-2025 TO ADD AN ITEM TO STREETS & SIDEWALKS COMMITTEE

Buildings & Utilities Committee

(Pierce [Chm.], Phillips, Snee)

1. Provide a recommendation to Council regarding increasing the authorization for the Chlorine Gas Conversion Project to \$2,975,000 to provide for the Director of Public Service & Safety to enter into a contract with Peterson Construction Company of Wapakoneta, Ohio for the project. Consideration of emergency legislation is requested so that the contract award can be processed and the contractor order the equipment.
2. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into a professional services agreement with Arcadis US Inc. of White Plains, New York for the update to the Water Master Plan at a cost not to exceed \$250,000.
3. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into a ten-year extension to the professional services agreement with Agri-Sludge, Inc. for the Biosolids Management Program for the Wastewater Treatment Plant at a cost \$750,000 for the first 12 months of the agreement, with the price per dry ton adjusted annually in accordance with the Consumer Price Index (CPI) provisions of the existing agreement.

Community Partnerships Committee

(Marshall [Chm.], Severt, Twiss)

1. Provide a recommendation to Council regarding legislation related to the August 22/23 Donut Jam and Tour de Donut events, including
 - an agreement with Can't Stop Running Co. and notwithstanding wording
 - an agreement with Troy Main Street, Inc. and notwithstanding wording amending the DORA start time on August 23 to 10:00 a.m.

Finance Committee

(Severt [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into a three-year agreement with GovConnections, Inc. for hardware, software and hardware maintenance support services at a cost not to exceed \$100,000 each agreement year. Consideration of emergency legislation is requested to receive current pricing.

Law & Ordinance Committee

(Whidden [Chm.], Marshall, Twiss)

1. Provide a recommendation to Council regarding the recommendation of the Troy Planning Commission to accept the final plat of the Liberty Meadows Subdivision Section One and dedication of right-of-way. The subdivision is located south of Troy-Urbana Road and east of Hunters Ridge Drive.
2. Provide a recommendation to Council regarding the recommendation of the Troy Planning Commission to accept the final plat of the Fox Harbor Subdivision Section 11 and dedication of right-of-way. The subdivision is located west of the Kings Chapel neighborhood, just south of W. Main Street.



Personnel Committee

(Snee [Chm.], Phillips, Pierce)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into a professional service agreement with Jackson Lewis P.C. for employment-related services for calendar year 2025.

Recreation & Parks Committee

(Westfall [Chm.], Marshall, Whidden)

1. Provide a recommendation to Council regarding authorizing the Recreation Board to enter into a professional services agreement with MSA Architects of Columbus, Ohio related to the design of the Troy Aquatic Park Improvements/Maintenance Project at a cost not to exceed \$220,000.
2. Provide a recommendation to Council regarding authorizing the Recreation Board to advertise for bids and enter into a contract for a new ice resurfacing machine at a cost not to exceed \$160,000.

Streets & Sidewalks Committee

(Phillips [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into an amendment to the professional services agreement with LJB, Inc. for the Downtown Safety and Streetscape Renovation Project to include the Prouty Plaza Design at a cost not to exceed \$165,493 for a total design cost not to exceed \$782,863. So that the Prouty Plaza design can be completed to be bid with the other elements of the Downtown Safety and Streetscape Renovation Project design, consideration of emergency legislation is requested.
2. Provide a recommendation to Council regarding an additional payment of \$13,784.74 to the Ohio Department of Transportation (ODOT) for the ODOT urban paving project of a portion of West Main Street from Experiment Farm Road to the western Corporation Limit, based on bids received by ODOT. The City's pre-bid payment to ODOT for the City's project share was \$194,832. Consideration of emergency legislation is requested for the payment to be made without delay.

Other Committees/Items may be added.

6-28-2025

~~6-27-2025~~

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

**BUILDINGS &
UTILITIES COMMITTEE**



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

MEMORANDUM

TO: Mr. William Rozell, President of Council

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

DATE: June 25, 2025

SUBJECT: **REQUEST FOR BID AUTHORIZATION INCREASE - 2025 CHLORINE GAS CONVERSION PROJECT FOR TROY WATER TREATMENT PLANT**

RECOMMENDATION:

That Council increases the authorization for the Chlorine Gas Project at Troy Water Treatment Plant (WTP) at an amount not to exceed \$2,975,000.

BACKGROUND:

The City contracted with Jones and Henry Engineers, LTD. of Cincinnati, Ohio to design the Chlorine Gas Conversion Project. As previously discussed, the project will decrease the risk while increasing the resiliency of the WTP by replacing chlorine gas with sodium hypochlorite as determined to be more cost effective over onsite generation. The USEPA Risk Management plan (RMP) for chlorine states that there would potentially be 12,998 people affected in the worst case release scenario. The American Water Infrastructure Act of 2018 (2018 AWIA) required Public Water Systems (PWS) to perform a Risk and Resiliency Assessment. That assessment states, "The release of chlorine gas represents the single greatest threat to the water treatment plant and because of the WTP's location represents a significant threat to public health. In addition, a chlorine tank rupture or failure of that process could lead to extended down time of the WTP...". Both Sidney to the north and Springfield to the east have had releases in the past couple years. This project will help to ensure the safety of plant staff and the public at large.

By approving Resolution No. R-21-2025, Council authorized bidding for the Chlorine Conversion Project, Lime Slaker and Dust Collection, and replacing three large flow meters at the Water Treatment Plant at a cost not to exceed \$2,275,000. Prior to the opening of bids based on questions from prospective bidders, there was concern that the approved authorization was not sufficient for the entire project. Through addendums to the bid, separate pricing was requested on the slaker and dust collection portions of the project and on the individual flow meters. This was done to possibly be able to award part of the project if the total cost exceeded the authorization. Bids were opened June 18 with two bids submitted. The lowest base bid for just the chlorine project was \$2,295,000, or \$20,000 over the approved authorization.

