



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

MONDAY, JUNE 8, 2026, 6:00 PM

Community & Economic Development Committee

(Snee [Chm.], Hickman, Twiss)

1. Provide a recommendation to Council regarding accepting the recommendation of the Troy Planning Commission for acceptance of the Final Plat of The Reserves at Cliff Oaks Subdivision Phase Three and the dedication of Right-of-Way. This development is located along Fenner Road, north of the Edgewater Subdivision

Finance Committee

(Severt [Chm.], Whidden, Westfall)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to advertise for bids and enter into a multi-year contract for the internet/telephone provider for all City facilities at a cost not to exceed \$180,000 for each twelve-month period of the contract.
2. Provide a recommendation to Council regarding authorizing the City Auditor to bid for the depository agreements, which must be done every five years as required by the ORC.
3. Provide a recommendation to Council regarding the final consent legislation provided by the Ohio Department of Transportation (ODOT) related to ODOT paving a portion of Experiment Farm Road from the north Corporation Limit to SR 41 including the payment of \$189,388.80 for the current estimate of the City funding share of the project. Consideration of emergency legislation is requested in accordance with the ODOT format.

Other Committees/items may be added

6-5-2026

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

**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**

C + EO

REPORT OF THE TROY PLANNING COMMISSION

TO: Mr. Rozell, President of Council

FROM: Troy Planning Commission

DATE: June 2, 2026

SUBJECT: RECOMMENDATION THE TROY PLANNING COMMISSION – FINAL PLAT APPROVAL, THE RESERVES AT CLIFF OAKS SUBDIVISION PHASE THREE AND DEDICATION OF RIGHT-OF-WAY

At the May 27, 2026, meeting of the Troy Planning Commission, the request for the final plat approval of The Reserves at Cliff Oaks Subdivision Phase Three and dedication of right-of-way was submitted for review. Details are:

- This development is located along Fenner Road, north of the Edgewater Subdivision. The developer is Bogle Investments, LLC.
- The Planning Commission approved the Preliminary Plan of this Subdivision on March 13, 2024. The Final Plat of Phase Three is in general conformance with the approved Preliminary Plan. The subdivision will be developed in four phases.
- Phase Three is an area of 13.629 acres with 34 buildable lots on 8.532 acres and two drainage lots comprising 3.508 acres.
- There will be 1.589 acres of new right-of-way to be dedicated – Parkview Drive, Pemberley Court, and Hoying Drive.
- The approved zoning is R-4, Single-Family Residential District, which requires a minimum lot size of 9,000 square feet. Actual lot sizes range from .208 acres (9,060 square feet) to 0.399 acres (17,380 square feet).
- The developer will be providing private open space for this subdivision, which will be maintained by the future HOA; the open space will be created with Phase Three.
- City staff has reviewed Phase Three in detail and has recommended that the Final Plat of The Reserves at Cliff Oaks – Phase Three and the dedication of Right-of-Way be approved by the Troy Planning Commission and recommended for approval to City Council.

By unanimous vote the Troy Planning Commission recommends to Troy City Council that the Final Plat of The Reserves at Cliff Oaks Subdivision Phase Two, including the dedication of right-of-way, be approved. A copy of the plat map is attached.

encl.

13.629 ACRES	PT 11561 & PT 11562 PLOTS	TROY CITY	MIAMI COUNTY	OHIO STATE
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PLAT BOOK _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 13.628 ACRES OF LAND HEREIN PLATTED, DO HEREBY
ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KEPT AS THE RESERVES AT CLUTE
CREEK-PRAIRIE TRACT; AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED IN THE CITY OF WICHITA,
COUNTY, CHASO, AND DO HEREBY DEDICATE THE SAME TO THE PUBLIC USE, FOR CONVEYANCE, IN SUCH CASES
MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE
AND UNINCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 202404-02969.

