



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

*Revised 10-9-2026 to add item for the Community & Economic Development Committee*

**MONDAY, OCTOBER 12, 2026, 6:00 PM**

**Finance Committee**

**(Severt [Chm.], Whidden, Westfall)**

1. Provide a recommendation to Council regarding increasing the authorization for the Fleet Maintenance Contract from \$450,000 to \$500,000 a year.
2. Provide a recommendation to Council regarding adjusting water and sewer rates for years 2027 through 2031.

**Community & Economic Development Committee**

**(Snee [Chm.], Hickman, Twiss)**

1. Provide a recommendation to Council regarding the Final Plat approval of Fox Harbor Subdivision Section 12 and the dedication of right-of-way, as recommended by the Troy Planning Commission.
2. Provide a recommendation to Council regarding the Final Plat approval of Addison Landing Subdivision Section 2 and the dedication of right-of-way, as recommended by the Troy Planning Commission.
3. Provide a recommendation to Council regarding Ordinance No. O-39-2026, the adoption of the Unified Development Code, as recommended by the Troy Planning Commission.

Other Committees/items may be added

10-9-2026

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

## FINANCE COMMITTEE



**MEMORANDUM**

**TO:** Mr. Rozell, President of Council  
**FROM:** Patrick E. J. Titterington   
**DATE:** October 9, 2026  
**SUBJECT:** INCREASE ANNUAL AUTHORIZATION FOR FLEET MAINTENANCE CONTRACT

**RECOMMENDATION:**

That Council increases the authorization for the Fleet Maintenance Contract by \$50,000 from \$450,000 to \$500,000.

**BACKGROUND:**

The fleet maintenance contract was authorized at \$450,000 per year for the 2026 to 2028 contract. Recently there were major repairs to multiple Street and Refuse vehicles with a cost just under \$50,000. Generally speaking, we are finding that inflation is increasing maintenance costs. Therefore staff is requesting that the annual Fleet Maintenance Contract authorization be increased to \$500,000 for each remaining year of the contract. The additional funding will not be expended unless needed.

**REQUESTED ACTION:**

It would be appreciated if you would assign to a Committee of Council increasing the annual authorization for the Fleet Maintenance Contract to \$500,000.





**MEMORANDUM**

TO: Mr. William Rozell, President of Council

FROM: Patrick E. J. Titterington, Director of Public Service & Safety *PTT*  
John E. Frigge, City Auditor *JEF*

DATE: October 6, 2026 *JEF*

SUBJECT: **UTILITY RATE ANALYSES: RECOMMENDED ADJUSTMENTS**

**RECOMMENDATION:**

That City Council enacts legislation to provide for rate increases in the Sewer Fund and Water Fund, effective 2027-2031.

**BACKGROUND:**

The City operates and maintains its own water treatment and distribution system. The water system consists of the Troy Water Treatment Plant which has a 16 million gallons per day (MGD) design rate. The current 10 well field wells can produce up to 10 MGD by drawing from the Aquifer. The plant treats raw ground water using a lime-soda softening process. The City is pumping an average of 3.673 MGD to its customers. Three overhead and one ground level water storage facilities located throughout Troy can store up to 7.5 million gallons of treated water. The City has systematically invested in upgrades to the water system to meet demands and comply with EPA requirements. Rates and revenues for operations, capital and debt service in the Water Fund provide 100% of cost recovery and do not require a subsidy from the City's General Fund.

The City Director and City Auditor have analyzed the health of the Water Fund and concluded that to provide adequate fund stability, rate adjustments should be enacted starting in 2027. **There have been no rate increases since 2017 or 9 years.** Attachment I shows the historical rate increases from 1999 to present. Attachment II shows the impact on the Water Fund of taking no action, it shows a serious deficit potential starting in 2028. Attachment III shows the impact of the recommended increases. There is a need to improve and stabilize the fund balance in the Water Fund starting in 2027 to remain near the target fund balance of \$3.71 million by the end of 2031. This is based on the historic target of 125% coverage of debt service and 50% coverage for operating expenses.

The Publicly-Owned Treatment Works, otherwise known as the Troy Sewer Plant, was originally constructed in 1938 and has undergone several plant expansions, including the most recent between 2022 – 2025 which expanded the plant capacity to 9 MGD and upgraded us to Class IV facility. Other WWTP facilities include 10 sanitary lift stations located throughout the City. Troy is currently treating an average daily flow of 5.88 MGD. Similar to the Water Fund, funding for operations, capital and debt service in the Sewer Fund does not require a subsidy from the City's General Fund.

In regard to the Sewer Fund, the City Director and City Auditor have analyzed its health and have concluded that to provide adequate fund stability, cost-of-living rate adjustments should be enacted starting in 2027 through 2031. Previously, legislation O-50-2022 enacted rate increases of 5% per year for 2023-2027. Attachment IV shows historical rate increases from 1999 to present. Attachment V shows the impact on the Sewer Fund of taking no action and Attachment VI reflects implementation of the recommended increases. Note that in 2027 the recommended rates decreased from the established 5% to 2%. With construction and operating costs increasing, there is a need to maintain a steady increase to remain near the target fund balance of \$3.45 million at the end of 2031.

The Stormwater Utility Fund budget operation was established to address the unfunded mandate from the U.S. and Ohio Environmental Protection Agencies to improve the quality and manage the quantity of stormwater runoff during and after earth-disturbing activities. In 2008, a rate plan was established, and since 2009, funding for stormwater operations, capital, and debt service has been self-sustaining. Attachment VII depicts the historical rate increase from 2008 to present. The health of the Stormwater Utility Fund has been analyzed as well and the need for future rate increases will be re-evaluated when the final rate increase in 2028 occurs. Attachment VIII shows the projection of the fund with the established increases through 2028 but no increases from 2029-2031.

Significant projects required in the next five years drive the need for the various rate increases:

- The first project is the \$2.5 million replacement of the CO2 tank at the Water Plant. The current tank is at

the end of its life and requires replacement. The current estimate is significantly

- The second project is the annual water meter replacements, the cost of which is split between the Water and Sewer Funds. Upgrading meters through 2028 will totally replace the meters that are beyond their lifespan and the additional cost in the following years will maintain the meters to accurately track usage for revenue.
- The third project is the \$1.22 million upgrade of the low voltage switchgear at the Sewer Plant in 2030.
- The final project is the \$7.3 million renovation of the Maintenance Facility in 2030. 16% of that will come from each of the funds (Water Fund, Sewer Fund, and Stormwater Utility Fund) for a total of \$3.5 million. The facility has not had any significant renovation in the past 40 years.