The lime slaker and dust collection elements have a lead time of nearly one year. In an effort to get the project completed in a timely fashion, staff has requested that the authorization be increased to \$2,975,000. This would allow a contract award to Peterson Construction Company, the low bidder, to include the chlorine gas conversion, the slakers and the dust collection portions of the project, and would include a 10% contingency in case there are any change orders are needed once the project commences. Staff will monitor the Water Fund expenditures to determine if there needs to be a reappropriation during the year. The three large meters will be included in the 2026 budget process.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into a contract for a Chlorine Gas Conversion Project with Peterson Construction Company of Wapakoneta, Ohio at a total not to exceed cost of \$2,975,000 to allow the procurement of the slaker and dust collection equipment in 2025. Consideration of emergency legislation is requested so that the contract award can be processed and the contractor order the equipment.





MEMORANDUM

TO: Mr. William G Rozell, President of Council

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

DATE: June 25, 2025

SUBJECT: **AUTHORIZING PROFESSIONAL SERVICES AGREEMENT FOR WATER MASTER PLAN**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into a professional services agreement with Arcadis US Inc of White Plains, New York for the completion of a Water Master Plan at a total cost not to exceed \$250,000.

BACKGROUND:

The City updates their water model and master plan approximately every ten years. The last model was completed in 2014 and has served as the planning document for needed capital improvement projects since that time. This analysis and documentation is a review of the existing water system to confirm that water pressures and water quality values are appropriate throughout the system. The model also serves as a planning document to anticipate future growth, determine where capital improvements are needed to maintain a dependable water system and evaluate the availability of adequate water flow for potential new customers.

Engineering staff recently requested proposals from qualified consultants to assist in the updating of the Water Master Plan. Responses were received from five different firms, three of which were selected for in-person interviews. Staff recommended that Arcadis US Inc be authorized to perform this work, with the recommendation based on their modeling ability and project history with Troy.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into a professional services agreement with Arcadis US Inc. of White Plains, New York for the update to the Water Master Plan at a cost not to exceed \$250,000.



MEMORANDUM

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

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

DATE: June 24, 2025

SUBJECT: **AUTHORIZATION TO ENTER INTO A TEN-YEAR EXTENSION TO THE AGREEMENT WITH AGRI-SLUDGE, INC. FOR THE BIOSOLIDS MANAGEMENT PROGRAM AT THE WASTEWATER TREATMENT PLANT**

RECOMMENDATION:

That the Director of Public Service and Safety is authorized to enter into a ten-year extension to the professional services agreement with Agri-Sludge, Inc. of Shreve, Ohio for the Biosolids Management Program (sludge management) for the Wastewater Treatment Plant (WWTP).

BACKGROUND:

The biosolids management process removes most of the liquid from the waste, dries the residual, and renders it suitable for disposal at an off-site landfill.

The current ten-year agreement with Agri-Sludge, Inc. expires October 1, 2025. While that agreement provides for an optional renewal for up to two additional five-year terms, Agri-Sludge proposes a new pricing structure of \$625.00 per dry ton with the new price per dry ton adjusted annually in accordance with the Consumer Price Index (CPI) provisions of the existing agreement. The current agreement price per dry ton for disposal is \$863.84. This savings is because the purchase of a new belt press was included in the original agreement. The City now owns that belt press and Agri-Sludge, Inc. is accounting for that in the pricing. The new agreement pricing reflects the anticipated routine maintenance the company will provide as part of the biosolids management process.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into a ten-year extension to the professional services agreement with Agri-Sludge, Inc. for the Biosolids Management Program for the Wastewater Treatment Plant at a cost \$750,000 for the first 12 months of the agreement, with the price per dry ton adjusted annually in accordance with the Consumer Price Index (CPI) provisions of the existing agreement.



**COMMUNITY
PARTNERSHIPS
COMMITTEE**



MEMO

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington 

DATE: June 24, 2025

SUBJECT: TROY MAIN STREET AGREEMENT FOR DONUT JAM/NOTWITHSTANDING PROVISIONS
CAN'T STOP RUNNING AGREEMENT FOR TOUR De DONUT/NOTWITHSTANDING PROVISIONS
EXTENDING DORA START TIME BY ONE HOUR ON AUGUST 23

RECOMMENDATION:

That Council authorizes two separate agreements for events in August of 2025, both of which will include the use of public property and notwithstanding provisions and one of which will include the use of public property for the sale/consumption of alcoholic beverages.

BACKGROUND:

Tour De Donut - August 22 and 23

- The owner, Can't Stop Running Co., has requested to hold the event based on the same route/closings since 2022. To accommodate setup, including the starting/finishing line to document the ride times, the Public Square area would be closed commencing at 11:00 a.m. on Friday, August 22 through Saturday, August 23 at approximately 5:30 p.m.
- As a part of an agreement with Can't Stop Running Co., the City would be reimbursed for overtime costs and other related expenses.
- As in prior years, the notwithstanding legislation should include permission for overnight camping in Troy Community Park August 22 – August 23 only related to this event.

Donut Jam - August 22 and 23

- Troy Main Street, Inc. (TMS) organizes this part of the event.
- There will be a downtown concert on Friday, August 22 and entertainment on Saturday, August 23.
- TMS has requested that the DORA hours for August 23 be amended to start at 10:00 a.m. rather than 11:00 a.m.
TMS does not plan to file for a temporary liquor permit. Rather, citizens may utilize the DORA vendors. To accommodate the Tour De Donut riders that finish early, TMS has asked that the DORA hours on August 23 start at 10:00 a.m. rather than 11:00 a.m.
- TMS will reimburse the City for overtime expenses and other related expenses.

REQUESTED ACTION:

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

1. Authorizing the Director of Public Service and Safety to enter into an agreement with Can't Stop Running Co. related to the Tour de Donut event (August 22/23), including notwithstanding wording.
2. Authorizing the Director of Public Service and Safety to enter into an agreement with Troy Main Street, Inc. related to the Donut Jam event (August 22/23), including notwithstanding wording.
3. Amending the DORA start time on August 23 to 10:00 a.m.

FINANCE COMMITTEE



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

A handwritten signature in black ink, appearing to be "JW".

MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: June 26, 2025

SUBJECT: **AUTHORIZE THREE-YEAR AGREEMENT RELATED TO CYBER SECURITY**

RECOMMENDATION:

That the Director of Public Service and Safety is authorized to enter into a three-year Agreement with GovConnections for the hardware, software and hardware maintenance support services related to cyber security.