EASEMENTS ON SAIR PLAT, DESIGNATED AS UTILITY EASEMENTS AND STORM EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF POLES, WIRES, PIPES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRICITY, TELEPHONE, TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, SANITARY SEWER, 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 SAIR EASEMENT AREAS, AND TO ENTER AND EXIT THE EASEMENT AREAS TO REPAIR AND MAINTAIN SUCH LATERAL 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 STORMWATER 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 30 AND FROM SAID EASEMENTS.

THE RIGHT-OF-WAY OF HOYING DRIVE, PARKVIEW DRIVE, AND PEMBERLEY COURT IS FOR THE CONSTRUCTION AND MAINTENANCE OF THE STREET AND ROADWAY IMPROVEMENTS AND DO HEREBY DEDICATE THESE STREETS TO THE PUBLIC FOREVER.

OWNER: BOGLE INVESTMENTS, LLC
DOING FIRST-STEP MEMBER

SIGNATURE _____
STATE OF _____

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 DOUG CRIST, SOLE MEMBER OF BOOLE INVESTMENTS, LLC, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

DOUG ERNST, SOLE MEMBER OF BOGLE INVESTMENTS, L.L.C., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DECLARATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE LIMITED IN ITS EXECUTION.

DOUG ERNST, SOLE MEMBER
STATE OF _____ :55
COUNTY OF _____

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

LAND SURVEY 12	PAGE 175
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RECORD PLAT 30	PAGE 45
RECORD PLAT 30	PAGE 87
RECORD PLAT 31	PAGE 81

PIN#	LOT	INLOT 1581	INLOT 11582	TOTAL ACRES
104		0.122	0.085	0.208
103		0.064	0.204	0.268
R/W	R/A	1.361	0.208	1.569
99		0.389	0.076	0.465

PARCEL DOR-1D7410
PT INLOT 11561
22.031 ACRES
-3.818 ACRES PHASE 1 (REC 30-87)
-8.402 ACRES PHASE 2 (REC 31-31)
-9.669 ACRES PHASE 3
1.242 ACRES REMAINING

PARCEL 008-107400
 PLOT 11562
 9.894 ACRES
-3.059 ACRES PHASE 3
 6.835 ACRES REMAINING

34 BUILDING LOTS	8.532 ACRES
2 DRAINAGE LOTS	3.508 ACRES
NEW STREET R/W	1.880 ACRES
TOTAL	13.620 ACRES

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBMISSION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAP WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREET AND UTILITIES.