It is important to establish five-year rate structures for the following reasons:

1. Establishing the rates now will provide sufficient notice not only to our residents and businesses in the City, but also to those customers residing outside of our corporate limits;
2. To position ourselves for economic development growth will require upgrades and/or expansions of the distribution systems. To adequately support any debt service related thereto, and to ensure we retain our excellent bond rating, it is essential to have a multi-year rate structure in place;
3. A multi-year rate structure will allow a more gradual buildup of the utility fund balances to a level that complies with Generally Accepted Accounting Principles (GAAP), and that is acceptable to the City Auditor, bond counsel, and our bonding agency. Please note that per Attachment III and VI, without sufficient rate adjustments, the Water and Sewer Funds will not meet the fund balance goal by the end of 2031. However, given the five-year window and inherent uncertainty of revenue and expense forecasting, at this time we are satisfied with the targets presented in those charts;
4. At a minimum, an annual cost-of-living adjustment should be factored as the minimum rate increase, regardless of target fund balance position. Rate should always address wages benefit, supplies and construction inflation; and,
5. Passing a five-year plan allows staff to forecast with better accuracy the relative health of the utility funds over the mid-range horizon.

#### REQUESTED ACTION:

It would be appreciated if you would assign to a committee of Council that water and sewer rates be adjusted for the next five years as follows:

| Water Rates |       |                         |                               |
|-------------|-------|-------------------------|-------------------------------|
| Year        | % Inc | Min Rate<br>(5/8 meter) | 201-5000 cu ft<br>Tier Level* |
| Current     | N/A   | \$7.97                  | \$45.94                       |
| 2027        | 7%    | \$8.53                  | \$49.16                       |
| 2028        | 7%    | \$9.13                  | \$52.60                       |
| 2029        | 7%    | \$9.77                  | \$56.28                       |
| 2030        | 7%    | \$10.45                 | \$60.22                       |
| 2031        | 7%    | \$11.18                 | \$64.43                       |

| Sewer Rates |       |                         |                               |
|-------------|-------|-------------------------|-------------------------------|
| Year        | % Inc | Min Rate<br>(5/8 meter) | 201-5000 cu ft<br>Tier Level* |
| Current     | N/A   | \$11.00                 | \$50.41                       |
| 2027        | 2%    | \$11.22                 | \$51.42                       |
| 2028        | 2%    | \$11.44                 | \$52.45                       |
| 2029        | 2%    | \$11.67                 | \$53.50                       |
| 2030        | 2%    | \$11.90                 | \$54.57                       |
| 2031        | 2%    | \$12.14                 | \$55.66                       |

\*The above rates are illustrative of the increases and reflect the City Rate per 1000 cubic feet at the 201 - 5000 cubic feet tier level. The recommended legislation will reflect similar increases for each tier.

As always, the City Auditor and I are available for questions or comments at [john.frigge@trovohio.gov](mailto:john.frigge@trovohio.gov) and [patrick.titterington@trovohio.gov](mailto:patrick.titterington@trovohio.gov).

*attachments*

### Attachment I: Water Rate Increase History

| Year         | Effective Date  | Percentage Increase |
|--------------|-----------------|---------------------|
| <b>2031*</b> | <b>1/1/2031</b> | <b>7%</b>           |
| <b>2030*</b> | <b>1/1/2030</b> | <b>7%</b>           |
| <b>2029*</b> | <b>1/1/2029</b> | <b>7%</b>           |
| <b>2028*</b> | <b>1/1/2028</b> | <b>7%</b>           |
| <b>2027*</b> | <b>1/1/2027</b> | <b>7%</b>           |
| 2026         | -               | 0%                  |
| 2025         | -               | 0%                  |
| 2024         | -               | 0%                  |
| 2023         | -               | 0%                  |
| 2022         | -               | 0%                  |
| 2021         | -               | 0%                  |
| 2020         | -               | 0%                  |
| 2019         | -               | 0%                  |
| 2018         | -               | 0%                  |
| 2017         | 1/1/2017        | 3%                  |
| 2016         | 1/1/2016        | 6%                  |
| 2015         | 1/1/2015        | 6%                  |
| 2014         | 1/1/2014        | 6%                  |
| 2013         | -               | 0%                  |
| 2012         | 1/1/2012        | 9%                  |
| 2011         | 1/1/2011        | 10%                 |
| 2010         | 1/1/2010        | 10%                 |
| 2009         | -               | 0%                  |
| 2008         | -               | 0%                  |
| 2007         | -               | 0%                  |
| 2006         | -               | 0%                  |
| 2005         | 9/1/2005        | 3.5%                |
| 2004         | 3/1/2004        | 3.5%                |
| 2003         | 1/2/2003        | 3%                  |
| 2002         | 1/1/2002        | 3%                  |
| 2001         | -               | 0%                  |
| 2000         | 5/1/2000        | 3.01%               |
| 1999         | 5/3/1999        | 1.78%               |

\*proposed rates

## Attachment II: Troy Water Fund Financial Proforma

(No Increases)

|                              |       | 2025                | 2026                | 2027                | 2028               | 2029                | 2030                | 2031                |
|------------------------------|-------|---------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|
|                              | Notes | Actual              | Adj Est             | Est                 | Est                | Est                 | Est                 | Est                 |
| Beginning Balance            |       | \$12,916,248        | \$8,496,898         | \$5,911,414         | \$1,693,691        | -\$80,235           | -\$1,736,054        | -\$4,770,832        |
| Growth Revenues              | 1     | \$6,576,178         | \$6,576,178         | \$6,641,939         | \$6,708,359        | \$6,775,442         | \$6,843,197         | \$6,911,629         |
| Proceeds from Borrowing      |       | \$0                 | \$0                 | \$0                 | \$0                | \$0                 | \$0                 | \$0                 |
| Revenues from Rate Increases | 2     | \$0                 | \$0                 | \$0                 | \$0                | \$0                 | \$0                 | \$0                 |
| <b>Total Resources</b>       |       | <b>\$19,492,425</b> | <b>\$15,073,075</b> | <b>\$12,553,353</b> | <b>\$8,402,050</b> | <b>\$6,695,207</b>  | <b>\$5,107,143</b>  | <b>\$2,140,797</b>  |
| Operating Expenses           | 3     | \$4,462,631         | \$5,301,051         | \$5,513,093         | \$5,733,617        | \$5,962,961         | \$6,201,480         | \$6,449,539         |
| Scheduled Capital            | 4     | \$2,184,358         | \$3,475,292         | \$4,960,000         | \$2,361,000        | \$2,079,681         | \$3,287,076         | \$1,387,301         |
| Miscellaneous Capital        |       | \$0                 | \$0                 | \$0                 | \$0                | \$0                 | \$0                 | \$0                 |
| Current Debt Service         |       | \$390,319           | \$385,319           | \$386,569           | \$387,669          | \$388,619           | \$389,419           | \$390,069           |
| New Debt Service             |       | \$0                 | \$0                 | \$0                 | \$0                | \$0                 | \$0                 | \$0                 |
| <b>Total Expenses</b>        |       | <b>\$7,037,307</b>  | <b>\$9,161,662</b>  | <b>\$10,859,662</b> | <b>\$8,482,285</b> | <b>\$8,431,261</b>  | <b>\$9,877,974</b>  | <b>\$8,226,909</b>  |
| Net Encumbrances             |       | \$3,958,221         | \$0                 | \$0                 | \$0                | \$0                 | \$0                 | \$0                 |
| <b>Ending Balance</b>        |       | <b>\$8,496,898</b>  | <b>\$5,911,414</b>  | <b>\$1,693,691</b>  | <b>-\$80,235</b>   | <b>-\$1,736,054</b> | <b>-\$4,770,832</b> | <b>-\$6,086,112</b> |
| Target Balance               | 5     | \$2,719,214         | \$3,132,174         | \$3,239,757         | \$3,351,394        | \$3,467,254         | \$3,587,513         | \$3,712,355         |
| % Coverage                   | 6     | 312.48%             | 188.73%             | 52.28%              | -2.39%             | -50.07%             | -132.98%            | -163.94%            |