BACKGROUND:

The City has been utilizing various hardware and software for cyber security purposes. The City has been advised that the three-year renewal cost will be approximately \$100,000 per year. The actual yearly cost will vary to some degree depending on the number of devices to be protected. This would be computer and network related devices, but not cell phones.

By entering into a three-year agreement, the City will have an approximate 8% increase for year one, but benefit from no increase for years two and three. This pricing is based on the agreement executed by July 8.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into an agreement with GovConnections, Inc., dba Connection of Merrimack, New Hampshire at a cost not to exceed \$100,000 per year commencing October of 2025. Based on the date required to secure the pricing savings, consideration of emergency legislation is requested.



**LAW & ORDINANCE
COMMITTEE**

REPORT OF THE TROY PLANNING COMMISSION

TO: Mr. Rozell, President of Council

FROM: Troy Planning Commission

DATE: June 26, 2025

SUBJECT: RECOMMENDATION THE TROY PLANNING COMMISSION - FINAL PLAT APPROVAL, LIBERTY MEADOWS SUBDIVISION SECTION ONE AND DEDICATION OF RIGHT-OF-WAY

At the June 11, 2025, meeting of the Troy Planning Commission, the request for the final plat approval of Liberty Meadows Subdivision Section One was submitted for review. Details are:

- The Liberty Meadows Subdivision is located south of Troy-Urbana Road and East of Hunters Ridge Drive
- Section One is an area of 23.64 acres
- There will be 31 building lots on 12.146 acres
- There are four drainage lots on 7.326 acres
- Right-of Way to be dedicated is an area of 3.822 acres -- Liberty Bell Way, Freedom Way, Wyatt Road, and Trump Court
- The zoning is R-5 Single-Family Residential, which requires a minimum lot size of 12,000 square feet. Actual lot sizes range from .275 acres (12,000 square feet) to 0.618 acres (26,920 square feet).
- Fees-in-lieu of dedicated green space will be paid to the City with each new housing permit
- The Final Plat is in general conformance with the approved Preliminary Plan

By unanimous vote the Troy Planning Commission recommends to Troy City Council that the Final Plat of the Liberty Meadows Subdivision Section One, including the dedication of Right-of-Way, be approved. A copy of the plat map is attached.

Transmittal of the Commission's recommendation was delayed until the Escrow Agreement had been finalized. That Escrow Agreement has now been finalized.

encl.

LIBERTY MEADOWS-SECTION ONE

DEDICATION AND EASEMENTS

THE UNDERSIGNED, BEING THE OWNERS OF 23.640 ACRES OF LAND, BEING LOT NUMBERS 10232, 10235, AND 11387 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE LIBERTY MEADOWS SECTION ONE 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 DEED AS RECORDED IN 201808-06608.

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 STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUAS-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 EASEMENTS 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 STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUAS-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.

OWNER/MANAGER:
LIBERTY LOT SALES, LLC

NAME TITLE SIGNATURE

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ OF LIBERTY LOT SALES, LLC AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____

LENDOR: WINSTON BANK

RECORD: 201808-06608

MORTGAGOR: LIBERTY LOT SALES, LLC

REPRESENTATIVE: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ OF _____

NOTARY PUBLIC _____

CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS ____ DAY OF _____, 20____.

JULIAN A. RHOADES, P.E.

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS ____ DAY OF _____, 20____, THIS PLAT WAS APPROVED.

CHAIRMAN _____

SECRETARY _____

CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF THE LIBERTY MEADOWS-SECTION ONE, SECTION ____ , BOOK ____ , THIS ____ DAY OF _____, 20____.

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-____-21, EFFECTIVE _____, 20____.

MAYOR _____

PRESIDENT OF COUNCIL _____

CLERK OF COUNCIL _____

PT. 11387
PT. 10232
10235
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY



VICINITY MAP
N.T.S.

TRANSFER OF LOTS

ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE (1) PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT. ANY FUTURE SPLITTING OF ANY LOT THAT RESULTS IN AN ADDITIONAL BUILDING SITE BEING CREATED SHALL BE DONE BY RE-PLAT ONLY.

STREET CONSTRUCTION

THE STREETS SHOWN IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE CITY ENGINEER FOR THE CITY OF TROY. THE STREETS SHALL BE CONSTRUCTED, WITH THE EXCEPTION OF TOP COURSE, WITHIN ONE (1) YEAR AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE CITY OF TROY.

WATER AND SEWER

IT IS UNDERSTOOD THAT THE CITY OF TROY WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR ZONING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION. ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRANITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE (1) FOOT ABOVE THE LOWEST POINT OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

(1) PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES UNLESS PRE-APPROVED BY THE CITY ENGINEER. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, MANHOLES, CLEAN-OUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

(2) EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THEREON NECESSARY TO THE OPERATION THEREOF.

(3) THE CITY OF TROY DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITIES INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

(4) ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER MAINS.

AREA SUMMARY

4 DRAINAGE LOTS	7.326 ACRES
1 LANDSCAPE/BUFFER	0.348 ACRES
31 BUILDING LOTS	12.146 ACRES
DEDICATED STREET R/W	3.822 ACRES
TOTAL	23.640 ACRES

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY THE SURVEYOR AND THAT ALL MONUMENTS INDICATED FINAL SUBDIVISION PLAT REQUIREMENTS THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN AND THAT ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

WESLEY D. DOUBEAUX, P.S. #6254

DATE _____

PLAT BOOK _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

FEE \$ _____

DAVID NORMAN, MIAMI COUNTY RECORDER

BY: DEPUTY RECORDER _____

TRANSFERRED THIS ____ DAY
OF _____, 20____

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR _____

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 23.640 ACRES OUT OF PART OF INLOT NUMBER 11387, PART OF INLOT NUMBER 10232, AND ALL OF INLOT NUMBER 10235 AND OWNED BY LIBERTY LOT SALES, LLC AS RECORDED IN 201808-06608.

DRAINAGE

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 OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. 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 STORM WATER 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 STORM WATER DETENTION BASINS 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.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 202508-____ OF THE MIAMI COUNTY RECORDER'S RECORDS.

OWNER'S STATEMENT

DATE: _____, 20____.

_____, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS/HER KNOWLEDGE, INTERESTED IN THIS DEDICATION, OTHER AS OWNERS OR UNHOLDERS, HAVE UNITED IN ITS EXECUTION.

