



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

MONDAY, NOVEMBER 14, 2022; 6:00 P.M.

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding the annexation petition filed for 163.634 acres from Concord Township, the Isern-Huegel Annexation, located on both sides of SR 55, between Nashville Road and Wilson Road:
 - A. Statement of municipal services to be provided to the area proposed for annexation,
 - B. Statement of buffering related to incompatible uses,
 - C. Acceptance

As the City is required to provide the above to the County within 20 days of the filing of the annexation with the County, which date was Nov. 3, consideration of emergency legislation is requested.

Finance Committee

(Severt [Chm.], Phillips, Rozell)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to:
 - A. Purchase fuel items on the open market for calendar years 2023 – 2025
 - B. Advertise for bids and enter into a contract for water meters and appurtenances at a cost not to exceed \$297,000 per year for calendar years 2023 – 2025.
2. Provide a recommendation to Council regarding amending the Salary Ordinance for various seasonal and part-time positions, reflecting the Ohio Minimum Wage as of January 1, 2023.

Safety & Health Committee

(Twiss [Chm.], Marshall, Whidden)

1. Provide a recommendation to Council regarding authorizing the 2023 Miami County Public Health Funding of \$375,217.04, an increase of approximately 2.55%.

Other Committees/Items may be added.

11-11-2022


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

**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**



MEMORANDUM

TO: Mr. Lutz, President of Council

FROM: Patrick E. J. Titterington 

DATE: November 10, 2022

SUBJECT: ANNEXATION FROM CONCORD TOWNSHIP, ISERN-HUEGEL ANNEXATION, 163.634 ACRES;
LOCATED ON BOTH SIDES OF SR 55, BETWEEN NASHVILLE ROAD AND WILSON ROAD

An annexation petition from Concord Township was filed with the Miami County Commissioners on November 3, 2022, and with the Clerk of Council on November 7, 2022, by Clayton Sears on behalf of Charles E. Isern and Ann Huegel. The annexation petition is for a total of 163.634 acres located on both sides of SR 55, between Nashville Road and Wilson Road. A copy of the annexation plat is attached. This annexation was filed under the Type 2 Expedited Procedure, which has requirements of:

1. Twenty days from the date of filing with the County, the City is required to approve a statement of what municipal services will be provided to the area proposed for annexation and a time frame for providing those services.
2. Twenty days from the date of filing with the County, the City is required to approve legislation that the City will require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the Township.
3. Twenty-five days from the date of filing with the County, the City is to enact legislation consenting to or objecting to the annexation. Failure to do so shall be considered consent by the City when reviewing the annexation petition.

Based on the Statutory time frame, we ask for consideration of emergency legislation.

REQUESTED ACTION. It would be appreciated if you would assign to a Committee of Council consideration of the Isern-Huegel Annexation. Copies of the appropriate statements are attached.

encl.

EXHIBIT B

MUNICIPAL SERVICES

ANNEXATION OF: 163.634 ACRES, MORE OR LESS, CONCORD TOWNSHIP
ISERN-HUEGEL ANNEXATION
Located on both sides of SR 55 between Nashville Road and
Wilson Road.

PETITIONERS: Charles E. Isern Ann Huegel
648 Gamewell Drive 648 Gamewell Drive
Miamisburg, OH 45342 Miamisburg, OH 45342

AGENT FOR PETITIONERS: Clayton Sears
3601 Rigby Road, Suite 300
Miamisburg, OH 45342

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating what services the municipal corporation will provide, and an approximate date by which it will provide them, to the territory proposed for annexation, upon annexation. Under the ORC Section that the Isern-Huegel Annexation was filed, the statement of services must be approved by Council and filed with the County not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

That immediately upon the effective date of the annexation of the 163.634 acre territory, the City of Troy, Ohio will provide to the entire annexed territory such services as are otherwise provided to incorporated areas under the Code of Ordinances of the City of Troy, Ohio in accordance with applicable contemporary law, practice, custom, regulation, rates and resources. The services of the City of Troy currently include, but are not limited to: police, fire, emergency medical service, refuse collection, repair and maintenance of publicly dedicated streets, access to existing municipal sewer and water lines, municipal zoning, municipal parks, municipal recreation, and general municipal government.

