

BOARD OF PARK COMMISSIONERS
AGENDA
Tuesday, May 3, 2022
4:00 pm – Council Chambers

Call to Order: President – Mr. Kappers

- I. Roll Call: Mr. Kappers
Mr. Emerick
Mrs. Westfall
- II. Approve Minutes: April 5, 2022 Joint Board of Park Commissioners and Recreation Board Meeting Minutes
- III. Reports: Jeremy Drake, Park Superintendent (Report Attached)
Ken Siler, Recreation Director (Report Attached)
Kyler Booher, Director of Golf (Report Attached)
Mr. Kappers, Planning Commission Report
- IV. New Business:
 - A. Permission to place two interpretive signs at McKaig & Race Park
 - B. Discussion on adding an ADA ramp and patio at the Troy Senior Citizens Center
 - C. Presentation from Girl Scout Troop 33193 on improvements to the Dog Park within Duke Park
 - D. Approve the following easements associated with the Phase 2 West Main Street Improvement Project
 - a. 0.039 acres of proposed warranty deed property and 0.031 acres of proposed temporary easement
 - b. 0.0021 acres of proposed warranty deed property and 0.031 acres of property temporary easement
 - c. 0.048 acres of proposed utility easement and a total of 0.021 temporary easement
- V. Old Business:
 - A. Update from President, Dana Smith of the Troy Baseball Parents Association related to improvements to the North Market Street Baseball Field

VI: Other:

VII: Adjourn:

BOARD OF PARK COMMISSIONERS
AND RECREATION BOARD JOINT MEETING
MINUTES – April 5, 2022, 4:00 PM
Council Chambers

The meeting was called to order by Mr. Kappers, President.

Members of the Board Present: Mr. Alan Kappers, President
 Mr. Richard Jordan Emerick, Vice-President
 Mrs. Susan Westfall, Secretary

Members of the Recreation Board: Mr. Eric Herman

Others Attending: Jeremy Drake, Park Superintendent
 Ken Siler, Recreation Director
 Kyler Booher, Director of Golf
 Patrick Titterington, Director of Public Service & Safety
 City staff

The minutes of the March 1, 2022 Board of Park Commissioners meeting were approved by unanimous vote, following a motion from Mr. Emerick, seconded by Mrs. Westfall.

REPORTS:

- Park Superintendent Jeremy Drake submitted a report (copy attached to original minutes). Mr. Drake commented that the gazebo at Treasure Island Park within the Pollinator Habitat has been completed. The bird feeders have also been placed and the benches are installed. Most of the work has been completed by Park Department staff. Mr. Kappers asked how obvious the cameras are in the habitat and Mr. Titterington stated signs will be posted that cameras are in place and recording. Mr. Drake also gave an update on Robinson Reserve. He stated the 1.3-mile gravel walking trail has been placed and the wildflower prairie mix has been planted. Staff will be placing five park benches throughout the reserve along with additional signage. This summer the Miami County Park District will be adding two overlooks that over look the lower wetlands. Mrs. Westfall stated she walked in the reserve and it is very nice but noted there is one section that is steep, especially for the elderly. Lastly, Mr. Drake stated staff has been working on Archer Park Diamond 2. The player bench is in and the overhead covering has been built. A contractor has installed the pitching mound. This field is a great addition to be used this upcoming season. Staff will not be installing the outfield fencing until the outfield is graded. The outfield grading will probably take place this coming fall. Mrs. Westfall stated she is concerned with the proximity of the field to the railroad tracks. She feels there will be many foul balls that go over the railroad tracks causing them to either go and get them or costing them money in replacing the baseballs.
- Mr. Siler submitted a report (copy attached to original minutes) and had no other additions.
- Mr. Booher submitted a report (copy attached to original minutes). Mr. Booher stated course play has slowed down due to the weather but staff is ready for the leagues to begin. Mr. Kappers asked the status of the Assistant Golf Professional position and Mr. Booher stated he is working with Human Resources to fulfill the position and will hopefully have a recommendation for someone to hire at the May Board of Park Commissioners meeting.

NEW BUSINESS:

- **Review and approve the revised Field Use Policy Field Lining Fees** – Ken Siler, Recreation Director stated the Recreation Board approved the revised agreement for the Field Use Policy Field Lining Fees but with one concern related to the field lining fees. Staff is experiencing an issuing in ordering field use paint along with the increases of cost when they are able to get a supply. Mr. Siler stated it is being proposed to increase the initial lining of the baseball, softball, soccer, and football fields by 50% and then the cost of relining the fields is being doubled. Mr. Emerick confirmed that there is an application fee, initial lining fee, and the relining of the fields.

A motion was made by Mr. Emerick, seconded by Mrs. Westfall, to approve the recommendation of the Recreation Department to the Revised Field Use Policy Field Lining Fees.

Motion passed by unanimous vote

- **Consideration of the Troy-Miami County Public Library partnering with the Recreation Department to host the movie Moana at Treasure Island Park on June 28, 2022. The movie will begin at dusk (approximately 9:15 p.m.) The rain date is July 12, 2022.** – Ken Siler, Recreation Director stated the Recreation Department has partnered with the Troy-Miami County Public Library to host a movie night at Treasure Island Park. In the years past, the movie nights have been a success.

A motion was made by Mr. Kappers, seconded by Mr. Emerick, to approve the movie Moana being presented at Treasure Island Park.

Motion passed by unanimous vote

OTHER:

- **Recommendation by the Board of Park Commissioners regarding construction plans for the St. Rt. 41 Broadford Bridge parking lot and authorize bidding** – Jeremy Drake, Park Superintendent, stated ODNR approved the cities grant application for the St. Rt. 41 Broadford Bridge parking lot which had been discussed at a previous Board of Park Commissioners Meeting. With the grant being approved, staff is looking for approval of the design and to start the bidding process so the project can be completed in 2022. Mr. Drake stated the area on St. Rt. 41 is heavily used in the summer months as a put in point for river usage. With the greenspace available, it can now provide off street parking and enhance the safety of the patrons. Mr. Kappers asked about the signage that will be posted. Ms. Nikki Reese, Community Development Manager confirmed that since the funds are coming from a NatureWorks Grant, signage must state it was funded by NatureWorks and have the cardinal on it. Mr. Kappers wants to make sure there is a sign posted stating it is a public parking lot. Mr. Emerick confirmed that the parking lot will hold six cars and Mrs. Westfall questioned if six spots will be enough for long term usage. Mr. Drake stated this parking lot will not be able to hold all the cars parking on the street but this parking lot will help get some cars off the street. Mr. Titterington, Director of Public Service, stated signs will be posted stating the rules of the park and it will be marked as a public parking lot. Lastly, Mr. Titterington stated staff did review the size of the lot and with the area that is available, the construction plans are utilizing the area to full capacity.

A motion was made by Mr. Kappers, seconded by Mrs. Westfall, to approve the construction plans and authorize bidding for the parking lot.

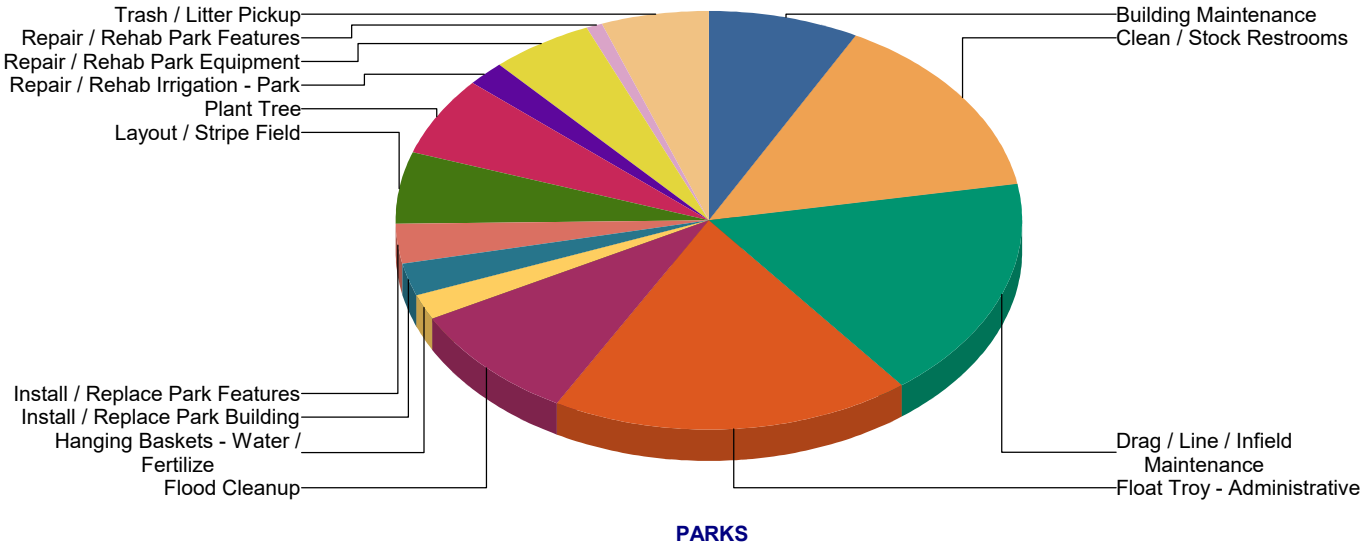
Motion passed by unanimous vote

Discussion: Mrs. Westfall questioned when the parking lot would be completed and available for use? Ms. Reese stated since the cost estimate is under \$50,000, the project does not have to be publicly bid and staff is hoping the project will be completed this summer. Mr. Kappers questioned if City Council has to approve legislation naming the park and Mr. Titterington stated the park will not be officially named.

There being no further business, upon motion of Mr. Emerick, seconded by Mrs. Westfall, by unanimous voice vote, the Board adjourned at 4:21 p.m.

Respectfully submitted,

Work Order Cost By Category & Work Type



<u>ID</u>	<u>INITIATED DATE</u>	<u>TOTAL COST</u>	<u>ADDRESS</u>	<u>STATUS</u>
PARKS				
Building Maintenance				
21154	April 19, 2022	\$123.58		CLOSED
Turn water on, open restroom for the season				
21399	April 28, 2022	\$263.45		CLOSED
Senior Center, Install ice machine				
21401	April 28, 2022	\$212.12		CLOSED
clean shop, organize storage area				
21402	April 28, 2022	\$106.06		CLOSED
Store shipment of ballfield supplies				
21397	April 28, 2022	\$105.38		CLOSED

<u>ID</u>	<u>INITIATED DATE</u>	<u>TOTAL COST</u>	<u>ADDRESS</u>	<u>STATUS</u>
		\$810.59		5
Clean / Stock Restrooms				
21114	April 18, 2022	\$82.39	PROUTY PLAZA TROY, OH, 45373	CLOSED
21111	April 18, 2022	\$105.38		CLOSED
21117	April 18, 2022	\$105.38		CLOSED
21065	April 13, 2022	\$105.38		CLOSED
21066	April 13, 2022	\$105.38		CLOSED
21069	April 13, 2022	\$105.38	All Park restrooms	CLOSED
21115	April 18, 2022	\$105.38		CLOSED
21058	April 13, 2022	\$105.38		CLOSED
21064	April 13, 2022	\$105.38	PROUTY PLAZA TROY, OH, 45373	CLOSED
21113	April 18, 2022	\$105.38	PROUTY PLAZA TROY, OH, 45373	CLOSED

<u>ID</u>	<u>INITIATED DATE</u>	<u>TOTAL COST</u>	<u>ADDRESS</u>	<u>STATUS</u>
21067	April 13, 2022	\$105.38		CLOSED
21116	April 18, 2022	\$105.38		CLOSED
21063	April 13, 2022	\$105.38	PROUTY PLAZA TROY, OH, 45373	CLOSED
21119	April 18, 2022	\$105.38	All Park restrooms	CLOSED
\$1,452.33				14
Drag / Line / Infield Maintenance				
21403	April 28, 2022	\$119.55		CLOSED
Drag teener field, prepare for games				
21120	April 18, 2022	\$644.88		CLOSED
Prepare Teener field for the season, move dirt, clean out dugouts, edge				
21121	April 18, 2022	\$184.50		CLOSED
Prepare Duke field 3, stock concession restrooms, edge field				
21122	April 18, 2022	\$263.58		CLOSED
checked fields, cancelled games, updated schedule, fixed field tarps				
21123	April 18, 2022	\$123.00		CLOSED
Prepped Duke softball field 3 for games, cleaned dugouts, contacted coaches				
21126	April 18, 2022	\$199.25		CLOSED
Grade softball field 1, prep fields for games				

ID	INITIATED DATE	TOTAL COST	ADDRESS	STATUS
21129	April 18, 2022	\$239.10		CLOSED
Edge Teener field, seed infield edges, drag field three				
		\$1,773.86		7
Float Troy - Administrative				
20881	April 04, 2022	\$198.93		CLOSED
Float Troy Admin for 3/28- 4/2 Included River Summit and prep				
20882	April 04, 2022	\$272.22		CLOSED
time for 3/21-3/26 Including interview(s)				
20883	April 04, 2022	\$104.45		CLOSED
Arena Administrative hours for 3/20- 4/2				
20995	April 11, 2022	\$293.16		CLOSED
Admin for 4/4-4/9				
20996	April 11, 2022	\$41.78		CLOSED
Recreation Department Admin 4/4-4/9				
21044	April 13, 2022	\$62.82		CLOSED
admin for 4/11, 4/12				
21104	April 18, 2022	\$177.99		CLOSED
Admin for 4/11-4/15				
21319	April 27, 2022	\$198.93		CLOSED
Admin from 4/18- 4/23				
21319	April 27, 2022	\$198.93		CLOSED
Trailer maint.4/25				

<u>ID</u>	<u>INITIATED DATE</u>	<u>TOTAL COST</u>	<u>ADDRESS</u>	<u>STATUS</u>
21391	April 28, 2022	\$354.86		CLOSED
install Robinson Reserve sign				
		\$1,904.07		10
Flood Cleanup				
21398	April 28, 2022	\$927.55		CLOSED
Clean-up Treasure Island Flood debris				
		\$927.55		1
Hanging Baskets - Water / Fertilize				
21161	April 19, 2022	\$219.96		CLOSED
Take all baskets and planters to Garden Stone.				
		\$219.96		1
Install / Replace Park Building				
21153	April 19, 2022	\$240.84		CLOSED
Install gazebo railings				
		\$240.84		1
Install / Replace Park Features				
21157	April 19, 2022	\$185.37		CLOSED
Install three posts for bird feeder stations.				
21159	April 19, 2022	\$123.58		CLOSED
Install Mayor's park fountain				
		\$308.95		2
Layout / Stripe Field				
21400	April 28, 2022	\$288.95		CLOSED
Paint soccer fields				
21393	April 28, 2022	\$288.95		CLOSED
paint soccer fields				
		\$577.90		2
Plant Tree				

<u>ID</u>	<u>INITIATED DATE</u>	<u>TOTAL COST</u>	<u>ADDRESS</u>	<u>STATUS</u>
20860	April 01, 2022	\$105.38		CLOSED
Pick-up trees at Brown's Nursery				
21160	April 19, 2022	\$508.80		CLOSED
Plant three trees				
		\$614.18		2
Repair / Rehab Irrigation - Park				
21392	April 28, 2022	\$210.76		CLOSED
replace irrigation pump				
		\$210.76		1
Repair / Rehab Park Equipment				
21155	April 19, 2022	\$185.37		CLOSED
Install player bench end caps on Archer field 2				
21394	April 28, 2022	\$105.38		CLOSED
fix swing at Westbrook Park				
21395	April 28, 2022	\$105.38		CLOSED
Repair wheelchair swing at Duke Park				
21396	April 28, 2022	\$158.07		CLOSED
Replace bench boards on Westbrook basketball court bench				
		\$554.20		4
Repair / Rehab Park Features				
21404	April 28, 2022	\$87.86		CLOSED
replace Mayor's park flags				
		\$87.86		1
Special Event Setup / Teardown				
21056	April 13, 2022	\$0.00		CLOSED

<u>ID</u>	<u>INITIATED DATE</u>	<u>TOTAL COST</u>	<u>ADDRESS</u>	<u>STATUS</u>
21118	April 18, 2022	\$0.00		CLOSED
21109	April 18, 2022	\$0.00		CLOSED
21068	April 13, 2022	\$0.00		CLOSED
		\$0.00		4
Trash / Litter Pickup				
21107	April 18, 2022	\$64.18		CLOSED
21110	April 18, 2022	\$73.28	ALL PARKS	CLOSED
21059	April 13, 2022	\$96.27		CLOSED
21108	April 18, 2022	\$64.18		CLOSED
21057	April 13, 2022	\$128.36	ALL PARKS	CLOSED
21106	April 18, 2022	\$64.18		CLOSED
21112	April 18, 2022	\$64.18		CLOSED
		\$554.63		7
62		\$10,237.68		

<u>ID</u>	INITIATED DATE	<u>TOTAL COST</u>	<u>ADDRESS</u>	<u>STATUS</u>
Grand Total:		\$10,237.68		62

CITY OF PARK BOARD MEETING

May 3, 2022

Council Chambers
4:00 p.m.