SIGNATURE _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ OF LIBERTY LOT SALES, LLC AND OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____



PREPARED BY:
Choice One
Engineering

WESLEY, OHIO 43081-4700
LOVELAND, OHIO 513.230.8554
www.CHOICEONEENGINEERING.com

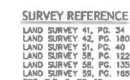
DATE:
04-21-2025

DRAWN BY:
MPL

JOB NUMBER:
MIATRO1827

SHEET NUMBER
1 OF 3

TROY MIAMI, OHIO
CITY COUNTY



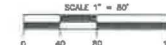
EXISTING LOT ACREAGE

LOT	EX. ACRES	SECTION ONE AC.	REMAINING ACRES
11587	83.226	21.147	62.079
10232	0.506	0.418	0.087
10235	2.075	2.075	0.000

- 1) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THERE SHALL BE A 5' DRIVEWAY AND UTILITY EASEMENT ALONG EACH SIDE OF THE INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
- 2) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3) NO DRIVEWAYS SHALL BE PERMITTED OUT TO TROY-UNSHANA ROAD.
- 4) THE DRAINAGE LOTS ARE FOR THE CONSTRUCTION OF STORM WATER RETENTION & DETENTION BASINS, STORM SEWERS, DRAINAGE WAYS ARE NOT TO BE USED AS A UTILITY EASEMENT, EXCEPT WHERE SHOWN ON THIS PLAT.
- 5) NOTHING SHALL BE BUILT OR PLANTED IN THE DRAINAGE LOTS OR LANDSCAPE/BUZZER LOT.

5/8" x 30" REBAR
 W/CAP TO BE SET
 IRON PIN FOUND
 MAG NAIL SET
 MAG NAIL FOUND
 UTILITY EASEMENT LINE
 (SEE NOTE 1)
 CURVE NUMBER (SEE SHT. 3 OF 3)
 BUILDING SETBACK LINE
 FRONT=30'
 REAR=35'
 SIDE=10'
 PRIMUMMARY LOT NUMBER

THE BEARINGS SHOWN HEREON ARE BASED
ON NAD 83, GEOID 2003 OHIO SOUTH ZONE
0007 VRS CORS NETWORK



SEE SHEET 2 OF 2



PREPARED BY:

Choice One
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:	04-21-2025
DRAWN BY:	MPL
JOB NUMBER:	MIATRO1827
SHEET NUMBER	2 OF 3

LIBERTY MEADOWS- SECTION ONE

PT. 11387
PT. 10232
10235
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY



SURVEY REFERENCE

LAND SURVEY 41, PG. 34
LAND SURVEY 42, PG. 180
LAND SURVEY 51, PG. 40
LAND SURVEY 58, PG. 122
LAND SURVEY 59, PG. 135
LAND SURVEY 59, PG. 180
REC. P.B. 8, PG. 16
REC. P.B. 8, PG. 110
REC. P.B. 8, PG. 111
REC. P.B. 22, PG. 43
REC. P.B. 23, PG. 80
REC. P.B. 26, PG. 70

DEED REFERENCE

201802-06608

EXISTING LOT ACREAGE

LOT	EX. ACRES	SECTION ONE AC.	REMAINING ACRES
11387	83.226	21.147	62.079
10232	0.508	0.418	0.087
10235	2.075	2.075	0.000

NOTES

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THERE SHALL BE A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF THE INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) NO DRIVEWAYS SHALL BE PERMITTED ONTO TROY-URBANA ROAD.
- 4.) THE DRAINAGE LOTS ARE FOR THE CONSTRUCTION OF STORM WATER RETENTION & ELEVATION BASINS, STORM SEWERS, DRAINAGEWAYS ARE NOT TO BE USED AS A UTILITY EASEMENT, EXCEPT WHERE SHOWN ON THIS PLAT.
- 5.) NOTHING SHALL BE BUILT OR PLANTED IN THE DRAINAGE LOTS OR LANDSCAPE/BUFFER LOT.

LEGEND

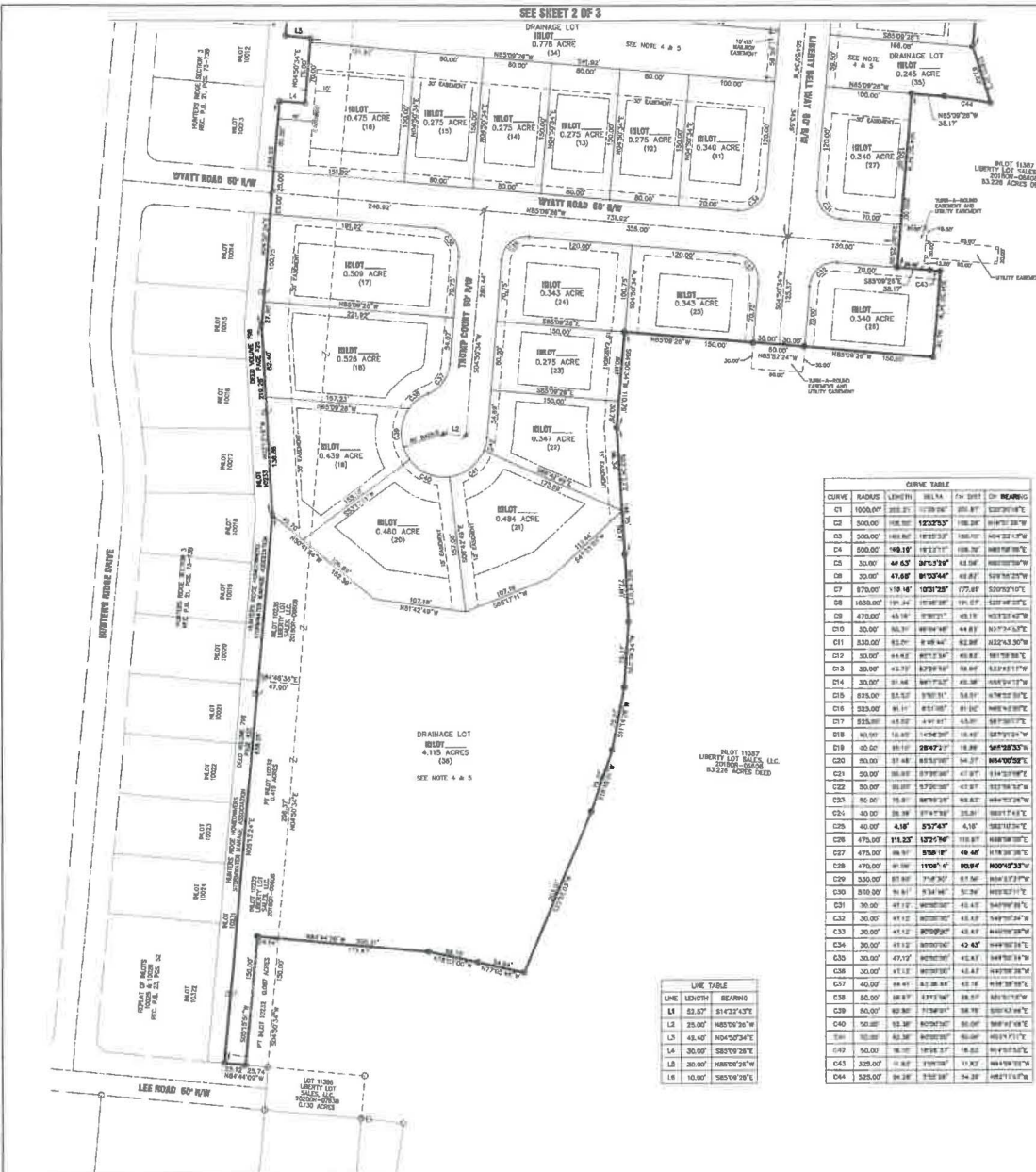
- 5/8" x 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE 1)
- DRIVE
- BUILDING SETBACK LINE
FRONT-30'
REAR-35'
- SIDE-10'
- PRELIMINARY LOT NUMBER