Notes:

1. Assumes system growth of 1%
2. Assumes status quo with no rate increases. Rates set by O-4-2013 and not updated in 2022 with Sewer
3. Operating expense growth of 4%
4. 2025 Capital is calculated by the sum of capital outlay and maintenance of facilities. Scheduled Capital is based on 2026-2030 CIP for Budget Meetings, net of updates
5. Target balance equals 125% of debt service plus 50% of annual operating budget, per City Auditor John Frigge
6. % Coverage is the Ratio of Ending Balance to Target Balance. 100% or higher means ending balance is meeting or exceeding target

### Attachment III: Troy Water Fund Financial Proforma

(Recommended Increases)

|                              |       | Potential 7% | Potential 7% | Potential 7% | Potential 7% | Potential 7% | Potential 7% | Potential 7%- |
|------------------------------|-------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
|                              |       | 2025         | 2026         | 2027         | 2028         | 2029         | 2030         | 2031          |
|                              | Notes | Actual       | Adj Est      | Est          | Est          | Est          | Est          | Est           |
| Beginning Balance            |       | \$12,916,248 | \$8,496,898  | \$5,911,414  | \$2,154,024  | \$1,337,589  | \$1,180,474  | \$233,212     |
| Growth Revenues              | 1     | \$6,576,178  | \$6,576,178  | \$6,641,939  | \$7,168,691  | \$7,737,537  | \$8,351,522  | \$9,014,227   |
| Proceeds from Borrowing      |       | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0           |
| Revenues from Rate Increases | 2     | \$0          | \$0          | \$460,332    | \$497,159    | \$536,610    | \$579,190    | \$625,150     |
| Total Resources              |       | \$19,492,425 | \$15,073,075 | \$13,013,685 | \$9,819,874  | \$9,611,735  | \$10,111,186 | \$9,872,589   |
| Operating Expenses           | 3     | \$4,462,631  | \$5,301,051  | \$5,513,093  | \$5,733,617  | \$5,962,961  | \$6,201,480  | \$6,449,539   |
| Scheduled Capital            | 4     | \$2,184,358  | \$3,475,292  | \$4,960,000  | \$2,361,000  | \$2,079,681  | \$3,287,076  | \$1,387,301   |
| Miscellaneous Capital        |       | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0           |
| Current Debt Service         |       | \$390,319    | \$385,319    | \$386,569    | \$387,669    | \$388,619    | \$389,419    | \$390,069     |
| New Debt Service             |       | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0           |
| Total Expenses               |       | \$7,037,307  | \$9,161,662  | \$10,859,662 | \$8,482,285  | \$8,431,261  | \$9,877,974  | \$8,226,909   |
| Net Encumbrances             |       | \$3,958,221  | \$0          | \$0          | \$0          | \$0          | \$0          | \$0           |
| Ending Balance               |       | \$8,496,898  | \$5,911,414  | \$2,154,024  | \$1,337,589  | \$1,180,474  | \$233,212    | \$1,645,681   |
| Target Balance               | 5     | \$2,719,214  | \$3,132,174  | \$3,239,757  | \$3,351,394  | \$3,467,254  | \$3,587,513  | \$3,712,355   |
| % Coverage                   | 6     | 312.48%      | 188.73%      | 66.49%       | 39.91%       | 34.05%       | 6.50%        | 44.33%        |

Notes:

1. Assumes system growth of 1%
2. Introduces rate increases starting January 2027 of 7% for the next 5 years
3. Operating expense growth of 4%
4. 2025 Capital is calculated by the sum of capital outlay and maintenance of facilities. Scheduled Capital is based on 2026-2030 CIP for Budget Meetings, net of updates
5. Target balance equals 125% of debt service plus 50% of annual operating budget, per City Auditor John Frigge
6. % Coverage is the Ratio of Ending Balance to Target Balance. 100% or higher means ending balance is meeting or exceeding target

#### Attachment IV: Sewer Rate Increase History

| Year  | Effective Date | Percentage Increase |
|-------|----------------|---------------------|
| 2031* | 1/1/2031       | 2%                  |
| 2030* | 1/1/2030       | 2%                  |
| 2029* | 1/1/2029       | 2%                  |
| 2028* | 1/1/2028       | 2%                  |
| 2027* | 1/1/2027       | 2%                  |
| 2026  | 1/1/2026       | 5%                  |
| 2025  | 1/1/2025       | 5%                  |
| 2024  | 1/1/2024       | 5%                  |
| 2023  | 1/1/2023       | 5%                  |
| 2022  | 1/1/2022       | 3%                  |
| 2021  | 1/1/2021       | 3%                  |
| 2020  | 1/1/2020       | 3%                  |
| 2019  | 1/1/2019       | 1.5%                |
| 2018  | -              | 0%                  |
| 2017  | 1/1/2017       | 2%                  |
| 2016  | 1/1/2016       | 2%                  |
| 2015  | 1/1/2015       | 4%                  |
| 2014  | 1/1/2014       | 6%                  |
| 2013  | 1/1/2013       | 9.50%               |
| 2012  | 1/1/2012       | 7%                  |
| 2011  | 1/1/2011       | 7%                  |
| 2010  | 1/1/2010       | 7%                  |
| 2009  | -              | 0%                  |
| 2008  | -              | 0%                  |
| 2007  | -              | 0%                  |
| 2006  | -              | 0%                  |
| 2005  | 9/1/2005       | 3.50%               |
| 2004  | 3/1/2004       | 6%                  |
| 2003  | 1/2/2003       | 6%                  |
| 2002  | 1/1/2002       | 6%                  |
| 2001  | -              | 0%                  |
| 2000  | 5/1/2000       | 2.97%               |
| 1999  | 5/3/1999       | 9%                  |