ITEMS TO BE DISCUSSED BY THE RECREATION DEPARTMENT AT THE PARK BOARD MEETING:

1. 2022 summer recreation programs are all available on our website. Registrations are going very well to date.
2. 2022 Float Troy reservations began on February 1st. To date there are 145 reserved.
3. Upcoming Hobart Arena events:
 - a. Jack Owen – May 5, 2022.
 - b. Ohio State Baton Twirling Championships – May 7 & 8, 2022.
 - c. Center Stage Dance Academy Spring Recital – May 14 & 15, 2022.
 - d. Troy High School Senior Scholarship Assembly – May 19, 2022.
 - e. Tipp City High School Graduation Ceremony – May 21, 2022.
 - f. UVCC Graduation Ceremony – May 26, 2022.
 - g. Miami East High School Graduation Ceremony – May 27, 2022.
 - h. Troy High School Graduation Ceremony – May 28, 2022.
 - i. Bethel High School Graduation Ceremony – May 28, 2022.
 - j. Covington High School Graduation Ceremony – May 29, 2022.
 - k. Troy Skating Club Summer Skating Competition – July 7-10, 2022.
4. Summer ice begins June 6th.
5. We are currently offering \$10 off season passes through April, 2022. One Hundred Eighty-Six (186) 2022 Troy Aquatic Park season passes plus twenty-three (23) grandparents passes have been sold to date.
6. Start up for the pool is scheduled for May 7th.

To: Board of Park Commissioners

From: Kyler Booher, Director of Golf

Subject: 2022 March Report

Date: Tuesday, May 3rd, 2022

- The golf course and driving range are open 7 days a week, sunup to sundown
 - o Weather in April was not good. It was unusually cold for most of the month outside of a few nice days.
- The Shoreline Restaurant is open 7 days a week. Weekday hours are 8am-9pm. Weekend hours are 8am-6pm.
- The driving range grass tee was opened on April 28th
 - This is a week or two later than normal because of colder temperatures
- We had our first Demo Day/Club Fitting on April 28th. It went well.
- Our first event of the year is Saturday, May 7th.
- Maintenance staff has been performing routine golf course and driving range maintenance
 - o The golf course is in good condition
 - o Mowing is being done on a regular basis now
- Overall play was down in April compared to 2021. However, play was very good when weather conditions were even moderately alright.
- League play is in full swing at this point. We have over 20 golf leagues this year – more than we have ever had.

Please find attached the MTD/YTD Expense Report, HowGoesItReports and Seasonal Employee Hours.

MTD/YTD Current Expense Report by Fund for Year 2022 Month 04 - City of Troy

Account	Description	Rev App	MTD Exp	YTD Exp	Unexp	Enc	Unenc	% Used	% Rem
713.445.5101	FT/PT EMPLOYEES W/ PERS	308,505.00	26,386.95	91,250.50	217,254.50	0.00	217,254.50	29.58%	70.42%
713.445.5102	OVERTIME W/ PERS	1,000.00	10.90	377.20	622.80	0.00	622.80	37.72%	62.28%
713.445.5143	TERMINATION PAY-SICK LEAVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5144	TERMINATION PAY-VACATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5149	OTHER PERSONNEL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5151	CITY SHARE-PERS PENSIONS	43,335.00	3,067.12	12,028.45	31,306.55	0.00	31,306.55	27.76%	72.24%
713.445.5161	LIFE INSURANCE	390.00	26.50	106.00	284.00	0.00	284.00	27.18%	72.82%
713.445.5162	HEALTH INSURANCE	94,150.00	6,121.23	24,484.92	69,665.08	0.00	69,665.08	26.01%	73.99%
713.445.5163	CITY'S CONTRIBUTION HSA	11,100.00	0.00	2,000.00	9,100.00	0.00	9,100.00	18.02%	81.98%
713.445.5164	WORKERS' COMPENSATION	9,300.00	0.00	5,201.30	4,098.70	626.59	3,472.11	62.67%	37.33%
713.445.5165	UNEMPLOYMENT COMPENSATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5166	MEDICARE	4,490.00	376.60	1,288.61	3,201.39	0.00	3,201.39	28.70%	71.30%
713.445.5201	OFFICE MATERIAL & SUPPLIES	1,000.00	371.56	584.59	415.41	0.00	415.41	58.46%	41.54%
713.445.5202	REPRODUCTION/PRINTING/PHOTO	1,500.00	101.50	203.00	1,297.00	0.00	1,297.00	13.53%	86.47%
713.445.5203	MEDICAL SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5205	CHEMICALS	69,600.00	0.00	0.00	69,600.00	45,000.00	24,600.00	64.66%	35.34%
713.445.5207	COMPUTER SUPPLIES	1,000.00	0.00	0.00	1,000.00	200.00	800.00	20.00%	80.00%
713.445.5210	FOOD	50,000.00	5,880.38	6,678.48	43,321.52	39,378.17	3,943.35	92.11%	7.89%
713.445.5211	BEVERAGE/SUPPLIES	32,000.00	1,094.57	4,680.34	27,319.66	25,537.71	1,781.95	94.43%	5.57%
713.445.5213	BUILDING MAINTENANCE SUPPLIES	5,000.00	719.25	877.16	4,122.84	0.00	4,122.84	17.54%	82.46%
713.445.5231	MACH & EQUIP SUPPLIES & PARTS	18,000.00	2,720.42	6,047.50	11,952.50	0.00	11,952.50	33.60%	66.40%
713.445.5239	OTHER MATERIALS & SUPPLIES	1,500.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00%	100.00%
713.445.5241	UNIFORM ALLOWANCE	2,900.00	525.00	1,050.00	1,850.00	0.00	1,850.00	36.21%	63.79%
713.445.5243	SAFETY CLOTHING/EQUIPMENT	2,500.00	201.45	547.97	1,952.03	0.00	1,952.03	21.92%	78.08%
713.445.5251	LICENSED VEHICLE SUPPLY/PARTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5253	FUEL-DIESEL	5,000.00	0.00	908.06	4,091.94	4,091.94	0.00	100.00%	0.00%
713.445.5254	FUEL-GASOLINE	5,000.00	0.00	179.41	4,820.59	4,820.59	0.00	100.00%	0.00%
713.445.5255	NON-LICENSED MACH & EQUIP	1,000.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00%	100.00%
713.445.5269	SUPPLIES FOR RESALE	42,000.00	3,511.56	11,431.80	30,568.20	6,652.46	23,915.74	43.06%	56.94%
713.445.5301	RENT/LEASE OF GOLF CARTS	10,000.00	0.00	0.00	10,000.00	0.00	10,000.00	0.00%	100.00%
713.445.5302	RENT/LEASE OF EQUIP/MACH	800.00	0.00	0.00	800.00	0.00	800.00	0.00%	100.00%
713.445.5309	RENT/LEASE-OTHER	500.00	0.00	0.00	500.00	0.00	500.00	0.00%	100.00%
713.445.5312	ELECTRICITY	25,000.00	2,415.84	9,546.74	15,453.26	0.00	15,453.26	38.19%	61.81%
713.445.5313	WATER/SEWER	5,000.00	209.71	795.14	4,204.86	0.00	4,204.86	15.90%	84.10%
713.445.5315	FUEL OIL-HEATING	4,600.00	528.88	5,326.15	(726.15)	2,273.85	(3,000.00)	165.22%	(65.22%)

MTD/YTD Current Expense Report by Fund for Year 2022 Month 04 - City of Troy

Account	Description	Rev App	MTD Exp	YTD Exp	Unexp	Enc	Unenc	% Used	% Rem
713.445.5316	TELEPHONE	3,500.00	649.95	1,949.85	1,550.15	6,161.56	(4,611.41)	231.75%	(131.75%)
713.445.5321	TRAVEL, LODGING, MEALS	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5322	TRAINING/REGISTRATION FEES	300.00	0.00	0.00	300.00	0.00	300.00	0.00%	100.00%
713.445.5324	MEMBERSHIPS	2,100.00	0.00	400.00	1,700.00	0.00	1,700.00	19.05%	80.95%
713.445.5331	ARCHITECTS AND ENGINEERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5335	EDP CONSULTANTS	1,100.00	0.00	1,177.00	(77.00)	0.00	(77.00)	107.00%	(7.00%)
713.445.5336	HEALTH SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5338	PERSONAL SERVICE CONTRACTS	119,000.00	3,639.68	9,174.18	109,825.82	30,825.82	79,000.00	33.61%	66.39%
713.445.5339	MISCELLANEOUS SERVICES	69,400.00	3,162.61	5,357.99	64,042.01	49,400.00	14,642.01	78.90%	21.10%
713.445.5359	INSURANCE POOL	5,000.00	0.00	5,326.40	(326.40)	0.00	(326.40)	106.53%	(6.53%)
713.445.5361	MAINT. OF FACILITIES	92,400.00	4,492.85	31,338.20	61,061.80	13,589.35	47,472.45	48.62%	51.38%
713.445.5363	MAINT. MACH/EQUIP	26,000.00	2,076.21	14,568.16	11,431.84	318.40	11,113.44	57.26%	42.74%
713.445.5364	MAINT. LICENSED VEHICLES	5,000.00	4,892.33	11,421.46	(6,421.46)	0.00	(6,421.46)	228.43%	(128.43%)
713.445.5365	MAINT. NON-LICENSED VEHICLES	10,000.00	164.19	2,858.72	7,141.28	0.00	7,141.28	28.59%	71.41%
713.445.5369	MAINTENANCE-OTHER	1,000.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00%	100.00%
713.445.5381	POSTAGE	200.00	0.00	0.00	200.00	0.00	200.00	0.00%	100.00%
713.445.5384	MILEAGE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5386	ADVERTISING	3,000.00	0.00	107.50	2,892.50	0.00	2,892.50	3.58%	96.42%
713.445.5389	OTHER COMMUNICATION EXPENSE	500.00	41.79	194.03	305.97	0.00	305.97	38.81%	61.19%
713.445.5390	TRANSFER STATION/DISPOSAL FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5398	PRINTING EXPENSE	500.00	0.00	0.00	500.00	0.00	500.00	0.00%	100.00%
713.445.5399	OTHER EXPENSE FOR OPERATIONS	4,200.00	3,039.00	3,466.00	734.00	0.00	734.00	82.52%	17.48%
713.445.5411	PRINCIPAL PYMT-NOTES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5421	INTEREST PYMT-NOTES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5511	REFUND-CURRENT YR REVENUE	6,000.00	520.00	1,105.00	4,895.00	0.00	4,895.00	18.42%	81.58%
713.445.5524	ACCRUED INTEREST	0.00	0.00	1.05	(1.05)	0.00	(1.05)	0.00%	0.00%
713.445.5525	REMITTANCE OF STATE SALES TAX	25,000.00	1,495.53	1,752.09	23,247.91	23,255.50	(7.59)	100.03%	(0.03%)
713.445.5527	PREMIUM ON INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5542	PETTY CASH ESTAB/INCRSD/DECRSD	1,500.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00%	100.00%
713.445.5602	LAND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5611	BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5631	FURNITURE & FIXTURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%

MTD/YTD Current Expense Report by Fund for Year 2022 Month 04 - City of Troy

Account	Description	Rev App	MTD Exp	YTD Exp	Unexp	Enc	Unenc	% Used	% Rem
713.445.5632	VEHICLES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5633	MACHINERY & EQUIPMENT	158,500.00	9,358.33	21,758.33	136,741.67	0.00	136,741.67	13.73%	86.27%
713.445.5636	GOLF CARTS	33,000.00	0.00	0.00	33,000.00	20,300.00	12,700.00	61.52%	38.48%
713.445.5637	COMPUTER HARDWARE/SOFTWARE	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
713.445.5639	OTHER EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%
Fund: 713	MIAMI SHORES FUND	1,323,370.00	87,801.89	297,549.28	1,025,820.72	272,431.94	753,388.78	43.07%	56.93%
72 Accts		1,323,370.00	87,801.89	297,549.28	1,025,820.72	272,431.94	753,388.78	43.07%	56.93%

Pro Shop April 2022

Miami Shores Golf Course
Z Out Report - All Terminals
for 04/01/2022 - 04/28/2022
Generated
04/29/2022 01:07pm

Payments				Sales		
Description	Amount	Tip	Adjusted Total	Description	Item Count	Amount
Cash	23,619.63	0.00	23,619.63		12.00	5.61
Check	2,233.10	0.00	2,233.10	Accessories	71.00	420.07
Credit Card	64,175.18	0.00	64,175.18	Alcohol	116.00	280.64
New Gift Cards Issued	-976.00	0.00	-976.00	Beverage	102.00	210.00
Gift Card	1,218.50	0.00	1,218.50	Caps	26.00	563.61
Raincheck	-578.89	0.00	-578.89	Food	48.00	62.50
		0.00	0.00	Gloves	29.00	388.81
		0.00		Golf Bags	3.00	577.85
		0.00		Golf Balls	96.00	1,377.34
		0.00		Golf Instruction	11.00	1,095.00
		0.00		Shirts	2.00	71.78
		0.00		Carts	2,167.00	18,215.70
		0.00		Driving Range	66.00	1,752.50
		0.00		Fees	1.00	5.00
		0.00		Gloves	13.00	167.43
		0.00		Green Fees	3,262.00	38,804.39
		0.00		Grips	47.00	504.20
		0.00		Handicap	30.00	1,050.00
		0.00		Membership	51.00	21,660.00
		0.00		Pull Cart	45.00	150.31
		0.00		Rental Clubs	3.00	42.06
		0.00		Sales Miscellaneous	1.00	100.79
		0.00		Service	7.00	420.00
		0.00		Service Fees	45.00	142.00
Revenue/Non-Revenue				Taxes/Partial Returns		
Description	Totals		Adjusted Totals	Description		Amount
Revenue Payments Total	90,027.91		90,027.91	7.000 %		1,623.93
Non Revenue Payments Total	-336.39		-336.39			
Total			89,691.52	Total		1,623.93
Difference			0.00			
Drawer Count			89,691.52	Sales		88,067.59
+ Cash Short			0.00	+ Cash Over		0.00
+ Checks Short			0.00	+ Checks Over		0.00
				+ Taxes/Partial Returns		1,623.93
Total			89,691.52	Total		89,691.52

Pro Shop April 2021

Miami Shores Golf Course
Z Out Report - All Terminals
for 04/01/2021 - 04/28/2021
Generated
04/29/2022 01:07pm