ALLEN J. BERTKE, P.S. #8829

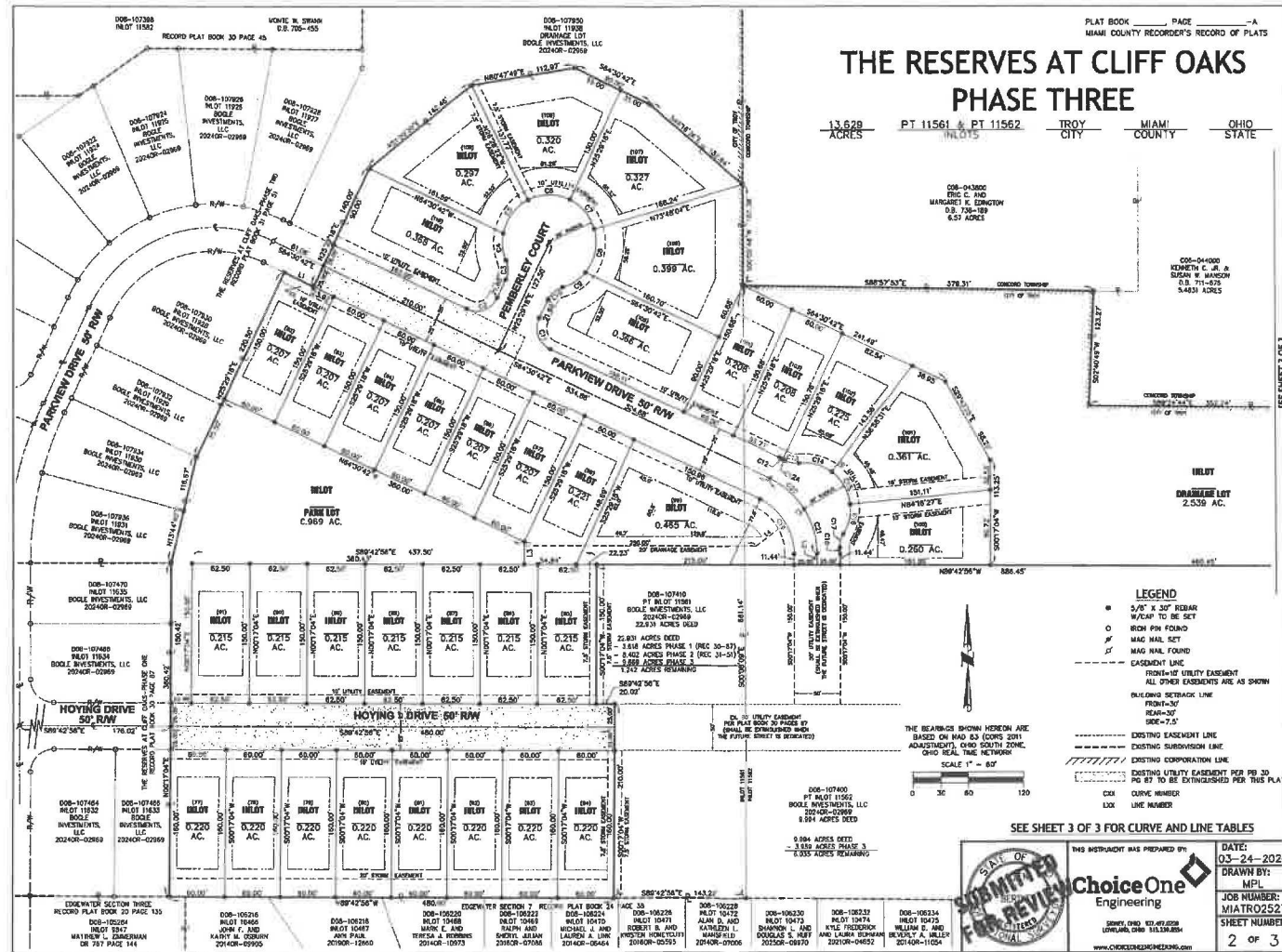
ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS 20250R-08820, OF THE MIAMI COUNTY RECORDER'S RECORDS.

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 13.629 ACRES, HAVING 9.859 ACRES BEING PART OF PLOT NUMBER 11561 AND BEING 3.900 ACRES BEING PART OF PLOT NUMBER 11562, OWNED BY DOOLE INVESTMENTS, L.L.C. RECORDED IN 20240R-02989.

THIS INSTRUMENT WAS PREPARED BY
Choice One
Engineering

DATE:	03-24-2026
DRAWN BY:	MPL
JOB NUMBER:	MIATRO2527
SHEET NUMBER	1 OF 3

SONEX, OHIO 937.497.3330
11747LAND, CH-00 513.220.8534



THE RESERVES AT CLIFF OAKS-PHASE THREE

13.629 ACRES PT 11561 & PT 11562 TROY MIAMI OHIO
INLOTS CITY COUNTY STATE

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

LEGEND

- 5/8" X 30" REBAR W/CLAP TO BE SET FROM FIM FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- EASEMENT LINE
- 10'-0" UTILITY EASEMENT
- ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE
- FROM=30'
- TO=30'
- SIDE=7.5'
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- EXISTING CORPORATION LINE
- EXISTING UTILITY EASEMENT PER PG. 30
- PG. 87 TO BE EXTENDED PER THIS PLAT
- CURVE NUMBER
- LINE NUMBER