\*proposed rates

## Attachment V: Troy Sewer Fund Financial Proforma

(No Increases after 2027)

Established 5%      Established  
5%

|                              |       | 2025                | 2026                | 2027                | 2028                | 2029                | 2030                | 2031               |
|------------------------------|-------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------|
|                              | Notes | Actuals             | Adj Est             | Est                 | Est                 | Est                 | Est                 | Est                |
| Beginning Balance            |       | \$3,149,715         | \$5,579,376         | \$5,563,199         | \$5,727,600         | \$5,251,065         | \$4,949,272         | \$2,452,445        |
| Growth Revenues              | 1     | \$5,986,972         | \$6,000,000         | \$6,360,000         | \$6,738,600         | \$6,805,986         | \$6,874,046         | \$6,942,786        |
| Proceeds from Borrowing      |       | \$2,996,580         | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                |
| Revenues from Rate Increases | 2     | \$0                 | \$300,000           | \$315,000           | \$0                 | \$0                 | \$0                 | \$0                |
| <b>Total Resources</b>       |       | <b>\$12,133,266</b> | <b>\$11,879,376</b> | <b>\$12,238,199</b> | <b>\$12,466,200</b> | <b>\$12,057,051</b> | <b>\$11,823,317</b> | <b>\$9,395,231</b> |
| Operating Expenses           | 3     | \$4,086,749         | \$4,086,749         | \$4,250,219         | \$4,420,228         | \$4,597,037         | \$4,780,918         | \$4,972,155        |
| Scheduled Capital            | 4     | \$850,418           | \$1,430,472         | \$1,459,050         | \$1,991,350         | \$1,710,106         | \$3,820,576         | \$2,762,301        |
| Miscellaneous Capital        |       | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                |
| Current Debt Service         |       | \$182,841           | \$179,278           | \$181,652           | \$183,879           | \$180,958           | \$149,700           | \$151,550          |
| New Debt Service             | 5     | <u>\$619,678</u>    | <u>\$619,678</u>    | <u>\$619,678</u>    | <u>\$619,678</u>    | <u>\$619,678</u>    | <u>\$619,678</u>    | <u>\$619,678</u>   |
| <b>Total Expenses</b>        |       | <b>\$5,739,686</b>  | <b>\$6,316,177</b>  | <b>\$6,510,599</b>  | <b>\$7,215,135</b>  | <b>\$7,107,779</b>  | <b>\$9,370,873</b>  | <b>\$8,505,684</b> |
| Net Encumbrances             |       | \$814,203           | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                |
| <b>Ending Balance</b>        |       | <b>\$5,579,376</b>  | <b>\$5,563,199</b>  | <b>\$5,727,600</b>  | <b>\$5,251,065</b>  | <b>\$4,949,272</b>  | <b>\$2,452,445</b>  | <b>\$889,547</b>   |
| Target Balance               | 6     | \$3,046,524         | \$3,042,070         | \$3,126,773         | \$3,214,561         | \$3,299,314         | \$3,352,182         | \$3,450,113        |
| % Coverage                   | 7     | 183.14%             | 182.88%             | 183.18%             | 163.35%             | 150.01%             | 73.16%              | 25.78%             |

**Notes:**

1. Assumes system growth of 1%
2. Assumes status quo with no rate increases after the final increase of 5% in 2027 per legislation (O-50-2022)
3. Operating expense growth of 4%
4. 2025 Capital is calculated by the sum of capital outlay and maintenance of facilities. Scheduled Capital is based on 2026-2030 CIP for Budget Meetings, net of updates
5. New debt service is the OWDA bond for WWTP Improvements
6. Target balance equals 125% of debt service plus 50% of annual operating budget, per City Auditor John Frigge
7. % Coverage is the Ratio of Ending Balance to Target Balance. 100% or higher means ending balance is meeting or exceeding target

## Attachment VI: Troy Sewer Fund Financial Proforma

(Recommended Increases)

|       |  | Established<br>5% | Potential 2% | Potential 2% | Potential 2% | Potential 2% | Potential 2% |             |
|-------|--|-------------------|--------------|--------------|--------------|--------------|--------------|-------------|
|       |  | 2025              | 2026         | 2027         | 2028         | 2029         | 2030         | 2031        |
| Notes |  | Actuals           | Adj Est      | Est          | Est          | Est          | Est          | Est         |
| 1     |  | \$3,149,715       | \$5,579,376  | \$5,563,199  | \$5,538,600  | \$5,002,785  | \$4,773,408  | \$2,485,954 |
|       |  | \$5,986,972       | \$6,000,000  | \$6,360,000  | \$6,549,600  | \$6,744,816  | \$6,945,851  | \$7,152,877 |
|       |  | \$2,996,580       | \$0          | \$0          | \$0          | \$0          | \$0          | \$0         |
| 2     |  | \$0               | \$300,000    | \$126,000    | \$129,720    | \$133,586    | \$137,568    | \$141,668   |
|       |  | \$12,133,266      | \$11,879,376 | \$12,049,199 | \$12,217,920 | \$11,881,187 | \$11,856,827 | \$9,780,500 |
| 3     |  | \$4,086,749       | \$4,086,749  | \$4,250,219  | \$4,420,228  | \$4,597,037  | \$4,780,918  | \$4,972,155 |
| 4     |  | \$850,418         | \$1,430,472  | \$1,459,050  | \$1,991,350  | \$1,710,106  | \$3,820,576  | \$2,762,301 |
|       |  | \$0               | \$0          | \$0          | \$0          | \$0          | \$0          | \$0         |
|       |  | \$182,841         | \$179,278    | \$181,652    | \$183,879    | \$180,958    | \$149,700    | \$151,550   |
| 5     |  | \$619,678         | \$619,678    | \$619,678    | \$619,678    | \$619,678    | \$619,678    | \$619,678   |
|       |  | \$5,739,686       | \$6,316,177  | \$6,510,599  | \$7,215,135  | \$7,107,779  | \$9,370,873  | \$8,505,684 |
|       |  | \$814,203         | \$0          | \$0          | \$0          | \$0          | \$0          | \$0         |
|       |  | \$5,579,376       | \$5,563,199  | \$5,538,600  | \$5,002,785  | \$4,773,408  | \$2,485,954  | \$1,274,815 |
| 6     |  | \$3,046,524       | \$3,042,070  | \$3,126,773  | \$3,214,561  | \$3,299,314  | \$3,352,182  | \$3,450,113 |
| 7     |  | 183.14%           | 182.88%      | 177.13%      | 155.63%      | 144.68%      | 74.16%       | 36.95%      |

Notes:

1. Assumes system growth of 1%
2. Decrease final increase in 2027 from 5% per legislation (O-50-2022) to 2% and a standard 2% for the next five years
3. Operating expense growth of 4%
4. 2025 Capital is calculated by the sum of capital outlay and maintenance of facilities. Scheduled Capital is based on 2026-2030 CIP for Budget Meetings, net of updates
5. New debt service is the OWDA bond for WWTP Improvements
6. Target balance equals 125% of debt service plus 50% of annual operating budget, per City Auditor John Frigge
7. % Coverage is the Ratio of Ending Balance to Target Balance. 100% or higher means ending balance is meeting or exceeding target

# Attachment VII: Stormwater Rate Increases 2008-2028

| Year | Effective Date | Rate    | \$ Increase | % Increase |
|------|----------------|---------|-------------|------------|
| 2028 | 2/1/2028       | \$ 7.40 | \$ 0.35     | 4.96%      |
| 2027 | 2/1/2027       | \$ 7.05 | \$ 0.35     | 5.22%      |
| 2026 | 2/1/2026       | \$ 6.70 | \$ 0.35     | 5.51%      |
| 2025 | 2/1/2025       | \$ 6.35 | \$ 0.35     | 5.83%      |
| 2024 | 2/1/2024       | \$ 6.00 | \$ 0.35     | 6.19%      |
| 2023 | 2/1/2023       | \$ 5.65 | \$ -        | 0%         |
| 2022 | 2/1/2022       | \$ 5.65 | \$ -        | 0%         |
| 2021 | 2/1/2021       | \$ 5.65 | \$ -        | 0%         |
| 2020 | 2/1/2020       | \$ 5.65 | \$ -        | 0%         |
| 2019 | 2/1/2019       | \$ 5.65 | \$ 0.40     | 7.6%       |
| 2018 | 2/1/2018       | \$ 5.25 | \$ -        | 0%         |
| 2017 | 2/1/2017       | \$ 5.25 | \$ 0.25     | 5.0%       |
| 2016 | 2/1/2016       | \$ 5.00 | \$ 0.20     | 4.2%       |
| 2015 | 2/1/2015       | \$ 4.80 | \$ 0.10     | 2.1%       |
| 2014 | 2/1/2014       | \$ 4.70 | \$ 0.15     | 3.3%       |
| 2013 | 2/1/2013       | \$ 4.55 | \$ 0.10     | 2.2%       |
| 2012 | 2/1/2012       | \$ 4.45 | \$ 0.10     | 2.3%       |
| 2011 | 2/1/2011       | \$ 4.35 | \$ 0.10     | 2.4%       |
| 2010 | 2/1/2010       | \$ 4.25 | \$ 0.45     | 11.8%      |
| 2009 | 2/1/2009       | \$ 3.80 | \$ 0.30     | 8.6%       |
| 2008 | 2/1/2008       | \$ 3.50 |             |            |

# Attachment VIII: Troy Stormwater Utility Fund Financial Proforma

(No Increases after 2028)

Established 5.51%    Established 5.22%    Established 4.96%

|                              |       | 2025               | 2026               | 2027               | 2028               | 2029               | 2030               | 2031               |
|------------------------------|-------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|                              | Notes | Act                | Adj Bud            | Est                | Est                | Est                | Est                | Est                |
| Beginning Balance            |       | \$2,602,472        | \$3,031,830        | \$1,359,322        | \$882,976          | \$1,177,466        | \$1,463,256        | \$114,294          |
| Growth Revenues              | 1     | \$1,994,247        | \$2,014,190        | \$2,144,214        | \$2,276,533        | \$2,411,151        | \$2,435,263        | \$2,459,615        |
| Revenues from Rate Increases | 2     | \$0                | \$109,883          | \$110,877          | \$111,853          | \$0                | \$0                | \$0                |
| Proceeds from Borrowing      |       | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>Total Resources</b>       |       | <b>\$4,596,719</b> | <b>\$5,155,903</b> | <b>\$3,614,413</b> | <b>\$3,271,361</b> | <b>\$3,588,617</b> | <b>\$3,898,518</b> | <b>\$2,573,910</b> |
| Operating Expenses           | 3     | \$975,651          | \$1,549,459        | \$1,611,437        | \$1,675,895        | \$1,742,931        | \$1,812,648        | \$1,885,154        |
| Scheduled Capital            | 4     | \$209,281          | \$2,247,122        | \$1,120,000        | \$418,000          | \$382,431          | \$1,971,576        | \$540,166          |
| Current Debt Service         |       | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| New Debt Service             |       | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>Total Expenses</b>        |       | <b>\$1,184,932</b> | <b>\$3,796,581</b> | <b>\$2,731,437</b> | <b>\$2,093,895</b> | <b>\$2,125,362</b> | <b>\$3,784,224</b> | <b>\$2,425,320</b> |
| Net encumbrances             |       | \$379,957          | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>Ending Balance</b>        |       | <b>\$3,031,829</b> | <b>\$1,359,322</b> | <b>\$882,976</b>   | <b>\$1,177,466</b> | <b>\$1,463,256</b> | <b>\$114,294</b>   | <b>\$148,590</b>   |
| Target Balance               | 5     | \$487,826          | \$774,730          | \$805,719          | \$837,947          | \$871,465          | \$906,324          | \$942,577          |
| % Coverage                   | 6     | 621.50%            | 175.46%            | 109.59%            | 140.52%            | 167.91%            | 12.61%             | 15.76%             |

## Notes:

1. Assumes system growth of 1%
2. Assumes status quo with no rate increases after final 2028 increase per legislation (R-54-2023)
3. Operating expense growth of 4%
4. Scheduled Capital is based on 2026-2030 Troy Stormwater Utility Fund Capital Improvement Project Schedule, net of updates
5. Target balance equals 125% of debt service plus 50% of annual operating budget, per City Auditor John Frigge
6. % Coverage is the Ratio of Ending Balance to Target Balance. 100% or higher means ending balance is meeting or exceeding target

**COMMUNITY &  
ECONOMIC DEVELOPMENT  
COMMITTEE**



**REPORT OF THE TROY PLANNING COMMISSION**

**TO:** Mr. Rozell, President of Council

**FROM:** Troy Planning Commission

**DATE:** October 6, 2026

**SUBJECT:** RECOMMENDATION THE TROY PLANNING COMMISSION – FINAL PLAT APPROVAL, FOX HARBOR SUBDIVISION SECTION 12 AND DEDICATION OF RIGHT-OF-WAY

At the August 13, 2026, meeting of the Troy Planning Commission the request for the final approval of Fox Harbor Subdivision Section 12 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 12 is an area of 7.393 acres
- There will be 26 building lots on 6.109 acres
- Right-of Way to be dedicated is an area of 1.284 acres -- New Castle Drive and Angela Circle
- The zoning is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. Actual lot sizes range from .208 acres (9,060 square feet) to .294 acres (12,806 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 12 be approved, including the dedication of Right-of-Way. A copy of the plat map is attached. This is the final section of this development.