Payments				Sales		
Description	Amount	Tip	Adjusted Total	Description	Item Count	Amount
Cash	25,291.97	0.00	25,291.97	Accessories	42.00	245.06
Check	2,667.00	0.00	2,667.00	Alcohol	159.00	392.36
Credit Card	75,800.58	0.00	75,800.58	Beverage	135.00	260.90
New Gift Cards Issued	-325.00	0.00	-325.00	Caps	26.00	560.68
Gift Card	878.00	0.00	878.00	Food	38.00	44.30
Raincheck	-136.66	0.00	-136.66	Gloves	29.00	341.69
Prepaid Reservations	-120.00	0.00	-120.00	Golf Bags	4.00	753.36
		0.00	0.00	Golf Balls	128.00	1,450.42
		0.00		Golf Instruction	21.00	1,895.00
		0.00		Shirts	1.00	56.07
		0.00		Accounting	-1.00	-10.00
		0.00		Carts	2,797.00	22,662.36
		0.00		Driving Range	84.00	1,640.00
		0.00		Fees	15.00	75.00
		0.00		Gloves	1.00	12.15
		0.00		Golf Bags	1.00	103.93
		0.00		Golf Clubs	4.00	2,468.84
		0.00		Green Fees	4,156.00	50,534.69
		0.00		Grips	47.00	611.66
		0.00		Handicap	5.00	150.00
		0.00		Membership	44.00	16,330.00
		0.00		Pull Cart	28.00	93.36
		0.00		Rental Clubs	5.00	84.11
		0.00		Sales Miscellaneous	5.00	281.34
		0.00		Service	6.00	360.00
		0.00		Service Fees	19.00	51.00
		0.00		Shoes	4.00	441.13
Revenue/Non-Revenue				Taxes/Partial Returns		
Description	Totals		Adjusted Totals	Description		Amount
Revenue Payments Total	103,759.55		103,759.55	7,000 %		2,166.48
Non Revenue Payments Total	296.34		296.34			
Total			104,055.89	Total		2,166.48
Difference			0.00			
Drawer Count			104,055.89	Sales		101,889.41
+ Cash Short			0.00	+ Cash Over		0.00
+ Checks Short			0.00	+ Checks Over		0.00
				+ Taxes/Partial Returns		2,166.48
Total			104,055.89	Total		104,055.89

Filters

Totals Report - Payment Types

Payment Type	Gross Payments	Refunded	Declined	Voided	Total Payments	Tip
Cash	\$8,344.00	\$37.00	\$0.00	\$1.15	\$8,344.00	\$0.00
Credit Card	\$5,699.25	\$0.00	\$0.00	\$0.00	\$6,269.30	\$570.05
Tab No Card	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$14,043.25	\$37.00	\$0.00	\$1.15	\$14,613.30	\$570.05

Totals Report - Credit Card Types

Card Type	Gross Payments	Refunded	Total Payments	Total Tip Amount
Visa	\$4,520.25	\$0.00	\$4,993.36	\$473.11
Master	\$1,098.00	\$0.00	\$1,185.86	\$87.86
Discover	\$81.00	\$0.00	\$90.08	\$9.08
Totals	\$5,699.25	\$0.00	\$6,269.30	\$570.05

Totals Report - Location Sales

Location	# of Orders	Avg Order	Gross Sales	Surcharges	Discounts	Gratuities	Taxes	Open Sales	Net Sales	Credit Tips	Stored Value Tips	Total Tip Amount	Total Sales
Shoreline 1	1,768	\$8.27	\$14,578.25	\$0.00	-\$554.50	\$0.00	\$909.78	\$0.00	\$13,133.47	\$570.05	\$0.00	\$570.05	\$14,613.30
Totals	1,768	\$8.27	\$14,578.25	\$0.00	-\$554.50	\$0.00	\$909.78	\$0.00	\$13,133.47	\$570.05	\$0.00	\$570.05	\$14,613.30

Payment Type	# of Discounts Applied	Order Discounts	Total Item Discounts	Total Discounts Applied	Total Exclusive Item Tax Amount	Total Inclusive Item Tax Amount	Total Tax Amount
Cash	73	-\$244.00	-\$6.00	-\$250.00	\$0.00	\$540.94	\$540.94
Credit Card	68	-\$291.00	-\$13.50	-\$304.50	\$0.00	\$368.84	\$368.84
Tab No Card	0	\$0.00	\$0.00	\$0.00	\$0.00	\$43.06	\$43.06
Totals	141	-\$535.00	-\$19.50	-\$554.50	\$0.00	\$909.78	\$909.78

Shoreline April 2021

America - New York

Filters

Period from 2021-04-01 until 2021-04-30 [View as grid view](#) [View as bar chart](#) [View as line chart](#) [View as pie chart](#) [View as map](#)

Totals Report - Payment Types

Payment Type	Gross Payments	Refunded	Declined	Voided	Total Payments	Tip	
Cash	\$9,840.61		\$14.00	\$0.00	\$0.00	\$9,840.61	\$0.00
Credit Card	\$6,185.75		\$0.00	\$106.25	\$0.00	\$6,562.95	\$377.20
Totals	\$16,026.36		\$14.00	\$106.25	\$0.00	\$16,403.56	\$377.20

Totals Report - Credit Card Types

Card Type	Gross Payments	Refunded	Total Payments	Total Tip Amount
Visa		\$4,425.25	\$0.00	\$283.70
Master		\$1,360.25	\$0.00	\$65.50
Discover		\$277.75	\$0.00	\$18.00
Amex		\$122.50	\$0.00	\$10.00
Totals		\$6,185.75	\$0.00	\$377.20

Totals Report - Location Sales

Location	# of Orders	Avg Order	Gross Sales	Surcharges	Discounts	Gratuities	Taxes	Open Sales	Net Sales	Credit Tips	Stored Value Tips	Total Tip Amount	Total Sales
Shoreline 2	1,815	\$7.82	\$14,146.62	\$0.00	-\$317.14	\$0.00	\$908.98	\$0.00	\$12,983.38	\$293.70	\$0.00	\$293.70	\$14,186.06
Shoreline 1	278	\$7.98	\$2,182.00	\$0.00	-\$48.00	\$0.00	\$139.54	\$0.00	\$1,994.46	\$83.50	\$0.00	\$83.50	\$2,217.50
Totals	2,093	\$7.84	\$16,328.62	\$0.00	-\$365.14	\$0.00	\$1,048.52	\$0.00	\$14,977.84	\$377.20	\$0.00	\$377.20	\$16,403.56

Totals Report - Discounts

Payment Type	# of Discounts Applied	Order Discounts	Total Item Discounts	Total Discounts Applied	Total Exclusive Item Tax Amount	Total Inclusive Item Tax Amount	Total Tax Amount
Cash	62	-\$185.76	-\$15.38	-\$201.14	\$0.00	\$644.08	\$644.08
Credit Card	38	-\$116.50	-\$47.50	-\$164.00	\$0.00	\$404.58	\$404.58
Totals	100	-\$302.26	-\$62.88	-\$365.14	\$0.00	\$1,048.52	\$1,048.52

2022 Seasonal Employee Hours

[illegible]

3/11/2022	3/18/2022	3/25/2022	4/1/2022	4/8/2022	4/15/2022	4/22/2022	4/29/2022
					4	2.75	
					10.25		
24	31.5	32	32	32	32	32	33
5						8	8
					9	11	12
				6	9	16.25	6.5
						6.5	4.5
				4.75	11.25	12.25	11.25
29	31.5	32	32	42.75	75.5	88.75	75.25
			5		7		
						6	8.5
21.25		16.5	13.5	28.5	18.5	20.5	21.75
			1			14	4
					8.5		
36.25	22.25	38.5	37.75	26.25	27.5	39	28.75
			17.25		27.25		
			17.5		29		
					17.5		
			4		6		
57.5	22.25	55	96	54.75	141.25	79.5	63
	8.25		13.75		39		
					10		
	15.5		27.5		59.5		
	41		40		60		
	12.75		6.5		12		
					4		
	77.5		87.75		184.5		



MEMORANDUM

TO: Board of Park Commissioners
FROM: Patrick E. J. Titterington
DATE: May 3, 2022
SUBJECT: **PERMISSION TO PLACE TWO INTERPRETIVE SIGNS AT MCKAIG & RACE PARK**

RECOMMENDATION:

That the Board authorizes placement of two interpretive cantilevered signs at McKaig & Race Park honoring prominent Black community leaders.

BACKGROUND:

The Troy Human Relations Commission has been working on historical markers to honor the accomplishments and contributions to the Troy community of Charles Ross, Charles Sharett, Lucille Wheat, and Perlema and Grace Sewell.

Charles R. Ross was a civil rights activist, community leader, and the first Black member of Troy City Council. Additionally, he served on various boards such as the Troy Family Abuse Shelter and the Lincoln Community Center, was a non-sworn volunteer of the first group of the Troy Police Auxiliary, and was a recipient of the Troy Community Service Award.

Charles R. Sharett was an Executive Director of the Lincoln Community Center, subsequently appointed as the City of Troy's first Recreation Director. He actively promoted programs to improve race relations in the community and was a proponent of fair housing and equality. Mr. Sharett was an inaugural member of Troy Housing Opportunity United and helped organize the Seven County Community Action Board of Miami County.

Lucille K. Wheat was a civil rights activist who passionately worked for integrated housing policies, was involved in establishing the Troy Human Relations Commission, served on the Zoning Board of Appeals, helped to bring Head Start, and served on many other boards and commissions. In 1996, Lucille Wheat was inducted into the Troy Hall of Fame.

Perlema and Grace Sewell were local leaders and business owners whose philanthropy supported and continues to benefit educational and religious organizations in the Troy community. Mr. Sewell was instrumental in establishing the Troy Council of Churches and creating Troy Housing Opportunities United. Additionally, he served on the board of Lincoln Community Center and the Troy Human Relations Commission.

Enclosed are two renderings (Exhibit "A") and an image of an interpretive cantilevered sign (Exhibit "B") similar to the proposed signage.

REQUESTED ACTION:

It would be appreciated if the Board would authorize the placement of the two interpretive signs at McKaig & Race Park.

encl.



African American Community Builders



Charles Ross (center, front row) is pictured here with a Prince Hall Affiliated Free Masonry group.

CHARLES R. ROSS (1910 – 2000)

Charles R. Ross was a civil rights activist, community leader, and the first Black member of Troy City Council. He was a descendant of the Randolph freed people, a group of emancipated slaves who left the Roanoke Plantation in Virginia and settled in Shelby and Miami counties in the 1840s. He often spoke of the struggles faced by his ancestors and how those toils provided them with strength and instilled pride in their accomplishments.

A gifted athlete, Mr. Ross played "blocking halfback" for the Miami Athletics in the 1920s and 30s. The Miami Athletics (originally the "Black Stockings") was Troy's first Black semi-professional football team.

A lifelong Trojan, Mr. Ross served on City Council as an at-large member from 1968 to 1975 and as President of Council from 1976 to 1977. Mr. Ross leveraged his Council seat to advocate for an end to segregation in housing, workplaces, and in the community, stating "I have a particular dream for Troy. I would like to see more 'togetherness' in the city among all the peoples. We could get a lot

done that way ... Certainly things have changed for the blacks in Troy. Maybe some things have changed too slowly, maybe not enough. The important thing is that they keep on changing. We can't look at what has happened to us and for us in the past. We should only look ahead to what we want to happen."

In addition to his employment at Hobart Brothers and his service on City Council, Mr. Ross served the community as a board member of the Troy Family Abuse Shelter, as president of the Lincoln Community Center, as a member of the Troy Parents Association, as a Boy Scout Leader, and as a non-sworn volunteer of the first group of the Troy Police Auxiliary.

In 1982, Mr. Ross was presented with the Troy Community Service Award in honor of his many accomplishments and contributions to the community.



Mr. Ross (second from left, back row) and other City Council members and officials sign the sale of the municipal power plant in 1969.

CHARLES R. SHARETT, JR. (1938 – 2003)

Charles R. Sharett, Jr., often referred to as the "Father of Troy Recreation," was the City of Troy's first Recreation Director. He actively promoted programs to improve race relations in the community and was a proponent of fair housing and equality. In 1965, in honor of his achievements, Mr. Sharett received the Young Man of the Year award at the age of 27.

Born on January 17, 1938, in New Orleans, Louisiana, Mr. Sharett was a graduate of Southern University in Baton Rouge, where he played football. In October 1962, Mr. Sharett was appointed executive director of the Lincoln Community Center, where he established recreational activities for youth. In addition to developing new programs, Mr. Sharett dedicated his time and effort to supporting, mentoring, and helping adolescents identify and utilize their talents. Mr. Sharett was instrumental in fostering more positive race relations in Troy, with particular emphasis on better housing opportunities. He was an inaugural member of Troy Housing Opportunity United and helped organize the Seven County Community Action Board of Miami County. Mr. Sharett served on the first Troy Strawberry Festival Executive Committee, as well as a number of other educational, philanthropic, social, and religious boards.

As the newly appointed Recreation Director, one of his first challenges was to incorporate the recently acquired Hobart Arena into City operations.



Charles Sharett served as the first Troy Recreation Director, incorporating the recently acquired Hobart Arena into recreational operations.



He was also responsible for the operation of Troy's municipal pool after its construction in 1972, and for developing and sustaining recreational programs for the community. Mr. Sharett brought a variety of recreational programs to Troy, including the community's first youth soccer program, which operates to this day. He served as Troy's recreation director for almost 32 years until his death on January 13, 2003.

The memory and legacy of Mr. Sharett as a true public leader and his mentorship have been kept alive in the community, setting an inspiring example for future leaders to follow.

African American Community Builders



PERLEMA W. (1897-1992) & GRACE L. SEWELL (1902-2001)

Perlema and Grace Sewell were local leaders and business owners whose philanthropy supported and continues to benefit educational and religious organizations in the Troy community.

Perlema Sewell was a Troy High School and Ohio State University graduate, where he studied engineering. He served in the Armed Forces during World War I and married Grace L. Jackson after his return to Troy. In the 1920s, Grace owned and operated LaBelle Beauty Shop in Troy, an uncommon feat for a Black woman at that time. Mr. Sewell was employed by the United States Postal Service in 1922, retired after 32 years, and served as president of the local chapter of the National Association of Retired Postal Employees. Additionally, he participated in various religious and civic activities and dedicated much of his time, effort, and energy to improving the quality of life in the community.

In 2001, the *Perlema and Grace Sewell Fund* was established within The Troy Foundation. The Sewells' generous gift has benefited a number of United Methodist Church causes, including the Methodist Black College Fund; the Minister's Retirement Fund; "camperships" for Black children at UMC camps; and repair, maintenance and general upkeep of the Richards Chapel United Methodist Church and parsonage. Additionally, the endowment has provided scholarships to Troy High School graduates in pursuit of college, vocational, or technical training.

Mr. Sewell was instrumental in establishing the Troy Council of Churches and in creating Troy Housing Opportunities United, a program to provide housing for disadvantaged members of the community. He served for 13 years on the board of Lincoln Community Center, including service as the board president. Mr. Sewell also served two full terms on the Troy Human Relations Commission, where he worked toward racial equality. In a 1986 interview with the *Troy Daily News*, Perlema Sewell was quoted: "We've had our racial problems, but I'm still proud of Troy and think it's one of the finest places to live." In 1973, to honor his outstanding contributions to the community, Perlema Sewell was presented with the Distinguished Citizen of the Year award.

The legacy of philanthropy established by the Sewells continues to benefit the Troy community and serves as an inspiration for others.



Mr. Sewell is pictured here with a local Prince Hall Affiliated Free Masonry group.

LUCILLE K. WHEAT (1913 - 1984)

Lucille Wheat was a lifelong citizen of Troy with a passion for civil rights. She was an activist, volunteer, leader, and author who served on various civic, public, and religious boards and commissions.

Mrs. Wheat attended Troy High School and Wilberforce University, subsequently working as a real estate broker in and around Miami County.