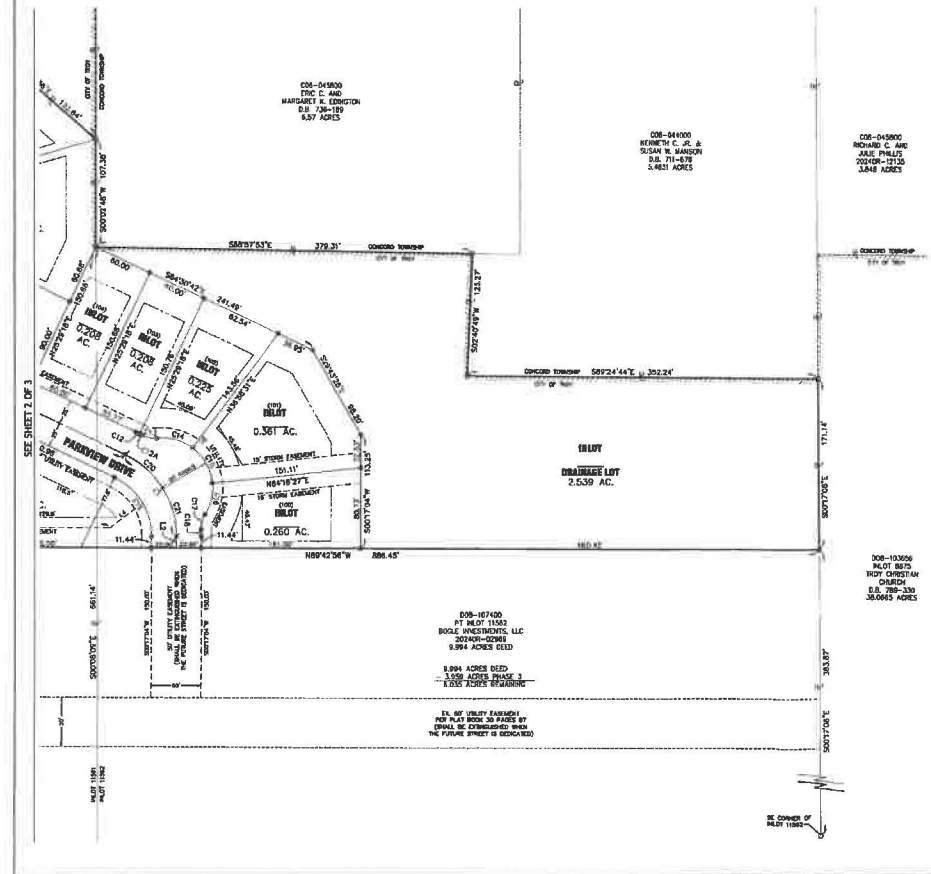
THE BEARINGS SHOWN HEREON ARE BASED ON RAD 83 (CORS 2011 ADJUSTMENT), OHIO SOUTH ZONE, OHIO REAL TIME NETWORK

CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	80.00'	101.78'	64°47'45"	96.44'	S32°08'48"E
C2	23.00'	19.21'	90°00'00"	33.30'	N70°29'18"E
C3	23.00'	21.03'	48°17'23"	20.41'	N01°23'37"E
C4	30.00'	29.42'	33°42'44"	29.00'	N00°30'43"W
C5	50.00'	43.63'	52°30'58"	44.24'	N37°16'00"E
C6	50.00'	43.34'	51°57'41"	43.81'	N89°30'28"E
C7	50.00'	42.16'	48°42'45"	40.82'	N48°21'19"W
C8	50.00'	49.01'	58°59'34"	47.87'	N11°53°17"E
C9	60.00'	28.42'	33°42'44"	28.00'	N56°14'18"E
C10	23.00'	21.03'	48°17'23"	20.41'	N48°35'00"E
C11	23.00'	38.27'	90°00'00"	33.30'	S19°30'43"E
C12	115.00'	4.31'	92°06'34"	4.23'	S83°27'34"E
C12A	115.00'	2.91'	91°27'34"	2.91'	S91°40'30"E
C13	35.00'	15.43'	30°21'58"	15.19'	S78°38'02"E
C14	50.00'	37.78'	43°17'31"	36.88'	S74°40'14"E
C15	50.00'	41.28'	47°17'50"	40.11'	S28°22'31"E
C16	50.00'	33.00'	37°48'53"	32.40'	S19°18'34"W
C17	25.00'	15.43'	30°21'58"	15.19'	S14°24'24"W
C18	115.00'	7.10'	93°33'38"	7.10'	S01°20'45"E
C19	85.00'	73.51'	64°47'45"	68.85'	S32°08'48"E
C20	80.00'	50.99'	30°23'53"	50.22'	S48°18'45"E
C21	80.00'	50.99'	30°23'53"	50.22'	S19°54'53"E