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 7.393 ACRES OF LAND, BEING PART OF INLOT NUMBER 7446 AND ALL OF INLOT NUMBER 11548 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 12, 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 EASEMENTS 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 BANK, 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 \_\_\_\_\_, 20\_\_\_\_, 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 12

LOCATED IN

CITY OF TROY, MIAMI COUNTY, OHIO

PT. INLOT 7446 & INLOT 11548

7.393 ACRES

JULY 24, 2026



VICINITY MAP

~NTS~

# DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 7.393 ACRES COMPRISED OF PART OF THE 14.987 ACRE TRACT II AS DESCRIBED TO HARBOR WEST LAND COMPANY, LLC BY 20240R-08567 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 \_\_\_\_\_, 2026.

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 12, 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 THROUGHOUT MARCH, 2026. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE A.C. BROWN PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

JOHN J. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #8215

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BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

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WEST MILTON, OHIO 45383  
(937) 698-3000

PAGE 1 OF 2

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

BES JOB #58723 DRAWN BY: SES CHECKED BY: JJB

# 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 PLAT DENOTES A STORM SEWER & DRAINAGE EASEMENT ONLY, THE EASEMENT SHALL NOT BE USED AS A UTILITY 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 COMBINED SIDE YARD DISTANCE OF 15 FEET.  
SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED.

MAXIMUM BUILDING COVERAGE: 40%

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 60.55      | 175.00 | 19°49'22"   | S 80°26'34" E | 80.24        |
| C2    | 46.99      | 30.00  | 89°44'33"   | S 44°48'29" W | 42.33        |
| C4    | 36.14      | 50.00  | 41°24'35"   | N 68°58'28" E | 35.36        |
| C6    | 36.14      | 50.00  | 41°24'35"   | S 89°38'56" E | 35.36        |
| C8    | 14.38      | 225.00 | 5°39'46"    | S 01°44'05" W | 14.39        |
| C9    | 36.80      | 30.00  | 74°05'51"   | N 33°28'57" E | 36.15        |
| C10   | 69.19      | 200.00 | 19°49'22"   | S 80°26'34" E | 68.85        |
| C11   | 56.28      | 200.00 | 16°07'27"   | S 07°57'56" E | 55.10        |
| C12   | 315.06     | 200.00 | 90°15'27"   | S 45°13'31" E | 283.48       |
| C13   | 24.78      | 175.00 | 8°06'43"    | N 04°08'09" W | 24.76        |
| C14   | 129.76     | 175.00 | 42°23'21"   | S 29°27'11" E | 126.82       |
| C15   | 121.12     | 175.00 | 39°39'23"   | S 70°31'53" E | 118.72       |
| C16   | 34.63      | 50.00  | 39°42'26"   | N 88°05'23" E | 33.96        |
| C17   | 40.00      | 50.00  | 45°50'12"   | S 88°08'19" E | 38.84        |
| C18   | 40.00      | 50.00  | 45°50'12"   | S 23°16'07" E | 38.84        |
| C19   | 40.00      | 50.00  | 45°50'12"   | N 22°32'05" E | 38.84        |
| C20   | 40.00      | 50.00  | 45°50'11"   | N 58°22'17" E | 38.84        |
| C21   | 34.70      | 50.00  | 39°45'57"   | S 68°19'39" E | 34.01        |
| C22   | 53.29      | 224.78 | 13°35'17"   | S 83°33'53" E | 53.16        |
| C23   | 59.68      | 224.78 | 15°12'48"   | N 87°11'25" W | 59.50        |
| C24   | 61.04      | 225.00 | 15°32'41"   | S 53°48'56" E | 60.86        |
| C25   | 60.99      | 225.00 | 15°31'50"   | N 35°16'40" W | 60.80        |
| C26   | 60.98      | 225.00 | 15°31'46"   | N 22°44'52" W | 60.80        |
| C27   | 56.46      | 225.00 | 14°53'11"   | N 07°32'23" W | 56.29        |

NOTE:  
C3, C5 & C7 NOT USED

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_A  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## FOX HARBOR SECTION 12

LOCATED IN  
CITY OF TROY, MIAMI COUNTY, OHIO  
PT. INLOT 7446 & ALL OF INLOT 11548  
7.393 ACRES  
JULY 24, 2026

### REFERENCES

LAND SURVEY VOL. 58, 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 10, PAGE 59  
RECORD PLAT BOOK 17, PAGE 57  
RECORD PLAT BOOK 26, PAGE 94  
RECORD PLAT BOOK 27, PAGE 53  
RECORD PLAT BOOK 27, PAGE 74-74A  
RECORD PLAT BOOK 27, PAGE 97-97A  
RECORD PLAT BOOK 29, PAGE 13-13A  
RECORD PLAT BOOK 29, PAGE 96-96A  
RECORD PLAT BOOK 30, PAGE 91-91A  
RECORD PLAT BOOK 31, PAGE 44-44A

### LEGEND

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

### ACREAGE SUMMARY

7.386 ACRES IN PT. INLOT 7446  
+0.005 ACRES IN INLOT 11548  
7.393 ACRES TOTAL

6.109 ACRES IN LOTS  
1.284 ACRES IN RIGHT OF WAY

PARCELS DOP-DUNBAR - PT. INLOT 7446

7.382 AC. (PER TAX MAP)  
- 7.382 AC. (PER TAX MAP)  
0.000 AC. REMAINING

PARCELS DOP-107384 - INLOT 11548

0.005 AC. (PER TAX MAP)  
- 0.005 AC. (PER TAX MAP)  
0.000 AC. REMAINING

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 DECEMBER, 2025. 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 #82116

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

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000

PAGE 2 OF 2

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GRAPHIC SCALE IN FEET 1"=60'

THE BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (GORS).



**REPORT OF THE TROY PLANNING COMMISSION**

TO: Mr. Rozell, President of Council

FROM: Troy Planning Commission

DATE: October 9, 2026

SUBJECT: RECOMMENDATION THE TROY PLANNING COMMISSION – FINAL PLAT APPROVAL,  
ADDISON LANDING SUBDIVISION SECTION 2 AND DEDICATION OF RIGHT-OF-WAY

At the May 28, 2025 meeting of the Troy Planning Commission, the Final Plat of the Addison Landing – Section 2 Subdivision was approved by the Planning Commission and recommended for approval. The subdivision is located along Dorset Road and Lytle Road. The Final Plat is in general conformance with the amended Preliminary Plan approved by the Planning Commission. Other details reviewed are:

- o Section 2 encompasses a total of 14.369 acres with 57 building lots on 11.830 acres.
- o The zoning is R-5 Single-Family Residential, with a minimum lot size of 6,000 square feet. Lot sizes range from .149 acres (6,490 square feet) to 0.417 acres (18,165 square feet).
- o The development of this section will dedicate a total of 2.539 acres of public street Right-of-Way. The names of the roads in Section Two are Addie Circle West, Addie Circle East, and Blair Court.
- o The subdivision has private open space that is maintained by the HOA and has been accepted by the Planning Commission (as part of the Preliminary Plan approval) and the Park Board for this development.