Lucille Wheat's activism was spurred when her son, Lowndes, drowned in the Great Miami River near the Adams Street Bridge. In the early 1940s, there were no certified swimming instructors available to Troy's Black community. The mother of five other children, Mrs. Wheat advocated for the Lincoln Community Center to hire lifeguards and swimming instructors and assisted in securing financial support for these programs. Lois Davies, an instructor at the Lincoln Community Center, worked closely with Mrs. Wheat. From the late 1940s through the early 1950s, the two women kept personal diaries which were later combined and published as a book, *Some Self-Evident Truths*. The book describes the impact of segregation as witnessed by two women on opposite ends of the color spectrum. The stage adaptation of *Some Self-Evident Truths* has been performed in Dayton, Cincinnati, and New York.

Mrs. Wheat held a variety of offices with the Troy Council of Churches, the National Association for the Advancement of Colored People (NAACP), and the Edwards Parent-Teacher Association. She was also a member of Troy Business and Professional Women, Dayton Urban League, Council of Negro Women, Troy Historical Society, and the League of Women Voters. Additionally, she served as a recurring columnist for *Dayton's Ohio Daily-Express* and *The Columbus Negro Press*, two African American newspapers.

Mrs. Wheat passionately worked for integrated housing policies in Troy, combining her knowledge of the community with her experience in the real estate industry. She was the founder of the Miami County Community Action Committee and served as its president for five years. She was also involved in establishing the Troy Human Relations Commission and served on the Zoning Board of Appeals from 1966 to 1975. In her roles in the community, she promoted integration in housing, industry, and education.

Through her work and advocacy, Mrs. Wheat encouraged Troy City Schools and local enterprises to implement changes in diversity hiring.

Mrs. Wheat was recognized by the NAACP for her work in helping to bring Head Start and other educational programs to Miami County. In 1983, she was chosen as one of the Miami Valley's Top 10 Women, received the Charles A. Glatt award from the Ohio Education Association, and was presented with the Troy Community Service Award to honor her contributions. In 1996, Lucille Wheat was inducted into the Troy Hall of Fame.



Lucille Wheat, pictured here teaching students at a Vacation Bible School session, helped to bring Head Start and other educational programs to Miami County.

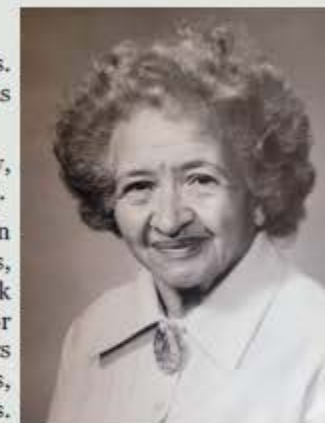


Exhibit "B"





Existing parking
space to be
eliminated

Proposed ADA ramp
and patio

Existing entry vestibule

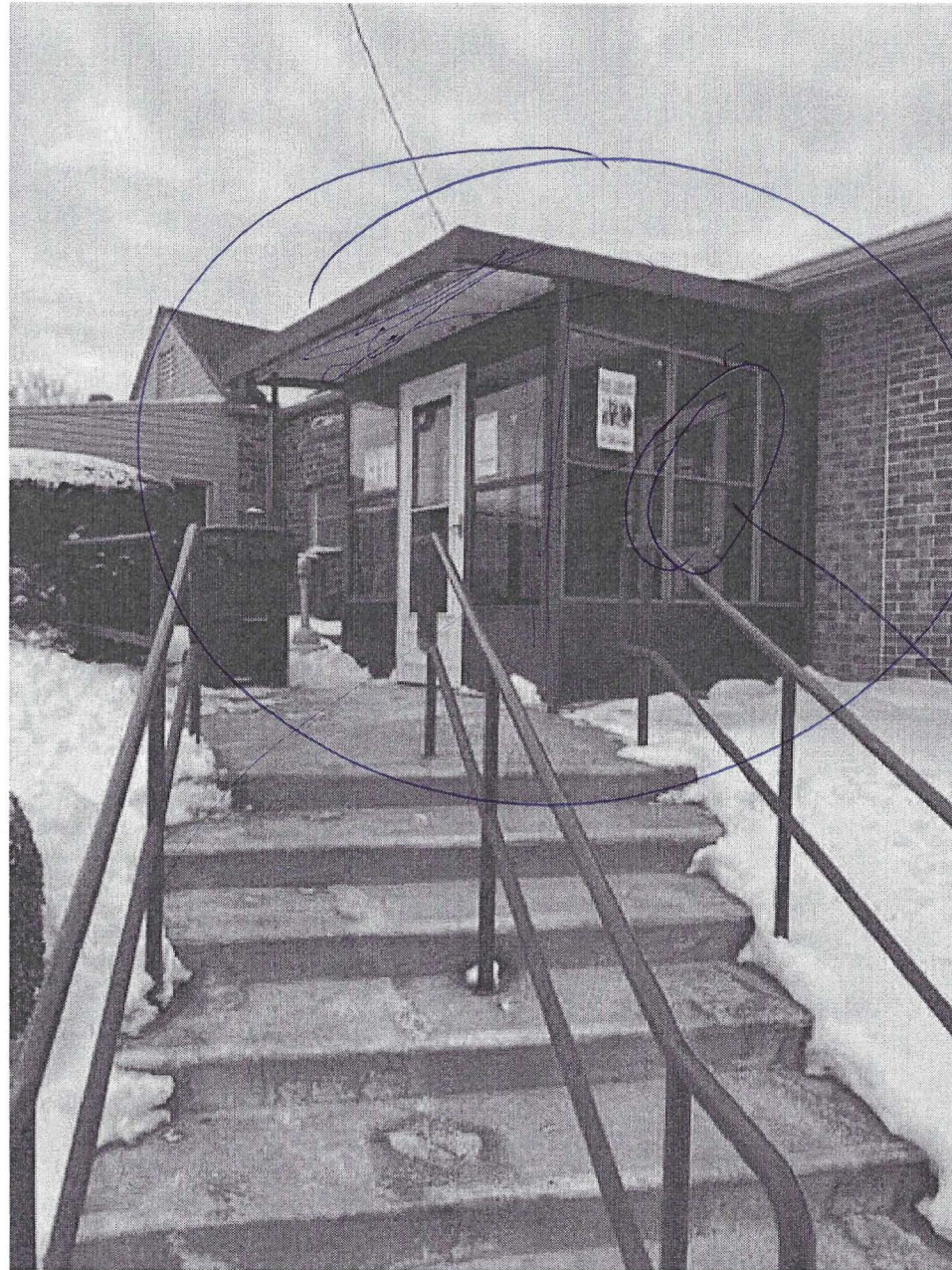
Existing transformer vault

Existing AC unit

Troy Senior
Citizens Center

134

(Entry)



- They (Senior Center)
Want to
remove this
entry way.

replace this
door w/ the
ADA door
that has a
cost estimate
of
\$2,689



← Transformer
Is this
still
operational?

Darnton Concrete Construction Inc.

612 Shaftsbury Rd.
Troy, OH 45373

Estimate

Date	Estimate #
3/20/2022	517

Name / Address
Troy Senior Citizen Center 134 N. Market St Troy, OH 45373

*Does this estimate
include
Davis Bacon
Wages?
Yes*

Project

Description	Total
I hereby propose to furnish material and perform the labor necessary for the completion of a concrete handicap ramp and concrete patio between the ramp and back door of the center. Handicap ramp will be approximately 40' in length with one switch back halfway in length with railing on both sides according to ADA specs. I will run from the parking lot to the back breezeway at the Center. This is going off the provided paper given me from the Center. 	48,000.00
Total	\$48,000.00

Phone #	Fax #
(937) 875-0699	(937) 335-3098

ADA
Door

Estimate from Modern Entrance Systems, Inc

From: Bob Denny (bob@modernentrance.com)

To: tsc1@frontier.com

Date: Tuesday, April 5, 2022, 05:20 PM EDT

Dear Becky:

Thank you for giving us an opportunity to take care of your service needs.

Below and attached is your estimate for the services you requested. Should you have any questions or concerns, please feel free to call us at (937) 431-8141

Estimate	
Description	Qty
SW100 Operators 39" Clear Anodized Header Outswing Arm	1.00
6" Round Push Plate 10PBR1 BEA PUSH PLATE WALL SWITCH, SS, W/LOGO 6 INCH	2.00
900Mhz Transmitter for PB 10TD900PB BEA 900Mhz Transmitter, for Push Plate	2.00
BEA RECEIVER 900 MHZ DIGITAL 10RD900 BEA RECEIVER 900 MHZ DIGITAL	1.00
Install Labor quoted labor	4.00
Use Tax	
Estimate Total: \$2,689.03	

[View & Accept Estimate Online →](#)

Thank You,

Modern Entrance Systems, Inc

Who are we?

What is the Bronze

W



TROY
OHIO

LPA
Rev. 05/12

April 22, 2022

The Board of Park Commissioners of the City of Troy
Alan M. Kappers, Park Board President
265 Adams Street
Troy, OH 45373

Re: MIA-41-10.32
14-WD, T
PID 110253

Dear Mr. Kappers:

Your real property is needed by the City of Troy for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advise from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation.

The Board of Park Commissioners of the City of Troy will donate 0.039 acres of proposed warranty deed property and 0.031 acres of the proposed temporary easement. This is all of the proposed rights of way for this parcel.

The undersigned hereby acknowledges that he/she has been fully advised by a City of Troy representative of his/her rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release City of Troy from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to City of Troy.

Letter sent on behalf of City of Troy by:



5390 COURSEVIEW DRIVE, SUITE 2 • MASON OH 45040 • 513.339.2387

100 South Market Street, Troy, OH 45373-7616

Make it yours.



Respectfully,



R. Doug Briggs, Project Manager



Brent A. Graham, Realty Specialist

Property owner signature

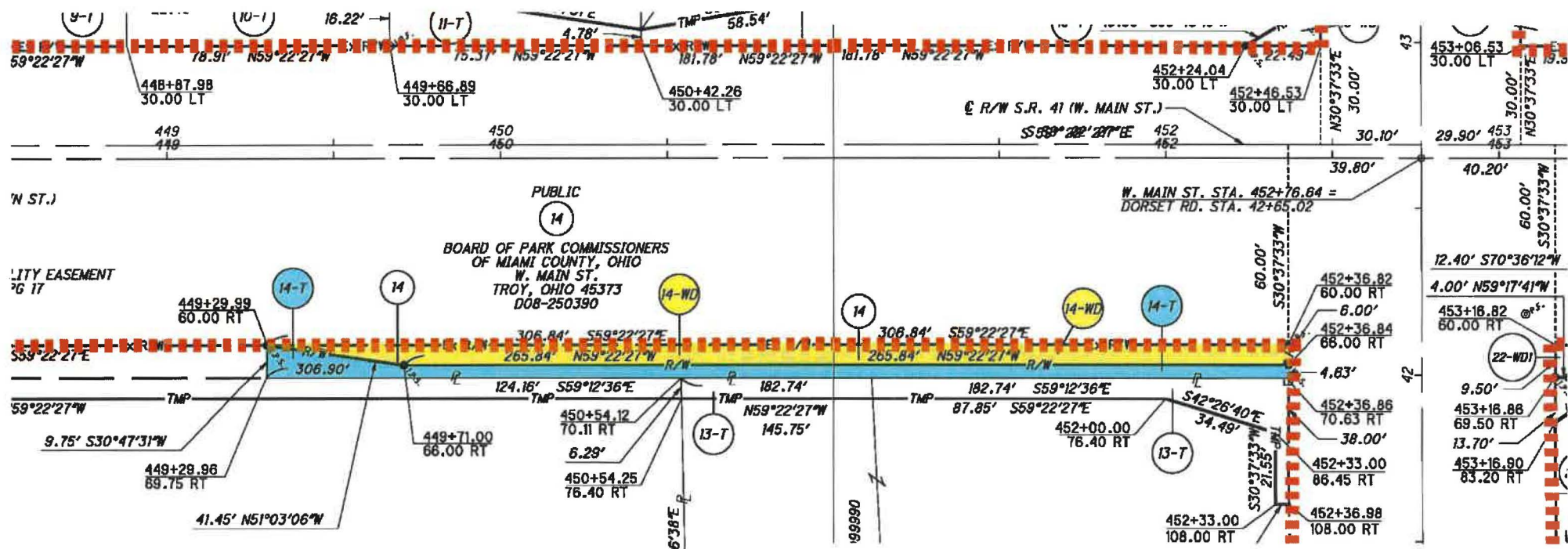
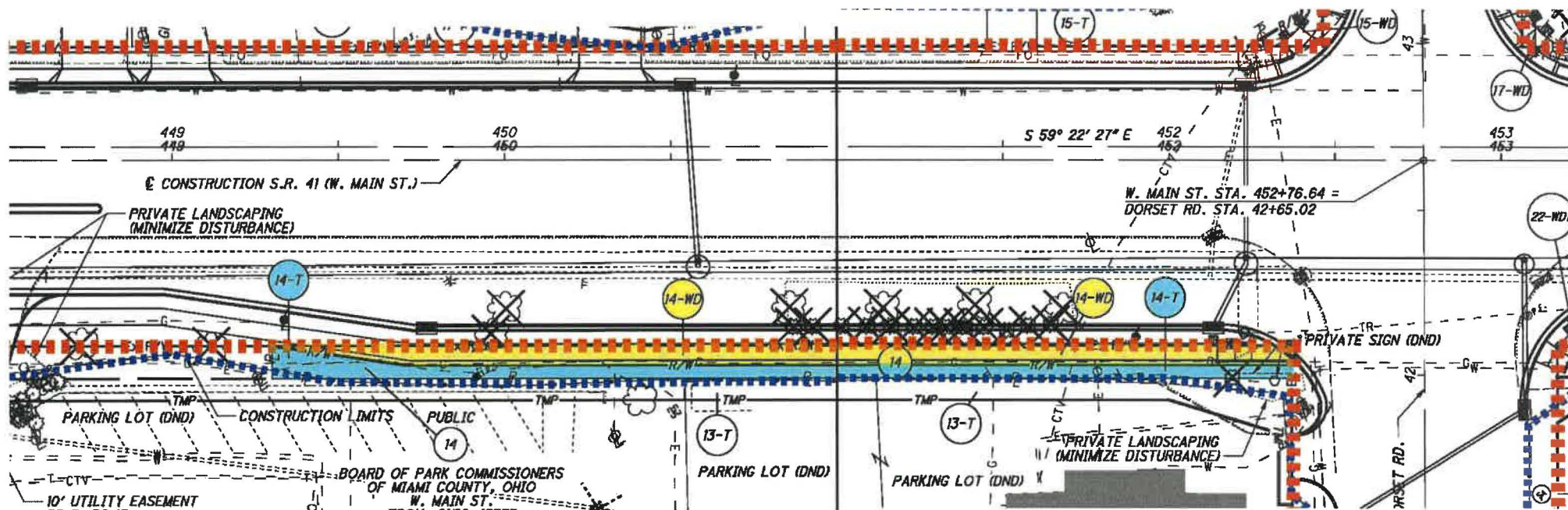
Alan M. Kappers, President
The Board of Park Commissioners of the City of Troy

Date

Property owner signature

Jeremy Drake, Superintendent of Parks
The Board of Park Commissioners of the City of Troy

Date



PLAN LETTER ATTACHMENT

MIA-41-10.32

14-WD, T

Date of offer: 4-22-2022

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the City of Troy.

This project involves the widening of State Route 41 (West Main Street) from North Weston Road to North Ridge Avenue, to include at least one 12' through lane in each direction, reconstructing the sidewalk and curb lawn along the corridor, upsizing a water main along a portion of West Main Street, and improving the storm water system along the corridor for a length of 0.81 miles.

The real property needed for the MIA-41-10.32 project requires the acquisition of only a part of your property. The agency needs to acquire from you parcels 14-WD, T. The acquisition is further explained as follows.

Parcel 14-WD

WD is defined as Warranty Deed With Reservation of Access and this modifier is used to acquire title where limitation of access is of no consequence. This means that the residue property still has access to the road or highway. This identifier is used when the City of Troy, Miami County, Ohio requires a warranty deed parcel. You will notice that the WD area is colored-in yellow as shown on the right of way Detail Sheets 19, 20, 21 and 22 of 32. The entire 14-WD take contains 0.039 acres of common park land and is part of Miami County Auditor permanent parcel number D08-250390 as shown on the Summary Sheet 8 of 33.