THE BEARINGS SHOWN HEREON ARE BASED
ON NAD 83, GEOID 2003 OHIO SOUTH ZONE,
2007 VRS CORRS NETWORK.

SCALE 1" = 80'
0 40 80 160



PREPARED BY: **ChoiceOne Engineering**
DATE: 04-21-2025
DRAWN BY: MPL
JOB NUMBER: MIA101927
SHEET NUMBER: 3 OF 3



CURVE	RADIUS	LENGTH	BEARING	CH. DIST.	CH. BEARING
C1	1000.00'	208.21'	112°09'38"	208.87'	112°09'38"
C2	3000.00'	108.80'	122°07'35"	108.80'	118°07'35"
C3	3000.00'	108.80'	118°07'35"	108.80'	118°07'35"
C4	3000.00'	108.80'	118°07'35"	108.80'	118°07'35"
C5	30.00'	49.63'	107°13'39"	63.08'	107°13'39"
C6	20.00'	43.68'	107°13'39"	63.08'	107°13'39"
C7	270.00'	1.98'	107°13'39"	1.98'	107°13'39"
C8	1630.00'	109.34'	112°09'38"	109.34'	112°09'38"
C9	4750.00'	45.18'	112°09'38"	45.18'	112°09'38"
C10	30.00'	60.31'	112°09'38"	60.31'	112°09'38"
C11	830.00'	63.01'	112°09'38"	63.01'	112°09'38"
C12	30.00'	60.31'	112°09'38"	60.31'	112°09'38"
C13	30.00'	60.31'	112°09'38"	60.31'	112°09'38"
C14	20.00'	43.68'	107°13'39"	63.08'	107°13'39"
C15	270.00'	1.98'	107°13'39"	1.98'	107°13'39"
C16	320.00'	91.11'	112°09'38"	91.11'	112°09'38"
C17	320.00'	91.11'	112°09'38"	91.11'	112°09'38"
C18	1630.00'	109.34'	112°09'38"	109.34'	112°09'38"
C19	40.00'	69.10'	112°09'38"	69.10'	112°09'38"
C20	60.00'	91.48'	112°09'38"	91.48'	112°09'38"
C21	50.00'	98.80'	112°09'38"	98.80'	112°09'38"
C22	50.00'	98.80'	112°09'38"	98.80'	112°09'38"
C23	50.00'	98.80'	112°09'38"	98.80'	112°09'38"
C24	40.00'	69.10'	112°09'38"	69.10'	112°09'38"
C25	4750.00'	45.18'	112°09'38"	45.18'	112°09'38"
C26	4750.00'	45.18'	112°09'38"	45.18'	112°09'38"
C27	4750.00'	45.18'	112°09'38"	45.18'	112°09'38"
C28	4750.00'	45.18'	112°09'38"	45.18'	112°09'38"
C29	330.00'	81.80'	112°09'38"	81.80'	112°09'38"
C30	810.00'	163.60'	112°09'38"	163.60'	112°09'38"
C31	30.00'	60.31'	112°09'38"	60.31'	112°09'38"
C32	30.00'	60.31'	112°09'38"	60.31'	112°09'38"
C33	30.00'	60.31'	112°09'38"	60.31'	112°09'38"
C34	30.00'	60.31'	112°09'38"	60.31'	112°09'38"
C35	30.00'	60.31'	112°09'38"	60.31'	112°09'38"
C36	30.00'	60.31'	112°09'38"	60.31'	112°09'38"
C37	40.00'	69.10'	112°09'38"	69.10'	112°09'38"
C38	50.00'	98.80'	112°09'38"	98.80'	112°09'38"
C39	50.00'	98.80'	112°09'38"	98.80'	112°09'38"
C40	50.00'	98.80'	112°09'38"	98.80'	112°09'38"
C41	10.00'	10.00'	112°09'38"	10.00'	112°09'38"
C42	50.00'	98.80'	112°09'38"	98.80'	112°09'38"
C43	320.00'	91.48'	112°09'38"	91.48'	112°09'38"
C44	320.00'	91.48'	112°09'38"	91.48'	112°09'38"

LINE	LENGTH	BEARING
L1	53.57'	112°09'38"
L2	35.00'	112°09'38"
L3	48.40'	112°09'38"
L4	30.00'	112°09'38"
L5	20.00'	112°09'38"
L6	10.00'	112°09'38"