Forwarding the Final Plan to Council was subject to the following conditions, all of which have now been completed:

- o The construction set of plans is approved and a preconstruction meeting is held prior to beginning Construction (The construction plans were approved June 5, 2025 and the preconstruction meeting was held February 18, 2026.)
- o The public improvements have been completed to the satisfaction of the city prior to the plat being forwarded to Council.

Attached is a copy of the Final Plat of Section 2.

By unanimous vote the Troy Planning Commission recommends to the Troy City Council that the Final Plat of Addison Landing – Section 2 and the dedication of right-of-way be approved.

encl.

# ADDISON LANDING-SECTION TWO

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 14.368 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS ADDISON LANDING-SECTION TWO AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, 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 202004-02804 AND 202004-02805.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY 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 ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE 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 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:

- REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- 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 STREETS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY ON 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 ON SAID PLAT, DESIGNATED AS ROADWAY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION AND MAINTENANCE OF THE STREET AND ROADWAY IMPROVEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER.

OWNER: LYLE ROAD DEVELOPERS, LTD.

GEORGE R. OBERER, JR., MANAGER  
BY: OBERER LAND DEVELOPERS, LTD., ITS MANAGER

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

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 LYLE ROAD DEVELOPERS, LTD., OBERER LAND DEVELOPERS, LTD., GEORGE R. OBERER, JR., ITS MANAGER, 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

LIEH HOLDER: HW, INC.

PAUL WISHNOK  
MANAGING MEMBER

STATE OF OHIO, COUNTY OF \_\_\_\_\_, S.S.

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 HW, INC., BY PAUL WISHNOK, ITS MANAGING MEMBER, 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

LIEH HOLDER: OLD FORT BANKING COMPANY

DAVID HALTON  
EXECUTIVE VICE PRESIDENT

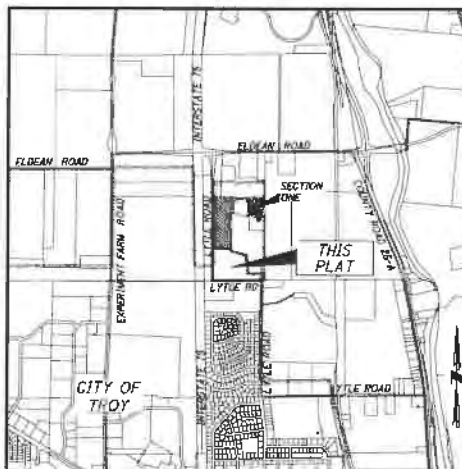
STATE OF OHIO, COUNTY OF \_\_\_\_\_, S.S.

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 OLD FORT BANKING COMPANY, BY DAVID HALTON, ITS EXECUTIVE VICE PRESIDENT, 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

PT H357  
INLOT  
TROY  
CITY  
MIAMI  
COUNTY  
OHIO  
STATE



VICINITY MAP  
N.T.S.

## OWNER'S STATEMENT

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S. DATE: \_\_\_\_\_, 20\_\_\_\_

GEORGE R. OBERER, JR., OBERER LAND DEVELOPERS, LTD., MANAGER OF LYLE ROAD DEVELOPERS, LTD., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEH HOLDERS, HAVE UNITED IN ITS EXECUTION.

GEORGE R. OBERER, JR., MANAGER

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

## AREA SUMMARY

|                                  |              |
|----------------------------------|--------------|
| 57 BUILDING LOTS                 | 9.463 ACRES  |
| 1 OPEN SPACE LOT                 | 1.958 ACRES  |
| EX. STREET R/W (TO BE DEDICATED) | 1.078 ACRES  |
| NEW STREET R/W (TO BE DEDICATED) | 1.476 ACRES  |
| TOTAL                            | 14.354 ACRES |

## SURVEY REFERENCES

ROAD BOOK 8 PAGE 43  
LAND SURVEY 3 PAGE 510  
LAND SURVEY 17 PAGE 87  
LAND SURVEY 20 PAGE 180  
LAND SURVEY 24 PAGE 151  
LAND SURVEY 25 PAGE 62  
LAND SURVEY 60 PAGE 49  
LAND SURVEY 62 PAGE 181  
RECORD PLAT 28 PAGE 12  
RECORD PLAT 31 PAGE 6

## NOTES

1.1 ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT (PUBLIC). OTHER UTILITY EASEMENTS (PUBLIC) ARE AS SHOWN HEREON.

2.1 ALL COMMON LOT LINES ARE SUBJECT TO A 5' DRAINAGE EASEMENT (PRIVATE) ON EACH SIDE, BEING 10' TOTAL, UNLESS OTHERWISE NOTED.

3.1 ALL DRAINAGE EASEMENTS (PRIVATE) ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION AND/OR PROPERTY OWNER.

4.1 FENCES AND STRUCTURES ARE NOT PERMITTED IN THE UTILITY EASEMENTS.

5.1 ALL STORM DRAINAGE OUTSIDE OF THE PUBLIC STREET RIGHT-OF-WAY SHALL BE PRIVATE AND MAINTAINED BY THE ADDISON LANDING HOMEOWNERS' ASSOCIATION.

6.1 THE OPEN SPACE LOT SHALL BE DEDICATED AS A DRAINAGE EASEMENT AND SHALL BE MAINTAINED BY THE ADDISON LANDING OWNERS' ASSOCIATION.

7.1 THE OPEN SPACE LOT SHALL BE DEDICATED AS AN ACCESS EASEMENT FOR A PARK/PLAYGROUND AREA FOR PUBLIC USE. ALL EQUIPMENT AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ADDISON LANDING OWNERS' ASSOCIATION.

8.1 NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

FEE \$ \_\_\_\_\_

DAVID NORMAN  
MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_

HATTHEE W. DEARBARD  
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

## DEEDS

LYLE ROAD DEVELOPERS, LTD.  
202004-02804  
23.832 ACRES

LYLE ROAD DEVELOPERS, LTD.  
202004-02805  
14.010 ACRES

## CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JILL MILLER, 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 REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS APPROVED BY ORDINANCE NO. 3-\_\_\_\_, EFFECTIVE \_\_\_\_\_, 20\_\_\_\_.