The 0.039 acre take area is identified as net take and is highlighted in yellow. This area has an irregular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St. for a distance of approximately 305.79 feet. The width of this taking is approximately 6 feet. The area is located approximately between 60.00' and 66.00' right of Stations 449+30.57 and 452+36.29 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 14-T

T is defined as a temporary easement for the purpose of performing the work necessary to complete driveway reconstruction and/or grading and seeding deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever. The temporary easement will be in effect for duration of 36 months from the time the City of Troy, Ohio contractor enters the property. This identifier is used when the City of Troy, Miami County, Ohio requires a temporary easement. You will notice that the T area is colored-in light blue as shown on the right of way Detail Sheets 19, 20, 21 and 22 of 33. The entire 14-T take contains 0.031 acres common park land and is part of Miami County Auditor permanent parcel number D08-250390 as shown on the Summary Sheet 8 of 33.

The 0.031 acre take area is identified as net take and is highlighted in light blue. This area has an irregular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St. for a distance of approximately 305.79 feet. The width of this taking is approximately 5 feet. The area is located approximately between 60.00' and 70.00' right of Stations 449+30.57 and 452+36.29 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Structures, Improvements and Tenant-Owned Improvements

There are no structures, improvements or tenant-owned improvements to be removed or relocated as indicated on the right-of-way or construction plans.

Drives

No driveways will be reconstructed on this property as indicated on the right-of-way or construction plans.

New Pavement/Grade/Swale

There are no significant grade changes with the widening of State Route 41 (West Main Street), reconstruction of sidewalk and curb lawn, and improvement of the stormwater sewer system. Generally, the level of the newly widened road varies from level to slightly below the portion of the residue that is east of State Route 41 (West Main Street).

Drainage

The drainage will be from the road into the proposed/existing storm system. The drainage on your property will be unaffected. New storm drainage will be constructed within the existing right-of-way or within the proposed right-of-way acquisitions.

Fencing

No fencing is indicated on the right-of-way or construction plans.

Items that will have to be moved or destroyed

Not applicable

Field Tiles

The City of Troy, Ohio has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not guarantee that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured that provisions will be made on the plans for a re-connection if it is destroyed during construction.

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might not appear on the plans.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into road side drainage systems.

Cost to Cure Items

These are items located partially or totally within an area being acquired as right of way and for which you are being compensated an amount for their purchase in addition to an amount for a cost to cure. A cost to cure is an amount paid to you to cure a damage to your remaining property resulting from the acquisition of the cost to cure items. There are no items that this applies to.

Encroachments

There may be encroachments from your property into the City of Troy's right of way. Encroachments are privately-owned items that occupy public right of way without permission. Private owners are responsible for removing their encroachment items from the right of way as soon as possible. If left in place, encroachments are subject to removal by LPA with the cost for that work charged to the owner. (Ohio revised Code, Section 5515 and 5589)

Miscellaneous

Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the City of Troy, Miami County, Ohio. **Right-of-Way Planset** (1, 5, 8, 18, 19, 20 and 21 of 33 which includes the Right-of-Way Legend Sheet, Property Map Sheet, Summary of Additional Right-of-Way Sheet, Right-of-Way Detail sheet) and **Construction Planset** (1, 4, 5, 11, 17, 23, 40-41, 52-55, 87-88, 104, 107, 118-119, 123-124, 129-130, 134, 143 and 144 of 195 which includes the Title Sheet, Typical Section, Plan & Striping Sheet, Right-of-Way Legend Sheets, Sidewalk P & P (Plan and Profile) Sheet, Intersection & Driveway Details Sheet) have also been provided.

WARRANTY DEED

Board of Park Commissioners of the City of Troy, Ohio, the Grantor(s), in consideration of GIFT/DONATION to be paid by the City of Troy, the Grantee, does grant, with general warranty covenants, to Grantee, its successors and assigns forever, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 14-WD

MIA-41-10.32

SEE EXHIBIT A ATTACHED

Miami County Current Tax Parcel No. D08-250390

Prior Instrument Reference: Deed Book 434, Page 140, Miami County Recorder's Office.

Grantor(s), for itself and its successors and assigns, covenants with the Grantee, its successors and assigns, that it is the owner(s) of the above parcel(s), in fee simple, and has the right and power to convey the above parcel(s), and that the above parcel(s) are free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the above parcel(s) against all claims of all persons.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Board of Park Commissioners of the City of Troy, Ohio has caused its name to be subscribed by _____, its duly authorized _____ within Board of Park Commissioners of the City of Troy, Ohio, and its duly authorized agent on the _____ day of _____, _____.

BOARD OF PARK COMMISSIONERS OF THE CITY OF
TROY, OHIO

By: _____
Print Name

Office held within Board of Park Commissioners
of the City of Troy, Ohio

STATE OF OHIO, COUNTY OF MIAMI SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named _____, who acknowledged being the _____ within Board of Park Commissioners of the City of Troy, Ohio and duly authorized agent of Board of Park Commissioners of the City of Troy, Ohio, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to _____ with regard to the notarial act.

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by City of Troy using forms generated by the office of the Ohio Attorney General

LPA RE 807
Rev. 10/2017

TE
LPA

TEMPORARY EASEMENT

Board of Park Commissioners of the City of Troy, Ohio, the Grantor(s), in consideration of the sum of \$_____, to be paid by City of Troy, the Grantee, does grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 14-T

MIA-41-10.32

SEE EXHIBIT A ATTACHED

Miami County Current Tax Parcel No. D08-250390

Prior Instrument Reference: Deed Book 434, Page 140, Miami County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 18 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Board of Park Commissioners of the City of Troy, Ohio has caused its name to be subscribed by _____, its duly authorized _____ within Board of Park Commissioners of the City of Troy, Ohio, and its duly authorized agent on the _____ day of _____, _____.

BOARD OF PARK COMMISSIONERS OF THE CITY OF
TROY, OHIO

By: _____
Print Name

Office held within Board of Park Commissioners
of the City of Troy, Ohio

STATE OF OHIO, COUNTY OF MIAMI SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named _____, who acknowledged being the _____ within Board of Park Commissioners of the City of Troy, Ohio and duly authorized agent of Board of Park Commissioners of the City of Troy, Ohio, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to _____ with regard to the notarial act.

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by City of Troy using forms generated by the office of the Ohio Attorney General



TROY
OHIO

LPA
Rev. 05/12

April 22, 2022

The Board of Park Commissioners of the City of Troy
Alan M. Kappers, Park Board President
265 Adams Street
Troy, OH 45373

Re: MIA-41-10.32
22-WD1, WD2, T1 & T2
PID 110253

Dear Mr. Kappers:

Your real property is needed by the City of Troy for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advise from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation.

The Board of Park Commissioners of the City of Troy will donate a total of 0.0021 acres of proposed warranty deed property and 0.031 acres of the proposed temporary easement. This is all of the proposed rights of way for this parcel.

The undersigned hereby acknowledges that he/she has been fully advised by a City of Troy representative of his/her rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release City of Troy from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to City of Troy.

Letter sent on behalf of City of Troy by:



5390 COURSEVIEW DRIVE, SUITE 2 • MASON OH 45040 • 513-339-2387

100 South Market Street, Troy, OH 45373-7616

Make it yours.



Respectfully,



R. Doug Briggs, Project Manager



Brent A. Graham, Realty Specialist

Property owner signature

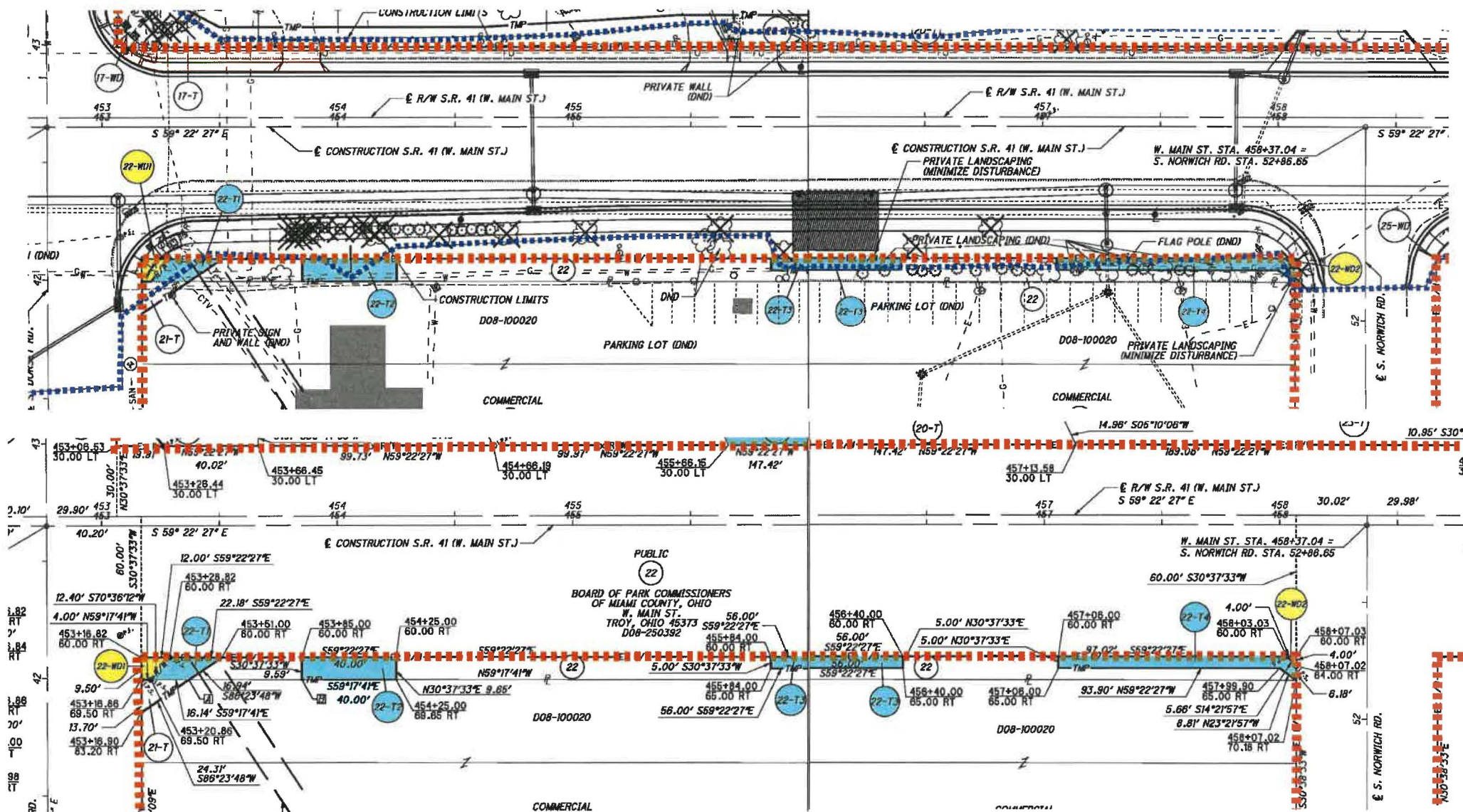
Alan M. Kappers, President
The Board of Park Commissioners of the City of Troy

Date

Property owner signature

Jeremy Drake, Superintendent of Parks
The Board of Park Commissioners of the City of Troy

Date



PLAN LETTER ATTACHMENT

MIA-41-10.32

22-WD1, WD2, T1, T2, T3, T4

Date of offer: 4-22-2022

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the City of Troy.

This project involves the widening of State Route 41 (West Main Street) from North Weston Road to North Ridge Avenue, to include at least one 12' through lane in each direction, reconstructing the sidewalk and curb lawn along the corridor, upsizing a water main along a portion of West Main Street, and improving the storm water system along the corridor for a length of 0.81 miles.

The real property needed for the MIA-41-10.32 project requires the acquisition of only a part of your property. The agency needs to acquire from you parcels 22-WD1, WD2, T1, T2, T3, T4. The acquisition is further explained as follows.

Parcel 22-WD1

WD is defined as Warranty Deed With Reservation of Access and this modifier is used to acquire title where limitation of access is of no consequence. This means that the residue property still has access to the road or highway. This identifier is used when the City of Troy, Miami County, Ohio requires a warranty deed parcel. You will notice that the WD area is colored-in yellow as shown on the right of way Detail Sheets 20 to 21 of 33. The entire 22-WD1 take contains 0.002 acres of common park land and is part of Miami County Auditor permanent parcel number D08-250392 as shown on the Summary Sheet 9 of 33.

The 0.002 acre take area is identified as net take and is highlighted in yellow. This area has a triangular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St. for a distance of approximately 12.5 feet. The width of this taking is approximately 5 feet. The area is located approximately between 60.00' and 70.00' right of Stations 453+16.39 and 453+28.39 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 22-WD2

WD is defined as Warranty Deed With Reservation of Access and this modifier is used to acquire title where limitation of access is of no consequence. This means that the residue property still has access to the road or highway. This identifier is used when the City of Troy, Miami County, Ohio requires a warranty deed parcel. You will notice that the WD area is colored-in yellow as shown on the right of way Detail Sheets 22 and 23 of 33. The entire 22-WD2 take contains 0.0001 acres of commercial land and is part of Miami County Auditor permanent parcel number D08-250392 as shown on the Summary Sheet 9 of 32.

The 0.0001 acre take area is identified as net take and is highlighted in yellow. This area has an triangular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St. for a distance of approximately 3 feet. The width of this taking is approximately 3 feet. The area is located approximately between 60.00' and 63.00' right of Stations 458+03.06 and 458+06.06 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 22-T1

T is defined as a temporary easement for the purpose of performing the work necessary to complete driveway reconstruction and/or grading and seeding deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever. The temporary easement will be in effect for duration of 36 months from the time the City of Troy, Ohio contractor enters the property. This identifier is used when the City of Troy, Miami County, Ohio requires a temporary easement. You will notice that the T area is colored-in light blue as shown on the right of way Detail Sheets 20 and 21 of 33. The entire 22-T1 take contains 0.004 acres common park land and is part of Miami County Auditor permanent parcel number D08-250392 as shown on the Summary Sheet 9 of 32.

The 0.004 acre take area is identified as net take and is highlighted in light blue. This area has an irregular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St. for a distance of approximately 25 feet. The width of this taking is approximately 10 feet. The area is located approximately between 60.00' and 70.00' right of Stations 453+20.88 and 453+51.00 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 22-T2

T is defined as a temporary easement for the purpose of performing the work necessary to complete driveway reconstruction and/or grading and seeding deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever.

The temporary easement will be in effect for duration of 36 months from the time the City of Troy, Ohio contractor enters the property. This identifier is used when the City of Troy, Miami County, Ohio requires a temporary easement. You will notice that the T area is colored-in light blue as shown on the right of way Detail Sheets 20 and 21 of 33. The entire 22-T2 take contains 0.009 acres common park land and is part of Miami County Auditor permanent parcel number D08-250392 as shown on the Summary Sheet 9 of 32.

The 0.009 acre take area is identified as net take and is highlighted in light blue. This area has an rectangular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St. for a distance of approximately 40 feet. The width of this taking is approximately 10 feet. The area is located approximately between 60.00' and 70.00' right of Stations 453+85.00 and 454+25.00 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 22-T3

T is defined as a temporary easement for the purpose of performing the work necessary to complete driveway reconstruction and/or grading and seeding deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever. The temporary easement will be in effect for duration of 36 months from the time the City of Troy, Ohio contractor enters the property. This identifier is used when the City of Troy, Miami County, Ohio requires a temporary easement. You will notice that the T area is colored-in light blue as shown on the right of way Detail Sheets 20 and 23 of 33. The entire 22-T3 take contains 0.006 acres common park land and is part of Miami County Auditor permanent parcel number D08-250392 as shown on the Summary Sheet 9 of 32.