REPORT OF THE TROY PLANNING COMMISSION

TO: Mr. Rozell, President of Council

FROM: Troy Planning Commission

DATE: June 28, 2025

SUBJECT: RECOMMENDATION THE TROY PLANNING COMMISSION - FINAL PLAT APPROVAL, FOX HARBOR SUBDIVISION SECTION 11 AND DEDICATION OF RIGHT-OF-WAY

At the May 29, 2025, meeting of the Troy Planning Commission the request for the final approval of Fox Harbor Subdivision Section 11 was submitted for review. Details are:

- Fox Harbor Subdivision is located west of the Kings Chapel neighborhood, just south of West Main Street (State Route 41)
- Section 11 is an area of 7.605 acres
- There will be 27 building lots on 6.040 acres
- Right-of Way to be dedicated is an area of 1.565 acres -- New Castle Drive and Executive Drive
The zoning is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. Actual lot sizes range from .207 acres (9,016 square feet) to to .298 acres (12,981 square feet)
- Fees-in-lieu of dedicated green space will be paid to the City
- The Final Plat is in general conformance with the approved Preliminary Plan

By unanimous vote the Troy Planning Commission recommends to Troy City Council that the Final Plat of the Fox Harbor Subdivision Section 11 be approved, including the dedication of Right-of-Way. A copy of the plat map is attached.

Transmittal of the Commission's recommendation was delayed until the Escrow Agreement had been finalized. That Escrow Agreement has now been finalized.

encl.

DEDICATION

THE UNDERSIGNED, BEING THE OWNER OF 7.605 ACRES OF LAND, BEING PART OF INLOT NUMBER 7446 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 11, 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.

UTILITY EASEMENT

UTILITY EASEMENT ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE 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. 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.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY 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 DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FOX HARBOR HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. 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 STORM WATER 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 STORM WATER DETENTION BASINS 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.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HARBOR WEST LAND CO., LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

LIEN HOLDER:

ANNETTE BAKER
GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, BY ITS MANAGING MEMBER, FRANK D. HARLOW JR., AND PERSONALLY CAME THE LIEN HOLDER, GREENVILLE FEDERAL BY ANNETTE BAKER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES _____

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC, BEING DULY SWORN THIS _____ DAY OF _____, SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

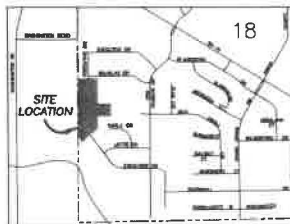
FRANK D. HARLOW JR., MANAGING MEMBER
HARBOR WEST LAND CO., LLC

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES _____

FOX HARBOR SECTION 11

LOCATED IN
CITY OF TROY, MIAMI COUNTY, OHIO
PART INLOT 7446
7.605 ACRES
MAY 16, 2025

**VICINITY MAP**

~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 7.605 ACRES COMPRISED OF PART OF THE 14.987 ACRE TRACT II AS DESCRIBED TO HARBOR WEST LAND COMPANY, LLC BY 20240R-08587 OF THE MIAMI COUNTY RECORDER'S OFFICE.

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE FOX HARBOR HOME OWNERS ASSOCIATION, AS RECORDED IN 20180R-10028 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

PLAT BOOK _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE \$ _____

DAVID E. NORMAN, MIAMI COUNTY RECORDER

DEPUTY RECORDER

TRANSFERRED ON THE _____ DAY OF _____, 2023.

MATTHEW W. GEARHART
AUDITOR, MIAMI COUNTY, OHIO

BY: DEPUTY AUDITOR

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF FOX HARBOR, SECTION 11, ON THE _____ DAY OF _____, 20____.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. _____

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRPERSON

SECRETARY

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT 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 PERFORMED THROUGH NOVEMBER, 2024. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS 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.

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

2 WORKING DAYS
BEFORE YOU DIG
CALL: 811

OHIO
Utilities Protection
SERVICE

Click, Call or Tap Before You Dig
CALL TOLL FREE 800-362-2764

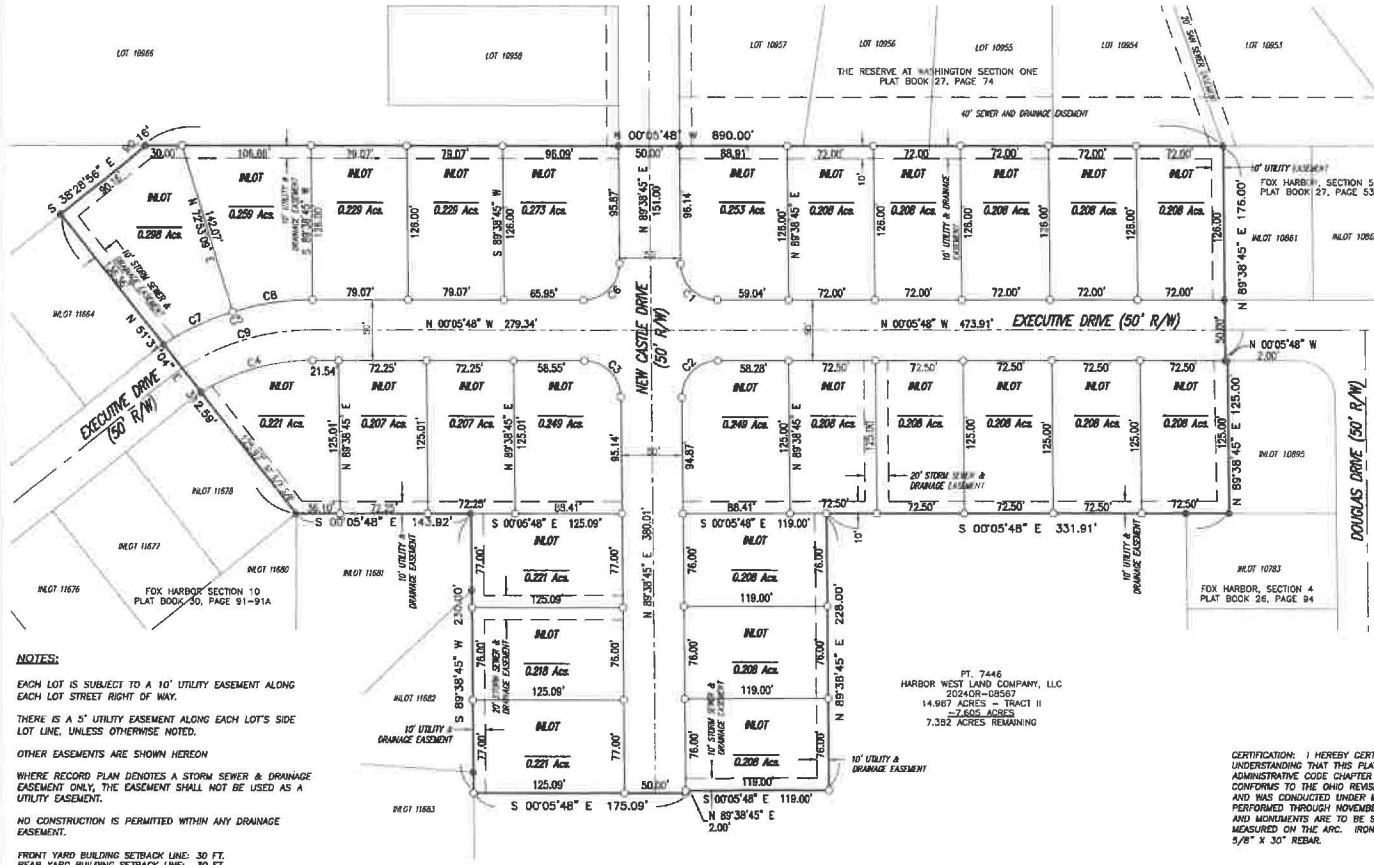
DEVELOPER
HARBOR WEST LAND CO., LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373