LINE	LENGTH	BEARING
L1	36.08'	N64°29'43"W
L2	11.44'	N00°17°04"E
L3	24.37'	S00°17°04"W
L4	41.19'	N59°30'32"E



THIS INSTRUMENT WAS PREPARED BY:
ChoiceOne Engineering
DATE: 03-24-2026
DRAWN BY: MPL
JOB NUMBER: MIATRO2527
SHEET NUMBER: 3 OF 3
WWW.CHOICEONEENGINEERING.COM



FINANCE COMMITTEE

MEMORANDUM

TO: Mr. William Rozell, President of Council

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

DATE: June 2, 2026

SUBJECT: **BIDDING AUTHORIZATION FOR INTERNET/TELEPHONE PROVIDER**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to advertise for bids and enter into a new contract for the internet/telephone services provider for all City operations at a cost not to exceed \$180,000 per year for a multi-year contract.

BACKGROUND:

The City's current contract for the internet/telephone provider for all City facilities expires in the first quarter of 2027. The current monthly payment is \$13,400 (\$160,800 for a 12-month period). The monthly amount will increase as phones or lines may need to be added. The current provider is Metronet. The intent would be to bid the contract for a period of up to five years, with a potential for a mutually agreed upon extension period of five one-year renewals.

Staff suggested that this project be bid yet this year based on the lead time that a different provider would need for change-over.

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 contract for the internet/telephone provider for all City facilities at a cost not to exceed \$180,000 for each twelve-month period of the contract.

Fin

TO: William Rozell, President of Council

DATE: May 28, 2026

SUBJECT: Depository Agreements

The current Depository Agreements expire August 22, 2026. According to Section 135 of the Ohio Revised Code, new agreements must be transacted every five years.

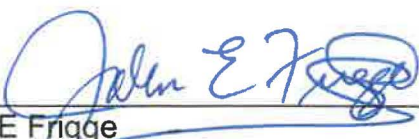
Below is my recommendation for estimates for the 2026-2031 Depository Agreements.

AGGREGATE MAXIMUM AMOUNT

Active Deposits	\$25,000,000
Interim Deposits	\$50,000,000
Inactive Deposits	\$1,000

It would be appreciated if you would assign this matter to a Committee of Council to be considered at the June 15th Council meeting.

Thank you for your assistance and consideration.



John E Frigge

Copy: William Widden, Treasurer

JEF/kq

MEMORANDUM

TO: Mr. William Rozell, President of Council

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

DATE: June 1, 2026

SUBJECT: ODOT FINAL LEGISLATION & PAYMENT – PAVING EXPERIMENT FARM ROAD FROM NORTH CORPORATION LIMIT TO SR 41 (W MAIN STREET)

RECOMMENDATION:

That the Ohio Department of Transportation (ODOT) final legislation is approved by Council regarding the ODOT resurfacing project of Experiment Farm Road from the north Corporation Limit to SR 41 (W. Main Street). This also includes the payment of the City's share of the project cost.

BACKGROUND:

In May of 2025, Council approved the preliminary consent legislation for this ODOT project. This project will be bid by ODOT and ODOT has set the bid letting date for July 20, 2026. Troy's pre-bid share of the project cost is \$189,388.80, which includes a share of the construction engineering cost. This amount is slightly higher than the \$180,000 included in the 2026 Capital Improvement Fund (Fund 441) budget for this project, and the difference will come from the fund balance of Fund 441.

As is standard with ODOT, consideration of emergency legislation is requested.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council considering the final ODOT legislation for the project of paving a portion of Experiment Farm Road as described herein.