The 0.006 acre take area is identified as net take and is highlighted in light blue. This area has an rectangular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St. for a distance of approximately 56 feet. The width of this taking is approximately 5 feet. The area is located approximately between 60.00' and 65.00' right of Stations 455+84.00 and 456+40.00 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 22-T4

T is defined as a temporary easement for the purpose of performing the work necessary to complete driveway reconstruction and/or grading and seeding deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever. The temporary easement will be in effect for duration of 36 months from the time the City of Troy, Ohio contractor enters the property. This identifier is used when the City of Troy, Miami County, Ohio requires a temporary easement. You will notice that the T

area is colored-in light blue as shown on the right of way Detail Sheets 22 and 23 of 33. The entire 22-T4 take contains 0.012 acres common park land and is part of Miami County Auditor permanent parcel number D08-250392 as shown on the Summary Sheet 9 of 32.

The 0.012 acre take area is identified as net take and is highlighted in light blue. This area has an irregular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St for a distance of approximately 97 feet. The width of this taking is approximately 5 feet. The area is located approximately between 60.00' and 65.00' right of Stations 457+06.00 and 458+06.06 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Structures, Improvements and Tenant-Owned Improvements

There are no structures, improvements or tenant-owned improvements to be removed or relocated as indicated on the right-of-way or construction plans.

Drives

No driveways will be reconstructed on this property as indicated on the right-of-way or construction plans.

New Pavement/Grade/Swale

There are no significant grade changes with the widening of State Route 41 (West Main Street), reconstruction of sidewalk and curb lawn, and improvement of the stormwater sewer system. Generally, the level of the newly widened road varies from level to slightly below the portion of the residue that is west of State Route 41 (West Main Street).

Drainage

The drainage will be from the road into the proposed/existing storm system. The drainage on your property will be unaffected. New storm drainage will be constructed within the existing right-of-way or within the proposed right-of-way acquisitions.

Fencing

No fencing is indicated on the right-of-way or construction plans.

Items that will have to be moved or destroyed

Not applicable

Field Tiles

The City of Troy, Ohio has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not guarantee that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured

that provisions will be made on the plans for a re-connection if it is destroyed during construction.

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might not appear on the plans.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into road side drainage systems.

Cost to Cure Items

These are items located partially or totally within an area being acquired as right of way and for which you are being compensated an amount for their purchase in addition to an amount for a cost to cure. A cost to cure is an amount paid to you to cure a damage to your remaining property resulting from the acquisition of the cost to cure items. There are no items that this applies to.

Encroachments

There may be encroachments from your property into the City of Troy's right of way. Encroachments are privately-owned items that occupy public right of way without permission. Private owners are responsible for removing their encroachment items from the right of way as soon as possible. If left in place, encroachments are subject to removal by LPA with the cost for that work charged to the owner. (Ohio revised Code, Section 5515 and 5589)

Miscellaneous

Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the City of Troy, Miami County, Ohio. **Right-of-Way Planset** (1, 5, 9, 20 and 23 of 33 which includes the Right-of-Way Legend Sheet, Property Map Sheet, Summary of Additional Right-of-Way Sheet, Right-of-Way Detail sheet) and **Construction Planset** (1, 4, 5, 6, 11, 14, 17-18, 23-24, 41-42, 55-61, 88-89, 97, 104-105, 108, 119, 124, 130, 134 and 144 of 195 which includes the Title Sheet, Typical Section, Plan & Striping Sheet, Right-of-Way Legend Sheets, Sidewalk P & P (Plan and Profile) Sheet, Intersection & Driveway Details Sheet) have also been provided.

WARRANTY DEED

Board of Park Commissioners of the City of Troy, Ohio, the Grantor(s), in consideration of GIFT/DONATION to be paid by the City of Troy, the Grantee, does grant, with general warranty covenants, to Grantee, its successors and assigns forever, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 22-WD1, WD2

MIA-41-10.32

SEE EXHIBIT A ATTACHED

Miami County Current Tax Parcel No. D08-250392

Prior Instrument Reference: Deed Volume 434, Page 140, Miami County Recorder's Office.

Grantor(s), for itself and its successors and assigns, covenants with the Grantee, its successors and assigns, that it is the owner(s) of the above parcel(s), in fee simple, and has the right and power to convey the above parcel(s), and that the above parcel(s) are free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the above parcel(s) against all claims of all persons.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Board of Park Commissioners of the City of Troy, Ohio has caused its name to be subscribed by _____, its duly authorized _____ within Board of Park Commissioners of the City of Troy, Ohio, and its duly authorized agent on the _____ day of _____, _____.

BOARD OF PARK COMMISSIONERS OF THE CITY OF
TROY, OHIO

By: _____
Print Name

Office held within Board of Park Commissioners
of the City of Troy, Ohio

STATE OF OHIO, COUNTY OF MIAMI SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named _____, who acknowledged being the _____ within Board of Park Commissioners of the City of Troy, Ohio and duly authorized agent of Board of Park Commissioners of the City of Troy, Ohio, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to _____ with regard to the notarial act.

NOTARY PUBLIC

My Commission expires: _____

This document was prepared by City of Troy using forms generated by the office of the Ohio Attorney General

TEMPORARY EASEMENT

Board of Park Commissioners of Troy, Ohio, the Grantor(s), as a GIFT/DONATION to the Grantee, does Quit Claim, to City of Troy , the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 22-T1, T2, T3, T4

MIA-41-10.32

SEE EXHIBIT A ATTACHED

Miami County Current Tax Parcel No. D08-250392

Prior Instrument Reference: Deed Volume 434, Page 140, Miami County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that Grantee decides not to use the property conveyed for the above-stated purpose, Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF The Board of Park Commissioners of Troy, Ohio has caused its name to be subscribed by Alan Kappers, President of The Board of Park Commissioners of Troy, Ohio, and its duly authorized agent on the _____ day of _____, _____.

THE BOARD OF PARK COMMISSIONERS OF TROY,
OHIO

By: _____
Alan M. Kappers, President
The Board of Park Commissioners of the City of Troy

STATE OF OHIO, COUNTY OF Miami SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Alan Kappers, who acknowledged being the President and duly authorized agent of The Board of Park Commissioners of Troy, Ohio, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by: The City of Troy using forms generated by the office of the Ohio Attorney General



TROY
OHIO

LPA
Rev. 05/12

April 22, 2022

The Board of Park Commissioners of the City of Troy
Alan M. Kappers, Park Board President
265 Adams Street
Troy, OH 45373

Re: MIA-41-10.32
57-U1, U2, U3, T1, T2, T3
PID 110253

Dear Mr. Kappers:

Your real property is needed by the City of Troy for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advise from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation.

The Board of Park Commissioners of the City of Troy, Ohio will donate a total of 0.048 acres of the proposed utility easements and a total of 0.021 temporary easements. This is all of the proposed rights of way for this parcel.

The undersigned hereby acknowledges that he/she has been fully advised by a City of Troy representative of his/her rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release City of Troy from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to City of Troy.

Letter sent on behalf of City of Troy by:



5390 COURSEVIEW DRIVE, SUITE 2 • MASON OH 45040 • 513.339.2387

100 South Market Street, Troy, OH 45373-7616

Make it yours.



Respectfully,



R. Doug Briggs, Project Manager



Brent A. Graham, Realty Specialist

Property owner signature

Alan M. Kappers, President
The Board of Park Commissioners of the City of Troy

Date

Property owner signature

Jeremy Drake, Superintendent of Parks
The Board of Park Commissioners of the City of Troy

Date

PLAN LETTER ATTACHMENT

MIA-41-10.32
57-U1, U2, U3, T1, T2, T3
Date of offer: _____

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the City of Troy.

This project involves the widening of State Route 41 (West Main Street) from North Weston Road to North Ridge Avenue, to include at least one 12' through lane in each direction, reconstructing the sidewalk and curb lawn along the corridor, upsizing a water main along a portion of West Main Street, and improving the storm water system along the corridor for a length of 0.81 miles.

The real property needed for the MIA-41-10.32 project requires the acquisition of only a part of your property. The agency needs to acquire from you parcels 57-U1, U2, U3, T1, T2, T3. The acquisition is further explained as follows.

Parcel 57-U1

U is defined as a utility easement for the purpose of performing the work necessary to complete underground electric utility construction deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever. This identifier is used when the City of Troy, Miami County, Ohio requires a utility easement. You will notice that the U area is colored-in pink as shown on the right of way Detail Sheets 28 and 29 of 33. The entire 57-U1 take contains 0.009 acres common park land and is part of Miami County Auditor permanent parcel number D08-250370 as shown on the Summary Sheet 14 of 33.

The 0.009 acre take area is identified as net take and is highlighted in pink. This area has an irregular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St. for a distance of approximately 81 feet. The width of this taking is approximately 5 feet. The area is located approximately between 40.02' and 45.02' right of Stations 473+75.48 and 474+57.32 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 57-U2

U is defined as a utility easement for the purpose of performing the work necessary to complete underground electric utility construction deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever. This identifier is used when the City of Troy, Miami County, Ohio requires a utility easement. You will notice that the U area is colored-in pink as shown on the right of way Detail Sheets 28 and 29 of 33. The entire 57-U2 take contains 0.010 acres common park land and is part of Miami County Auditor permanent parcel number D08-250370 as shown on the Summary Sheet 14 of 33.

The 0.010 acre take area is identified as net take and is highlighted in pink. This area has an irregular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St. for a distance of approximately 91 feet. The width of this taking is approximately 5.01 feet. The area is located approximately between 40.02' and 45.02' right of Stations 474+57.32 and 475+48.68 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 57-U3

U is defined as a utility easement for the purpose of performing the work necessary to complete underground electric utility construction deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever. This identifier is used when the City of Troy, Miami County, Ohio requires a utility easement. You will notice that the U area is colored-in pink as shown on the right of way Detail Sheets 28 and 29 of 33. The entire 57-U3 take contains 0.002 acres common park land and is part of Miami County Auditor permanent parcel number D08-250370 as shown on the Summary Sheet 14 of 33.

The 0.002 acre take area is identified as net take and is highlighted in pink. This area has an irregular shaped configuration and runs along and adjacent to the existing south right-of-way of West Main St. for a distance of approximately 20.06 feet. The width of this taking is approximately 5 feet. The area is located approximately between 40.02' and 45.02' right of Stations 475+4.68 and 475+67.93 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 57-T1

T is defined as a temporary easement for the purpose of performing the work necessary to complete driveway reconstruction and/or grading and seeding deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever.

The temporary easement will be in effect for duration of 36 months from the time the City of Troy, Ohio contractor enters the property. This identifier is used when the City of Troy, Miami County, Ohio requires a temporary easement. You will notice that the T area is colored-in light blue as shown on the right of way Detail Sheets 28 and 29 of 32. The entire 57-T1 take contains 0.021 acres common park land and is part of Miami County Auditor permanent parcel number D08-250370 as shown on the Summary Sheet 14 of 32.

The 0.021 acre take area is identified as net take and is highlighted in light blue. This area has an irregular shaped configuration and runs along and adjacent to the existing north right-of-way of West Main St. for a distance of approximately 81.70 feet. The width of this taking is approximately 6 feet. The area is located approximately between 45.02' and 53.69' right of Stations 473+75.48 and 474+57.75 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 57-T2

T is defined as a temporary easement for the purpose of performing the work necessary to complete driveway reconstruction and/or grading and seeding deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever. The temporary easement will be in effect for duration of 36 months from the time the City of Troy, Ohio contractor enters the property. This identifier is used when the City of Troy, Miami County, Ohio requires a temporary easement. You will notice that the T area is colored-in light blue as shown on the right of way Detail Sheets 28 and 29 of 32. The entire 57-T2 take contains 0.022 acres common park land and is part of Miami County Auditor permanent parcel number D08-250370 as shown on the Summary Sheet 14 of 32.

The 0.022 acre take area is identified as net take and is highlighted in light blue. This area has an irregular shaped configuration and runs along and adjacent to the existing north right-of-way of West Main St. for a distance of approximately 90.93 feet. The width of this taking is approximately 5.67 feet. The area is located approximately between 45.02' and 50.67' right of Stations 474+57.75 and 475+48.68 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Parcel 57-T3

T is defined as a temporary easement for the purpose of performing the work necessary to complete driveway reconstruction and/or grading and seeding deemed appropriate by the City of Troy, Miami County, Ohio, its successors and assigns forever. The temporary easement will be in effect for duration of 36 months from the time the City of Troy, Ohio contractor enters the property. This identifier is used when the City of

Troy, Miami County, Ohio requires a temporary easement. You will notice that the T area is colored-in light blue as shown on the right of way Detail Sheets 28 and 29 of 32. The entire 57-T3 take contains 0.005 acres common park land and is part of Miami County Auditor permanent parcel number D08-250370 as shown on the Summary Sheet 14 of 32.

The 0.005 acre take area is identified as net take and is highlighted in light blue. This area has an irregular shaped configuration and runs along and adjacent to the existing north right-of-way of West Main St. for a distance of approximately 20.06 feet. The width of this taking is approximately 5.67 feet. The area is located approximately between 45.02' and 50.67' right of Stations 475+48.68 and 475+67.93 of West Main St.

The take is for the use and benefit of the City of Troy, Miami County, Ohio.

Structures, Improvements and Tenant-Owned Improvements

There are no structures, improvements or tenant-owned improvements to be removed or relocated as indicated on the right-of-way or construction plans.

Drives

No driveways will be reconstructed on this property as indicated on the right-of-way or construction plans.

New Pavement/Grade/Swale

There are no significant grade changes with the widening of State Route 41 (West Main Street), reconstruction of sidewalk and curb lawn, and improvement of the stormwater sewer system. Generally, the level of the newly widened road varies from level to slightly below the portion of the residue that is west of State Route 41 (West Main Street).

Drainage

The drainage will be from the road into the proposed/existing storm system. The drainage on your property will be unaffected. New storm drainage will be constructed within the existing right-of-way or within the proposed right-of-way acquisitions.

Fencing

No fencing is indicated on the right-of-way or construction plans.

Items that will have to be moved or destroyed

Not applicable

Field Tiles

The City of Troy, Ohio has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not

guarantee that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured that provisions will be made on the plans for a re-connection if it is destroyed during construction.

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might not appear on the plans.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into road side drainage systems.

Cost to Cure Items

These are items located partially or totally within an area being acquired as right of way and for which you are being compensated an amount for their purchase in addition to an amount for a cost to cure. A cost to cure is an amount paid to you to cure a damage to your remaining property resulting from the acquisition of the cost to cure items. There are no items that this applies to.

Encroachments

There may be encroachments from your property into the City of Troy's right of way. Encroachments are privately-owned items that occupy public right of way without permission. Private owners are responsible for removing their encroachment items from the right of way as soon as possible. If left in place, encroachments are subject to removal by LPA with the cost for that work charged to the owner. (Ohio revised Code, Section 5515 and 5589)

Miscellaneous

Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the City of Troy, Miami County, Ohio. **Right-of-Way Planset** (1, 6, 14, 27 and 27 of 33 which includes the Right-of-Way Legend Sheet, Property Map Sheet, Summary of Additional Right-of-Way Sheet, Right-of-Way Detail sheet) and **Construction Planset** (1-4, 6, 11, 14, 19, 25, 45-46, 76-79, 92, 106, 109, 110, 126, 132, and 148 of 195 which includes the Title Sheet, Typical Section, Plan & Striping Sheet, Right-of-Way Legend Sheets, Sidewalk P & P (Plan and Profile) Sheet, Intersection & Driveway Details Sheet) have also been provided.

TEMPORARY EASEMENT

Board of Park Commissioners of City of Troy, Ohio, the Grantor(s), as a GIFT/DONATION to the Grantee, does Quit Claim, to City of Troy , the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 57-T1, T2, T3

MIA-41-10.32

SEE EXHIBIT A ATTACHED

Miami County Current Tax Parcel No. D08-250370

Prior Instrument Reference: Deed Volume 425, Page 293, Miami County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that Grantee decides not to use the property conveyed for the above-stated purpose, Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF The Board of Park Commissioners of Troy, Ohio has caused its name to be subscribed by Alan Kappers, President of The Board of Park Commissioners of Troy, Ohio, and its duly authorized agent on the _____ day of _____, _____.