PREPARED BY
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST WILTON, OHIO 45383
(937) 698-3000
PAGE 1 OF 2

BES JOB #654.24 DRAWN BY: SES CHECKED BY: JJB

FOX HARBOR SECTION 11
LOCATED IN
CITY OF TROY, MIAMI COUNTY, OHIO
PT. INLOT 7446
7.605 ACRES
MAY 16, 2025



REFERENCES

LAND SURVEY VOL. 61, PAGE 37
LAND SURVEY VOL. 58, PAGE 72
LAND SURVEY VOL. 62, PAGE 175

RECORD PLAT BOOK 12, PAGE 115
RECORD PLAT BOOK 13, PAGE 20
RECORD PLAT BOOK 17, PAGE 57
RECORD PLAT BOOK 26, PAGE 54
RECORD PLAT BOOK 27, PAGE 83
RECORD PLAT BOOK 27, PAGE 74-74A
RECORD PLAT BOOK 27, PAGE 67-67A
RECORD PLAT BOOK 28, PAGE 13-13A
RECORD PLAT BOOK 28, PAGE 66-66A
RECORD PLAT BOOK 30, PAGE 91-91A

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND

ACREAGE SUMMARY

6.040 ACRES IN LOTS
1.565 ACRES IN RIGHT OF WAY

PARCEL D08-058628
14.967 AC.
= 7.605 AC.
7.362 AC. REMAINING

PARCEL D08-058628
0.008 AC.
= 0.008 AC.
0.000 AC. REMAINING

NOTES:

EACH LOT IS SUBJECT TO A 10' UTILITY EASEMENT ALONG EACH LOT STREET RIGHT OF WAY.

THERE IS A 5' UTILITY EASEMENT ALONG EACH LOT'S SIDE LOT LINE, UNLESS OTHERWISE NOTED.

OTHER EASEMENTS ARE SHOWN HEREON

WHERE RECORD PLAN DENOTES A STORM SEWER & DRAINAGE EASEMENT ONLY, THE EASEMENT SHALL NOT BE USED AS A UTILITY EASEMENT.

NO CONSTRUCTION IS PERMITTED WITHIN ANY DRAINAGE EASEMENT.

FRONT YARD BUILDING SETBACK LINE: 30 FT.
REAR YARD BUILDING SETBACK LINE: 30 FT.
SIDE YARD BUILDING SETBACK LINE: 7 FT. WITH A TOTAL MINIMUM CORNERED SIDE YARD DISTANCE OF 15 FEET.
SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED.

MAXIMUM BUILDING COVERAGE: 40%

CURVE DATA:

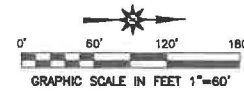
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.99'	30.00'	89°44'33"	N 44°46'29" E	42.33'
C2	47.26'	30.00'	90°15'27"	S 45°13'31" E	42.52'
C3	46.99'	30.00'	89°44'33"	S 44°46'29" W	42.33'
C4	97.13'	175.00'	31°48'01"	S 15°59'48" E	95.89'
C5	130.64'	225.00'	33°16'08"	N 16°43'51" W	128.82'
C6	47.26'	30.00'	90°15'27"	N 45°13'31" W	42.52'
C7	63.82'	225.00'	16°15'03"	S 25°14'22" E	63.60'
C8	66.83'	225.00'	17°01'03"	S 08°36'19" E	66.58'
C9	113.89'	200.00'	32°37'35"	N 16°24'35" W	112.36'

PT. 7446
HARBOR WEST LAND COMPANY, LLC
2024CR-05657
14.967 ACRES - TRACT II
= 7.605 ACRES
7.352 ACRES REMAINING

2 WORKING DAYS
BEFORE YOU DIG
CALL: 811
OHIO
Utilities Protection
SERVICE
Click, Call or Dig Before You Dig
CALL TOLL FREE 800-362-2764

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT 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 PLATS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH NOVEMBER, 2024. 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.

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218



GRAPHIC SCALE IN FEET 1"=60'
THE BASIS OF BEARING IS THE OHIO STATE PLANE
COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (DOORS).

PREPARED BY
**BRUMBAUGH
& ENGINEERING
& SURVEYING, LLC**

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 898-3000

**PERSONNEL
COMMITTEE**



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

MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: June 16, 2025

SUBJECT: AGREEMENT WITH LEGAL COUNSEL FOR EMPLOYMENT RELATED SERVICES FOR 2025

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into an agreement with the law firm of Jackson Lewis P.C. for general employment-related services.

BACKGROUND:

The City has been utilizing the firm Jackson Lewis P.C. for employment-related services and for collective bargaining. This year, there have been some more complicated employment-related issues that may result in costs exceeding the 2025 purchase order threshold of \$77,250. So that the City has authorization in place, it would be appropriate for Council to consider authorizing of a professional services agreement for employment related services for 2025.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into a professional service agreement with Jackson Lewis P.C. for employment-related services for calendar year 2025.