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

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

ALLEN J. BERTKE, P.S. #8626

DATE



THIS INSTRUMENT WAS PREPARED BY:

Choice One  
Engineering

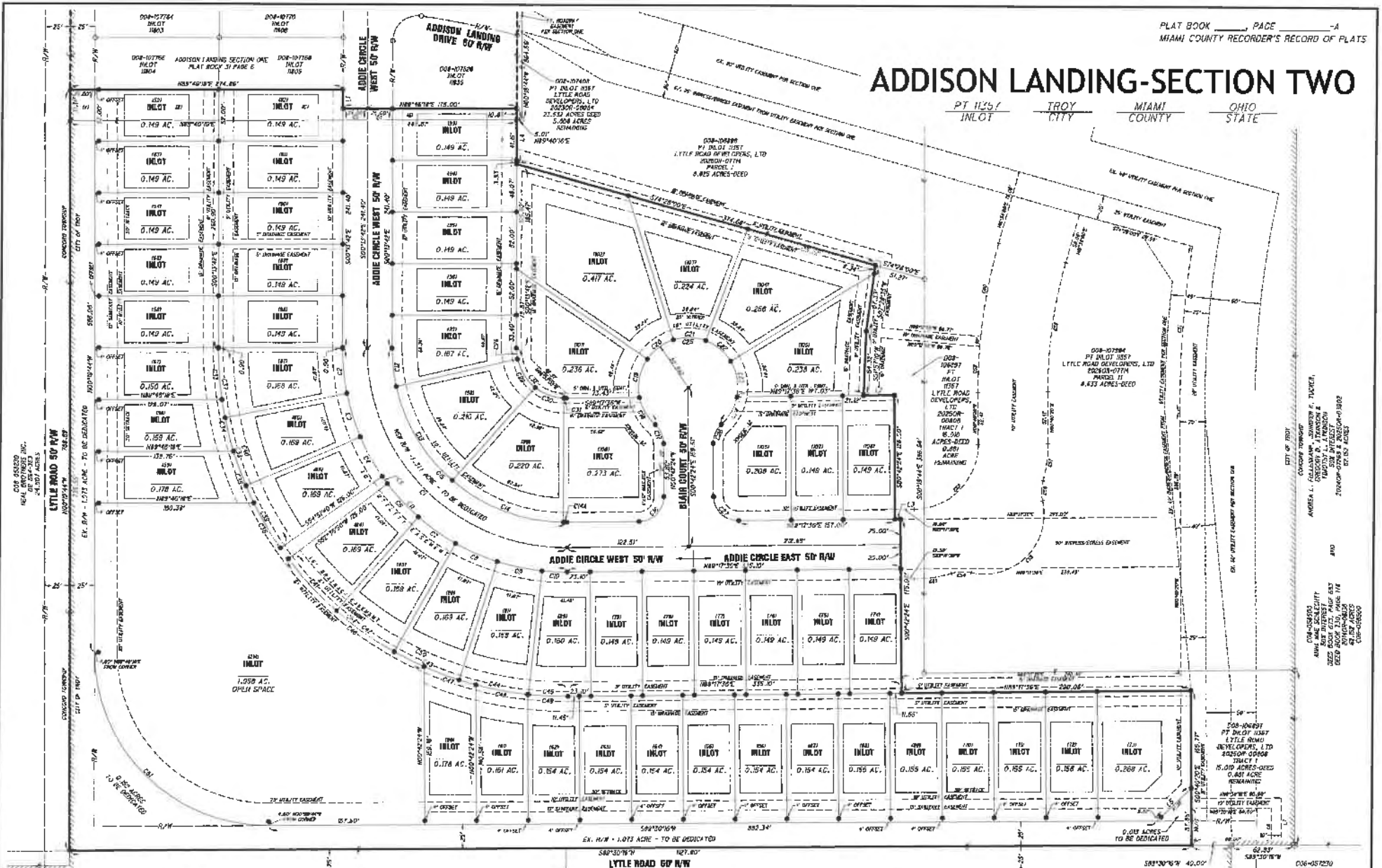
BERKE, OHIO 937.477.0000  
LOVELAND, OHIO 513.379.8154

www.CHOICEONEENGINEERING.com

DATE:  
09-29-2026  
DRAWN BY:  
MPL  
JOB NUMBER:  
MIATRO2417  
SHEET NUMBER  
1 OF 3

# ADDISON LANDING-SECTION TWO

PT 11351  
INLOT  
TROY  
CITY  
MIAMI  
COUNTY  
OHIO  
STATE



## LEGEND

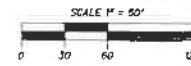
- 5/8" X 30" REBAR  
N/CAP TO BE SET
- IRON PIN FOUND
- ✕ MAG NAIL SET
- ✕ MAG NAIL FOUND
- ✕ STONE FOUND
- ~~~~~ EXISTING CORPORATION LINE
- ~~~~~ EXISTING EASEMENT LINE
- UTILITY EASEMENT LINE  
FRONT-10'  
ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE  
FRONT-25' UNLESS OTHERWISE SHOWN  
REAR-10'  
SIDE-5'

- LINE NUMBER
- CURVE NUMBER
- EXISTING SUBDIVISION LINE
- PRELIMINARY LOT NUMBER
- ADDISON LANDING SECTION ONE  
PLAT BOOK 31 PAGE 6

## OWNER

LITTLE ROAD DEVELOPERS, LTD.  
202309-08084  
35.268 ACRES  
AND  
202809-08086  
15.015 ACRES

THE BEARINGS SHOWN HEREON ARE BASED  
ON M.D. 53 (CORS 2011 ADJUSTMENT), OHIO  
SOUTH ZONE, QUOTED TO CORNER NETWORK



THIS INSTRUMENT WAS PREPARED BY

**ChoiceOne**  
Engineering

SWNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.259.8354  
www.CHOICEONEENGINEERING.com

DATE:  
09-29-2026  
DRAWN BY:  
MFL  
JOB NUMBER:  
MIATRO2417  
SHEET NUMBER:  
2 OF 3

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_-B  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

OHIO  
STATES

|                                                                                       |                                                                                |   |                                                  |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|---|--------------------------------------------------|
|  | THIS INSTRUMENT WAS PREPARED BY:                                               |   | DATE:                                            |
|                                                                                       | Choice One Engineering                                                         |   | 09-29-2026                                       |
|                                                                                       | SEASAY, OHIO 44747-0000<br>LAKELAND, OHIO 913.136.0594                         |   | DRAWN BY:                                        |
|                                                                                       | <a href="http://www.choiceoneengineering.com">www.choiceoneengineering.com</a> |   | MFL<br>JOB NUMBER:<br>MFLTP02417<br>SHEET NUMBER |
|                                                                                       |                                                                                | 3 | OF 3                                             |