THE BOARD OF PARK COMMISSIONERS OF TROY,
OHIO

By: _____
Alan M. Kappers, President
The Board of Park Commissioners of the City of Troy

STATE OF OHIO, COUNTY OF Miami SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Alan Kappers, who acknowledged being the President and duly authorized agent of The Board of Park Commissioners of Troy, Ohio, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by: The City of Troy using forms generated by the office of the Ohio Attorney General

EASEMENT

Board of Park Commissioners of City of Troy, Ohio, the Grantor(s), as a GIFT/DONATION to the Grantee, does Quit Claim, to City of Troy , the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 57-U1, U2, U3

MIA-41-10.32

SEE EXHIBIT A ATTACHED

Miami County Current Tax Parcel No. D08-250370

Prior Instrument Reference: Deed Volume 425, Page 293, Miami County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that Grantee decides not to use the property conveyed for the above-stated purpose, Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C)

Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

LPA ODOT RE 833-I
Rev. 10/2017

Corporation & LLC ACK for Instruments

IN WITNESS WHEREOF The Board of Park Commissioners of Troy, Ohio has caused its name to be subscribed by Alan Kappers, President of The Board of Park Commissioners of Troy, Ohio, and its duly authorized agent on the _____ day of _____, _____.

THE BOARD OF PARK COMMISSIONERS OF TROY,
OHIO

By: _____
Alan M. Kappers, President
The Board of Park Commissioners of the City of Troy

STATE OF OHIO, COUNTY OF Miami SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Alan Kappers, who acknowledged being the President and duly authorized agent of The Board of Park Commissioners of Troy, Ohio, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by: The City of Troy using forms generated by the office of the Ohio Attorney General

S:\CIN\4300--4399\4354\004\Drawings\CAD\110253\row\sheets\10253RM001.dgn 10/1/2021 4:39:20 PM Allisonw

30 TROY ALTMAN
D08-098540

⑩ MARK A & JANA L BROWN
D08-035410

1 CHANNEL EASEMENT DEED BOOK 332, PAGE 145

INLOTS: 3410, 3411, 3417, 3418, 3422-3428, 3492-3494, 3501-3508,
4563, 4565, 4567, 7041, 7828, 9491, 10327

157
194

100
50
20
HORIZONTAL
SCALE IN FEET

North arrow pointing up.

67 R C HEMM INVESTMENTS LLC
D08-102044

67 R C HEMM INVESTMENTS LLC
D08-102044

(39) PAUL D WICK & ALEXIS M WICK
D08-096120

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

MIA-41-10.32

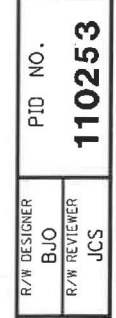
PID NO.
110253

R/W DESIGNER	BJO
R/W REVIEWER	JCS

6	33
---	----

$$\frac{158}{194}$$

A horizontal scale bar with markings at 0, 10, 20, and 40 feet. To the right of the scale is a north arrow pointing towards the top right, with the letter 'N' below it.

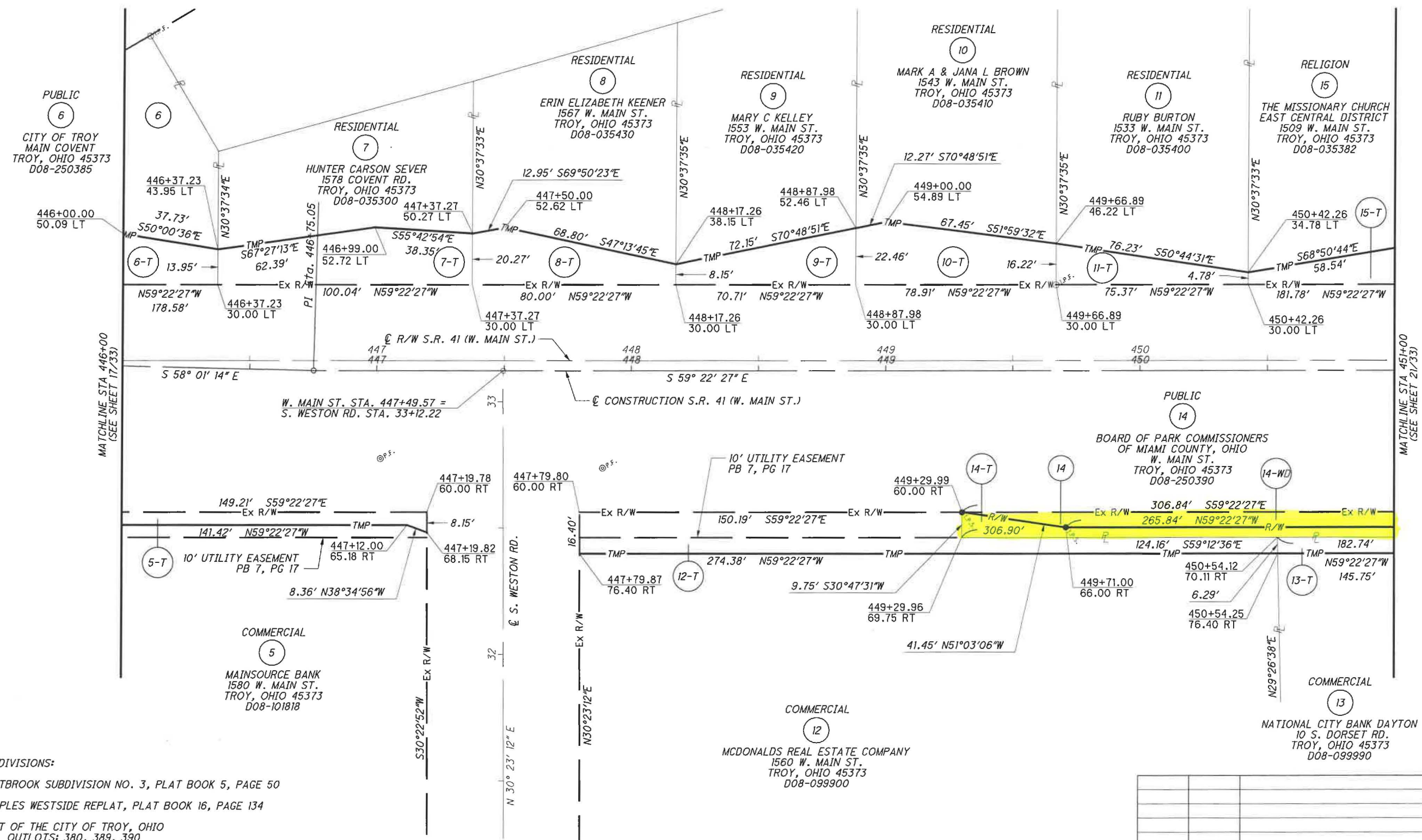


MIA-41-10.32

REV. BY	DATE	DESCRIPTION

DATE COMPLETED _____

MIAMI COUNTY
CONCORD TOWNSHIP
CITY OF TROY
SEC. 20 & 21, T. 5 N., R. 6 E.
CONGRESS LANDS WEST OF THE MIAMI RIVER



SUBDIVISIONS:
WESTBROOK SUBDIVISION NO. 3, PLAT BOOK 5, PAGE 50
PEOPLES WESTSIDE REPLAT, PLAT BOOK 16, PAGE 134
PLAT OF THE CITY OF TROY, OHIO
OUTLOTS: 380, 389, 390
INLOTS: 3422, 3493-3494, 3501-3507, 10327

REV. BY	DATE	DESCRIPTION

40

0

20

HORIZONTAL

SCALE IN FEET

PID NO.

110253

R/W DESIGNER

BJO

R/W REVIEWER

JCS

RIGHT OF WAY BOUNDARY SHEET

STA 446+00 TO STA 451+00

MIA-41-10.32

19 / 33

171

194

17

CENTERPOINT ENERGY DELIVERY OF OHIO, INC.
W. MAIN ST.
TROY, OHIO 45373
D08-404036
LAND USE: GAS UTILITY

MIAMI COUNTY
CONCORD TOWNSHIP
CITY OF TROY
SEC. 20 & 21, T. 5 N., R. 6 E.
CONGRESS LANDS WEST OF THE MIAMI RIVER

RESIDENTIAL

20

DANIEL J ANTHONY
1451 W. MAIN ST.
TROY, OHIO 45373
D08-034660
LAND USE: YARD

RESIDENTIAL

16

SOLUTIONS REAL ESTATE
INVESTMENTS LLC
1496 CROYDON RD.
TROY, OHIO 45373
D08-034630
LAND USE: YARD

RESIDENTIAL

19

AMANDA L WEHUNT
1463 W. MAIN ST.
TROY, OHIO 45373
D08-034650
LAND USE: YARD

RESIDENTIAL

~~PRIVATE LANDSCAPING
(MINIMIZE DISTURBANCE)~~

STUCK PROPERTIES I LLC
1479 W. MAIN ST.
TROY, OHIO 45373
D08-034640
LAND USE: YARD

RELIGION

15

THE MISSIONARY CHURCH
EAST CENTRAL DISTRICT
1509 W. MAIN ST.
TROY, OHIO 45373
D08-035382
LAND USE: YARD

PRIVATE SIGN (DND)
LANDSCAPING (MINIMIZE
DISTURBANCE)

PUBLIC

14

BOARD OF PARK COMMISSIONERS
OF MIAMI COUNTY, OHIO
TROY, OHIO 45373
D08-250390
LAND USE: YARD

COMMERCIAL

13

NATIONAL CITY BANK DAYTON
10 S. DORSET RD.
TROY, OHIO 45373
D08-099980
LAND USE: PARKING

PUBLIC

22

BOARD OF PARK COMMISSIONERS
OF MIAMI COUNTY, OHIO
W. MAIN ST.
TROY, OHIO 45373
D08-250392
LAND USE: YARD

COMMERCIAL

21

DW28 TROY OHIO LLC
1420 W. MAIN ST.
TROY, OHIO 45373
D08-100040
LAND USE: PARKING

SUBDIVISIONS:

WESTBROOK SUBDIVISION NO. 2, PLAT BOOK 5, PAGE 16

WESTBROOK SUBDIVISION NO. 3, PLAT BOOK 5, PAGE 50

WESTBROOK SUBDIVISION NO. 6, PLAT BOOK 7, PAGE 17

PLAT OF THE CITY OF TROY, OHIO
OUTLOTS: 380, 389-392

INLOTS: 3422-3426, 3501-3503

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

RIGHT OF WAY TOPO SHEET
STA 451+00 TO STA 456+00

MIA-41-10.32

20 / 33

$$\frac{172}{194}$$

PID NO.

BJO
R/W REVIEWER
JCS



HORIZONTAL
SCALE IN FEET

SUBDIVISIONS:

WESTBROOK SUBDIVISION NO. 2, PLAT BOOK 5, PAGE 16
 WESTBROOK SUBDIVISION NO. 3, PLAT BOOK 5, PAGE 50
 WESTBROOK SUBDIVISION NO. 6, PLAT BOOK 7, PAGE 17
 PLAT OF THE CITY OF TROY, OHIO
 OUTLOTS: 380, 389-392
 INLOTS: 3422-3426, 3501-3503

MIAMI COUNTY
 CONCORD TOWNSHIP
 CITY OF TROY
 SEC. 20 & 21, T. 5 N., R. 6 E.
 CONGRESS LANDS WEST OF THE MIAMI RIVER

COMMERCIAL

(17)
 CENTERPOINT ENERGY
 DELIVERY OF OHIO, INC.
 W. MAIN ST.
 TROY, OHIO 45373
 D08-404036

RESIDENTIAL

(20)
 DANIEL J ANTHONY
 1451 W. MAIN ST.
 TROY, OHIO 45373
 D08-034660

RESIDENTIAL

(19)
 AMANDA L WEHUNT
 1463 W. MAIN ST.
 TROY, OHIO 45373
 D08-034650

RESIDENTIAL

(18)
 STUCK PROPERTIES 1 LLC
 1479 W. MAIN ST.
 TROY, OHIO 45373
 D08-034640

RESIDENTIAL

(16)
 SOLUTIONS REAL ESTATE
 INVESTMENTS LLC
 1496 CROYDON RD.
 TROY, OHIO 45373
 D08-034630

RELIGION

(15)
 THE MISSIONARY CHURCH
 EAST CENTRAL DISTRICT
 1509 W. MAIN ST.
 TROY, OHIO 45373
 D08-035382

PUBLIC

(14)
 BOARD OF PARK COMMISSIONERS
 OF MIAMI COUNTY, OHIO
 TROY, OHIO 45373
 D08-250390

COMMERCIAL

(13)
 NATIONAL CITY BANK DAYTON
 10 S. DORSET RD.
 TROY, OHIO 45373
 D08-099980

COMMERCIAL

(21)
 DW28 TROY OHIO LLC
 1420 W. MAIN ST.
 TROY, OHIO 45373
 D08-100040

10' DAYTON POWER & LIGHT EASEMENT
 DB 484, PG 398

PUBLIC

(22)
 BOARD OF PARK COMMISSIONERS
 OF MIAMI COUNTY, OHIO
 W. MAIN ST.
 TROY, OHIO 45373
 D08-250392



0 20 40
 HORIZONTAL
 SCALE IN FEET

PID NO.
110253

R/W DESIGNER
 BJO
 R/W REVIEWER
 JCS

RIGHT OF WAY BOUNDARY SHEET
 STA 451+00 TO STA 456+00

MIA-41-10.32

21 / 33

173
 194

REV. BY	DATE	DESCRIPTION

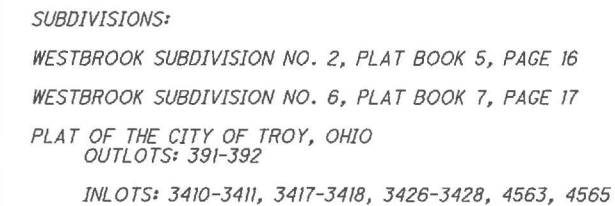
453+37.00
 69.53 RT
 453+85.00
 69.59 RT

MATCHLINE STA 451+00
 (SEE SHEET 19/33)

MATCHLINE STA 456+00
 (SEE SHEET 23/33)

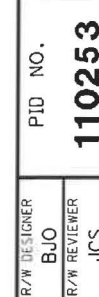
S:\CIN\4300--4399\4354\004\Drawings\CAD\110253\row\sheet\10253R0003.dgn 10/11/2021 4:39:31 PM Allison W

S:\CIN\4300--4399\4354\004\Drawings\CAD\110253\row\sheets\10253RT004.dgn 10/1/2021 4:39:32 PM Allisonw



22	33	174 194 MIA-41-10.32 RIGHT OF WAY TOPO SHEET STA 456+00 TO STA 461+00 PTD NO. 110253	R/W DESIGNER BJO R/W REVIEWER JCS	HORIZONTAL SCALE IN FEET