**RECREATION &
PARKS COMMITTEE**

MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: June 26, 2025

SUBJECT: AUTHORIZE PROFESSIONAL SERVICES AGREEMENT WITH MSA ARCHITECTS FOR TROY AQUATIC PARK IMPROVEMENTS/MAINTENANCE PROJECT

RECOMMENDATION:

That Council authorizes the Recreation Board to enter into a professional services agreement with MSA Architects of Columbus, Ohio related to the design of the Troy Aquatic Park Improvements/Maintenance Project at a cost not to exceed \$220,000.

BACKGROUND:

The 2025 Park and Recreation Capital Improvement Fund (Fund 228) budget includes \$1,700,000 related to repairs and renovations to the Troy Aquatic Park (TAP). The first step for this project is the project design to investigate and develop the project scope, provide plans and specifications for bidding, and provide a cost estimate for bidding. After soliciting and reviewing proposals for the design step, the Recreation Board approved a motion at their June 18 meeting to recommend that a professional services agreement is authorized by Council with MSA Architects of Cincinnati, Ohio to perform the design services at a cost not to exceed \$220,000.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Recreation Board to enter into a professional services agreement with MSA Architects of Columbus, Ohio related to the design of the Troy Aquatic Park Improvements/Maintenance Project at a cost not to exceed \$220,000.



Patrick E. J. Titterington
Director of Public Service & Safety
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MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: June 26, 2025

SUBJECT: AUTHORIZE BIDDING FOR ICE RESURFACING MACHINE FOR HOBART ARENA

RECOMMENDATION:

That Council authorizes the Recreation Board to advertise for bids and enter into a contract for a new ice resurfacing machine at a cost not to exceed \$160,000.

BACKGROUND:

The Hobart Arena has one ice resurfacing machine, which is 22 years old and is becoming less reliable. The replacement of this piece of equipment was included in the 2025 budget in the amount of \$150,000. The pricing of the equipment has increased since the budget submittal last year. The Recreation Director advises that there have been savings within another project to offset the increase. The current machine would be retained as a backup.

At their June 18 meeting, the Recreation Board approved a motion to recommend that Troy City Council authorize the Board to advertise for bids and enter into a contract for a new ice resurfacing machine at a cost not to exceed \$160,000.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Recreation Board to advertise for bids and enter into a contract for a new ice resurfacing machine at a cost not to exceed \$160,000.



**STREETS &
SIDEWALKS
COMMITTEE**

MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: June 26, 2025

SUBJECT: **AUTHORIZE AMENDMENT TO PROFESSIONAL SERVICES WITH LJB, INC. FOR DETAILED CONSTRUCTION DESIGN AND DOCUMENTS FOR PROUTY PLAZA AS A PART OF THE DOWNTOWN SAFETY AND STREETScape RENOVATION PROJECT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into an amendment to the professional services agreement with LJB, Inc. in the amount of \$165,493 to add the Prouty Plaza Design to the agreement for the design of the Downtown Safety and Streetscape Renovation Project.

BACKGROUND:

In October of 2024, Council authorized a Phase 2 professional services agreement with LJB, Inc. of Miamisburg, Ohio, for the design of the Downtown Safety and Streetscape Renovation Project at a total cost not to exceed \$617,370. That cost did not include any work at Prouty Plaza, a central focus of the downtown area. Rather, it was determined to seek recommendations, including public input, related to the redesign of Prouty Plaza. The consultant POD Designs was authorized to provide preliminary concept drawings based on the input received, which Council discussed and verbally approved on February 24, 2025. The City requested LJB, Inc. to provide an estimate for detailed construction design and a cost estimate for the design of the renovation of Prouty Plaza so that the Prouty Plaza project could be bid with the Downtown Safety and Streetscape Renovation Project. LJB, Inc. has provided a cost not to exceed \$165,493 for such additional design, construction drawings, and bidding documents. This would be an amendment to the previously authorized agreement, for a total design cost not to exceed \$782,863 for the Downtown Safety and Streetscape Renovation Project.

The additional design costs were not included in the 2025 Budget. However, funds are available within the fund balance of the Capital Improvement Fund (Fund 441). Staff will monitor the fund to determine if reappropriation is required prior to year end.

So that the Prouty Plaza design can be completed to be bid with the other elements of the Downtown Safety and Streetscape Renovation Project design, consideration of emergency legislation is requested.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into an amendment to the professional services agreement with LJB, Inc. for the Downtown Safety and Streetscape Renovation Project to include the Prouty Plaza Design at a cost not to exceed \$165,493 for a total design cost not to exceed \$782,863.



MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington

DATE: June 27, 2025

SUBJECT: ADDITIONAL PAYMENT TO ODOT - URBAN SURFACING, SR 41 (WEST MAIN STREET) FROM EXPERIMENT FARM ROAD TO THE WESTERN CORPORATION LIMIT (PID 110894),

RECOMMENDATION:

That Council authorizes an additional payment to the Ohio Department of Transportation (ODOT) of \$13,784.74 for the City's share of the ODOT project for the resurfacing of a portion of West Main Street from Experiment Farm Road to the western Corporation Limit.

BACKGROUND:

In May, Council approved the final preliminary consent legislation for an ODOT urban paving project of a portion of SR 41 (W. Main Street) from Experiment Farm Road to the western Corporation Limits, including the City's payment of \$194,832.00 for a share of the project. At that time, it was noted that the City's share was subject to change based on the final contract award.

This morning ODOT advised the City that the low bid exceeded the estimate by 7% and that Troy's share of the additional cost is \$13,784.74. In order for ODOT to award the project, the City is required to notify ODOT that the City agrees to the additional payment. It is noted that the 2025 Budget includes \$250,000.00 in the Capital Improvement Fund (Fund 441) for the project. With the additional cost, the total amount is still under the budgeted amount.

Staff recommends that the City commit to paying the additional cost.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the payment of an additional \$13,784.74 to ODOT for the City's share of the ODOT urban paving project of resurfacing SR 41 (W. Main Street) from Experiment Farm Road to the western Corporation Limit. Consideration of emergency legislation is requested so that the payment can be issued without delay.