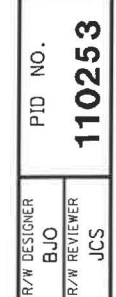
HORIZONTAL
SCALE IN FEET



MIA-41-10.32

175
194

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		



MIA-41-10.32

28 / 33

180
194

MIAMI COUNTY
CONCORD TOWNSHIP
CITY OF TROY
SEC. 20 & 21, T. 5 N., R. 6 E.
CONGRESS LANDS WEST OF THE MIAMI RIVER



PID NO.
110253

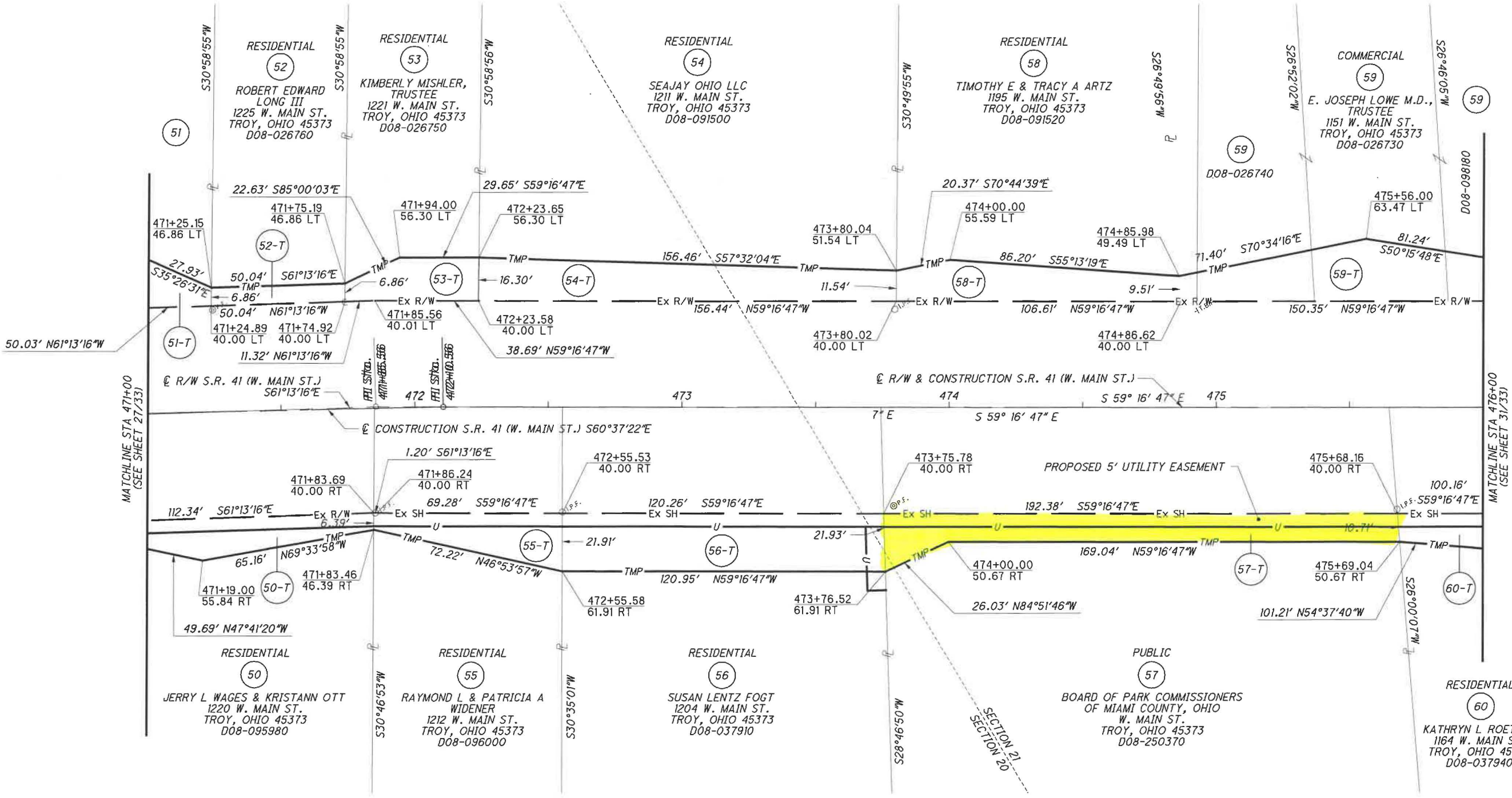
R/W DESIGNER
BJO
R/W REVIEWER
JCS

RIGHT OF WAY BOUNDARY SHEET
STA 471+00 TO STA 476+00

MIA-41-10.32

29 / 33

181
194



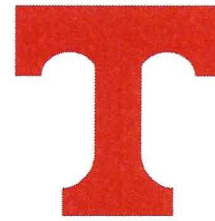
SUBDIVISIONS:
PLAT OF THE CITY OF TROY, OHIO
OUTLOTS: 70-71, 226, 228, 260, 294
INLOTS: 2678-2681, 3761-3764

REV. BY	DATE	DESCRIPTION

S:\CIN\4300--4399\4354\004\Drawings\CAD\110253\row\sheet\10253R0007.dgn 10/11/2021 4:39:41 PM Allison W

Thursday, March 31st, 2022

Dana Smith
Troy Baseball Parents - President
Troy High School



Dear Sir/Madam;

My name is Dana Smith and I am the current president of the Troy Baseball Parents Association. Our parent organization is looking to raise \$185,000 to purchase a new state-of-the-art backstop at Market Street Field.

Troy's Market Street Field has been home to thousands of young baseball players in the Troy community for over 7 decades! The location of the field in Troy's historic downtown provides an amazing backdrop and hundreds, if not thousands of citizens pass daily. Unfortunately the field's amenities have been neglected for many years and are not only showing their age but are also becoming safety concerns for our players.

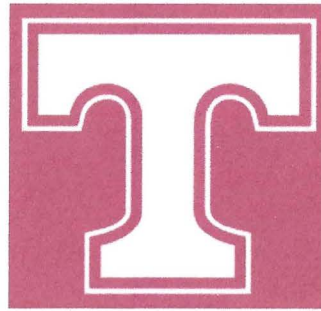
Over the past two years our coaches, players, and families have raised money that we've directed towards numerous upgrades to the City of Troy owned field. These upgrades include; new fencing to enclose the field, painting dugouts and rusted/damaged foul poles, purchasing and laying 5 tons of brick dust, painting the scoreboard, and many others.

Our hope is that with your generous donation and support we will be able to take our efforts to new heights and bring our city's field up to the level of many other neighboring communities. Below is a detailed list of the cost of our project.

• Demo	\$5,000
• Backstop, Pole & Netting System	\$85,000
• Masonry	\$50,000
• Concrete	\$25,000
• Field Repair	\$5,000
• Fencing, Grading & Seeding	<u>\$15,000</u>
Total	\$185,000

Respectfully,

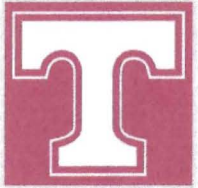
Dana Smith
President, Troy Baseball Association



Troy Baseball Parents Assoc.

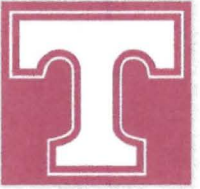
Market Street Baseball Field Renovation

April 7, 2022



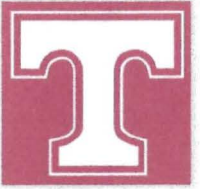
Agenda

- Who are we?
- Why are we here?
- Why now?
- What is the proposed fix?



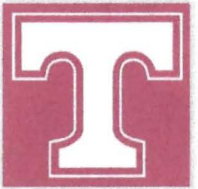
Troy Baseball Parents Association

- Created to Support and Promote Troy Baseball (both High School & Junior High)
- Represents 75+ Players and their families
- 19-Member Board
 - President – Dana Smith
 - Vice President – Eric Helman
 - Treasurer – Chris Moeller
 - Secretary – Wende Hutchinson
 - 11th Grade Rep – Chad Allen
 - 10th Grade Rep – Tim Kirtley
 - 9th Grade Rep – Jason Scott
 - 8th Grade Rep – Rob Stanford
 - 7th Grade Rep – Donna Rue
- At Large Members
 - Lee Donnan
 - Steve Mascarella
 - Brian Akers
 - Troy Hutchinson
 - Paul Kaiser
 - Lisa Sargent
 - Rebekah Shafer
 - Jim Hempker
 - Kristi Ward
 - Luke Pohlschneider



Market Street Baseball Field Renovation Committee

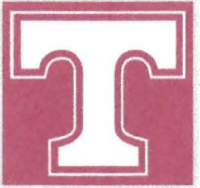
- Jim Daniel – Advisor
- Jeff Kawecki
- Tim Kirtley
- Ty Mercer
- Dana Smith – TBPA President
- Bill Wolke



Capital Campaign

The TBPA has put together a committee to plan and execute a capital campaign to raise funds to renovate the Market Street Baseball Field

- Phase one – Planning
 - Create the story
 - Create the deliverables (Case for Support, Fact Sheet, Power Point)
 - Phase two –Inform and Gain Alignment
 - School
 - Jeremy Drake
 - City of Troy
 - Phase three – Fundraising Campaign
-



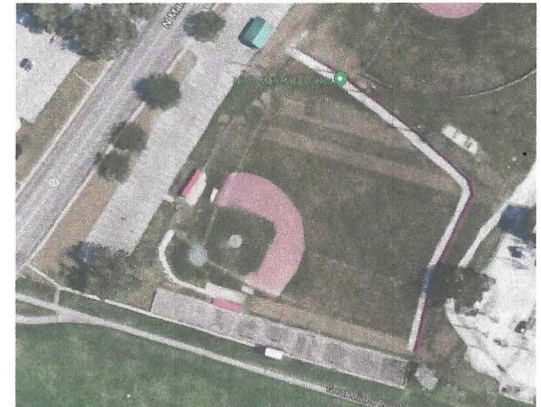
Market Street Baseball Field

Great Venue

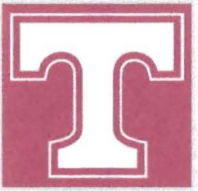
- Located along river corridor in downtown Troy
- Walking distance from Troy High School
- Very visible from Market Street and Staunton Road
- Walkable Population: 1,561

Details

- Owned by the City of Troy
- Used as the home field for Troy High School and various Troy youth and adult baseball programs
- Location: 133 North Market Street



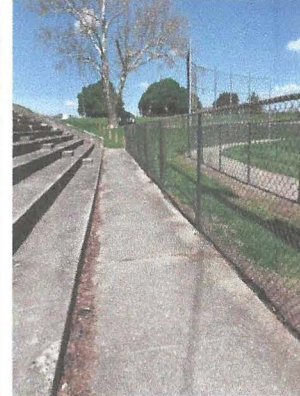
Our Goal

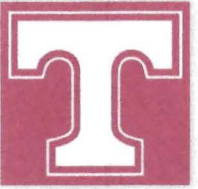


Make Market Street Baseball Field a safer and more desirable destination

Concerns

- Foul balls into fans and parking lot
- Utility covers in field of play
- Damaged fencing
- Old and damaged water system
- Lack of seating
- Concrete Bleachers

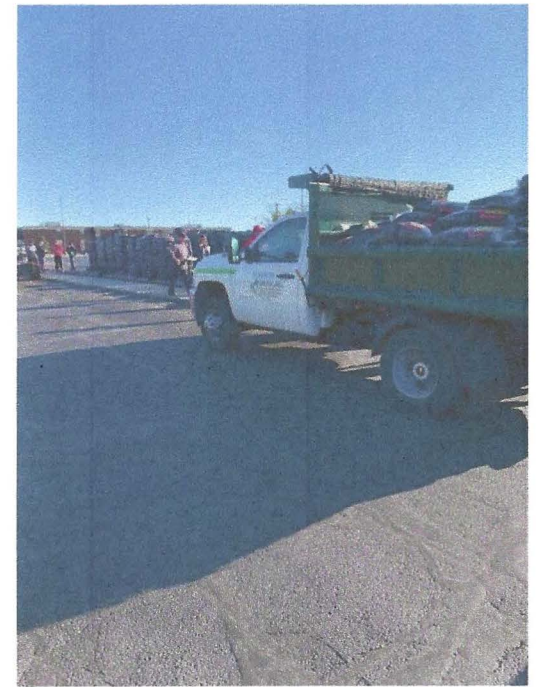


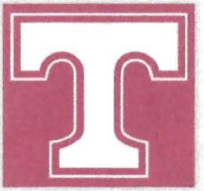


Why Now?

Troy Baseball Parents Association

- 19 active board members
- Very Involved group of parents
- Mulch Fund Raiser
 - ALL players from 7th to 12th grade participate
 - Nearly 100 people help sell and deliver
 - Raised over \$9,000 in 2021 (4500 bags sold)
 - Raised \$16,902 in 2022 (9540 bags sold)
- Over \$20,000 in field improvements in the last 2 years



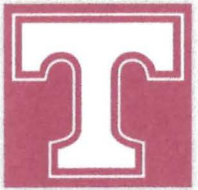


Improvements in the last 24 Months

Improvements in 2020/2021 Season

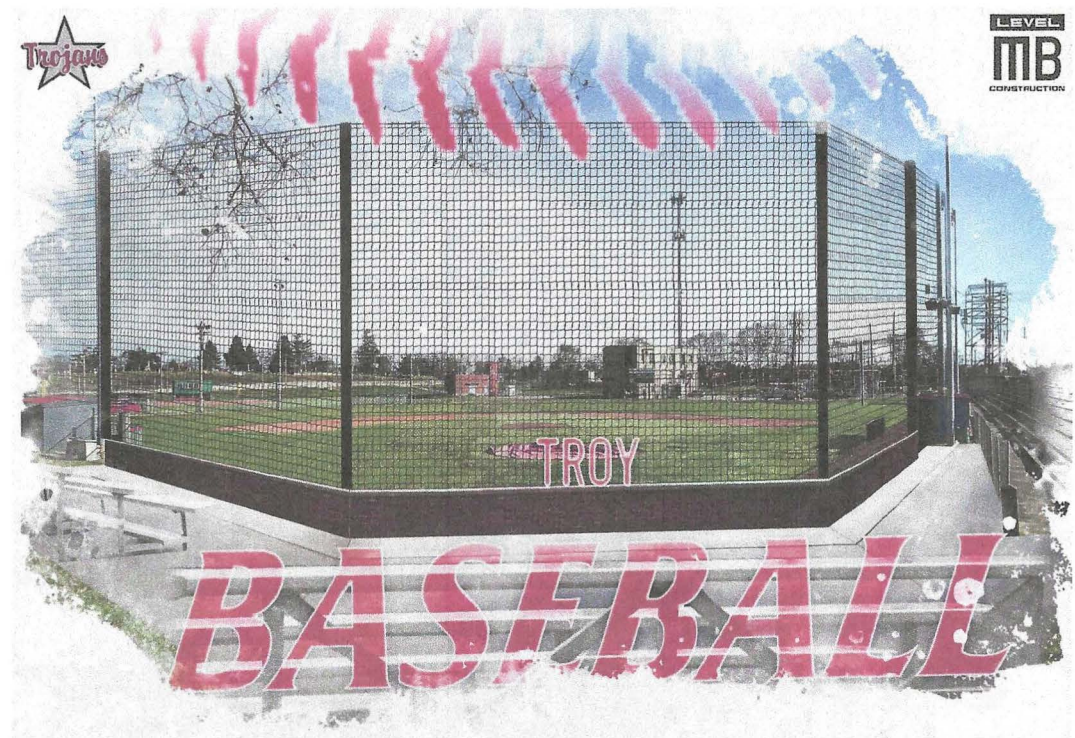
- Fencing – Closed in the field
- Garage Doors
- Paint – Dugouts and Foul Poles
- Turf – field surface
- Turf Coaches Box
- New Hitting Tunnel
- New Protective Screens
- Field Maintenance – (March to May)

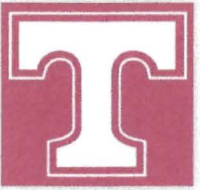




The Plan

- 24" High, Brick Masonry Backstop with cast stone cap (110 LF)
- Concrete walks and 3,000 sf pavilion area behind backstop
- Netting - Poles & Netting Systems 200 ft extending down the left field fence
- New Vinyl Coated, Black Chain Link Fencing.
- Connect Masonry backstop to existing dugouts. New gates on each side
- Permanent structure for the water pump

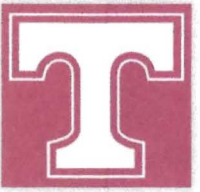




Our Ask

- Buy-in and support
- Resource support
- Financial support
- Continued support of the THS Baseball Program





Thank you!