11-10-2022

EXHIBIT B

MUNICIPAL ZONING REQUIRING BUFFERING

MUNICIPAL SERVICES

ANNEXATION OF: 163.634 ACRES, MORE OR LESS, CONCORD TOWNSHIP
ISERN-HUEGEL ANNEXATION
Located on both sides of SR 55 between Nashville Road and
Wilson Road.

PETITIONERS: Charles E. Isern Ann Huegel
648 Gamewell Drive 648 Gamewell Drive
Miamisburg, OH 45342 Miamisburg, OH 45342

AGENT FOR PETITIONERS: Clayton Sears
3601 Rigby Road, Suite 300
Miamisburg, OH 45342

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating that the municipal corporation shall require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the township. Under the ORC Section that the Isern-Huegel Annexation was filed, this statement must be approved by City Council not later than 20 days after the annexation petition was filed with the County.

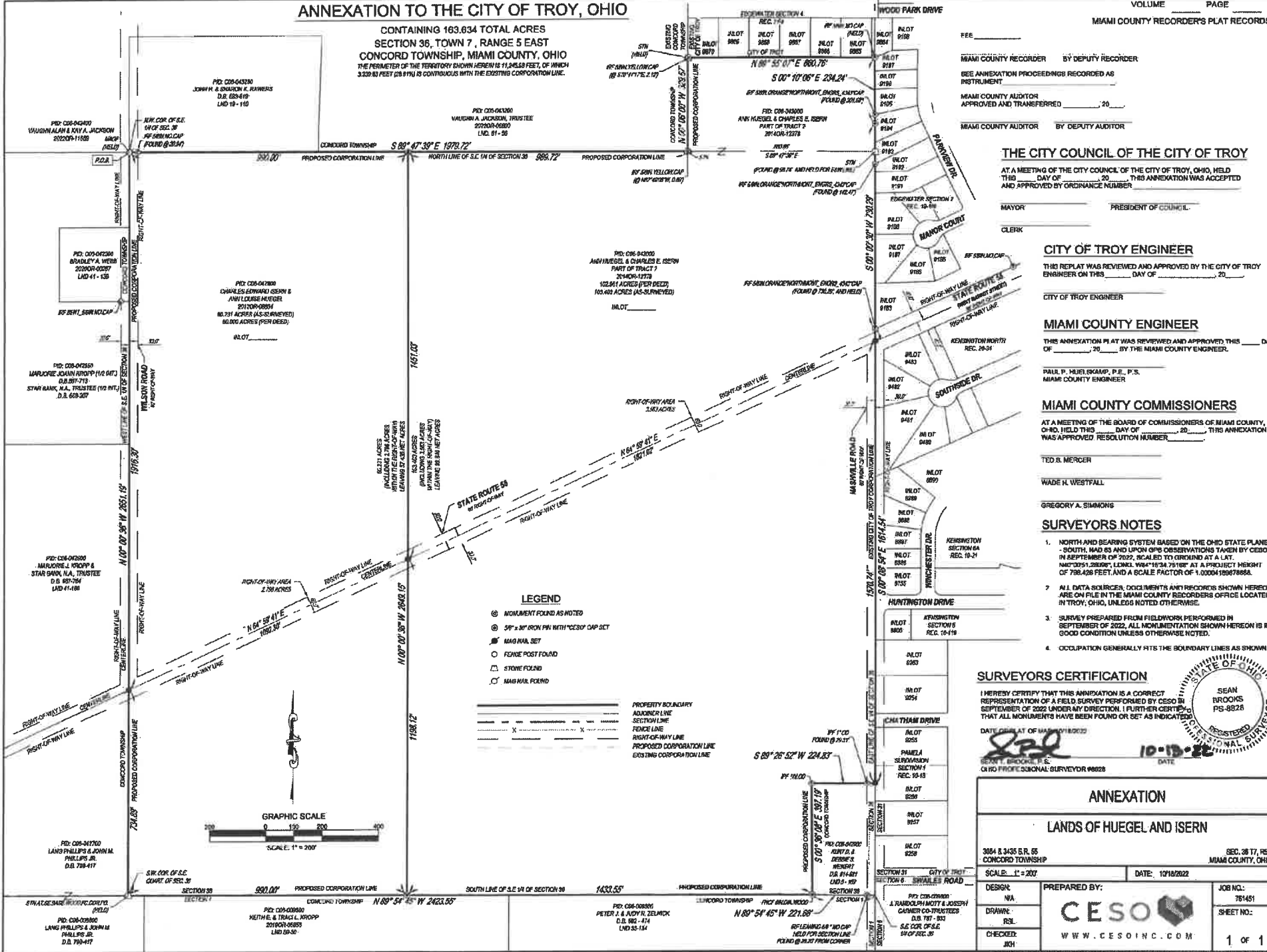
Such statement is as follows:

If the 163.634 acres known as the Isern-Huegel Annexation is annexed and becomes subject to zoning by the City of Troy and that City of Troy zoning permits uses in the annexed area that the City of Troy determines are clearly incompatible with the uses permitted under current Miami County or Concord Township Zoning Regulations in the adjacent land remaining within Concord Township from which the territory was annexed, the Troy City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. For the purposes of this statement, "buffer" shall include open spaces, landscaping, fences, walls, and other structured elements; streets and street rights-of-way; and bicycle and pedestrian paths and sidewalks.

11-10-2022

ANNEXATION TO THE CITY OF TROY, OHIO

CONTAINING 163.634 TOTAL ACRES
SECTION 36, TOWN 7, RANGE 5 EAST
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO
THE PERIMETER OF THE TERRITORY SHOWN HEREIN IS 11,245.58 FEET, OF WHICH
3,329.83 FEET (29.61%) IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE.



MIAMI COUNTY RECORDER BY DEPUTY RECORDER
BEE ANNEXATION PROCEEDINGS RECORDED AS INSTRUMENT
MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED _____, 20____
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

THE CITY COUNCIL OF THE CITY OF TROY
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS ANNEXATION WAS ACCEPTED AND APPROVED BY ORDINANCE NUMBER _____

MAYOR _____ PRESIDENT OF COUNCIL _____
CLERK _____

CITY OF TROY ENGINEER
THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER ON THIS _____ DAY OF _____, 20____

CITY OF TROY ENGINEER _____

MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED, THIS _____ DAY OF _____, 20____ BY THE MIAMI COUNTY ENGINEER.

PAUL P. HUELSCAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS
AT A MEETING OF THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS ANNEXATION WAS APPROVED. RESOLUTION NUMBER _____

TED S. MERCER
WADE H. WESTFALL
GREGORY A. SIMMONS

SURVEYORS NOTES

1. NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, MAD 85 AND UPON GPS OBSERVATIONS TAKEN BY CESO IN SEPTEMBER OF 2022, RECALLED TO GROUND AT A LAT. NAD 83 41.288788, LONG. W84 18 34 75.168" AT A PROJECT HEIGHT OF 798.426 FEET AND A SCALE FACTOR OF 1.00004195878868.
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDERS OFFICE LOCATED IN TROY, OHIO, UNLESS NOTED OTHERWISE.
3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN SEPTEMBER OF 2022. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS ANNEXATION IS A CORRECT REPRESENTATION OF A FIELD SURVEY PERFORMED BY CESO IN SEPTEMBER OF 2022 UNDER ANY DIRECTION. I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

DATE OF PLAT: 10/18/2022
SEAN B. BROOKS, P.E.
OHIO PROFESSIONAL SURVEYOR #8828
10-18-22
DATE



ANNEXATION
LANDS OF HUEGEL AND ISERN

3884 & 3435 S.R. 55
CONCORD TOWNSHIP
SCALE: 1" = 200'
DATE: 10/18/2022

DESIGN: MA
DRAWN: RSL
CHECKED: JKH

PREPARED BY: CESO
WWW.CESONC.COM


JOB NO.: 761451
SHEET NO.: 1 OF 1

SECTION 36, TWP. 7S, R. 5E
MIAMI COUNTY, OHIO

**FINANCE
COMMITTEE**



MEMORANDUM

TO: Mr. Lutz, President of Council
FROM: Patrick E. J. Titterington 
DATE: November 10, 2022
SUBJECT: PURCHASE OF FUEL AND BIDDING WATER METERS FOR 2023-2025

RECOMMENDATION:

That Council authorizes the annual purchase of fuel on the open market for calendar years 2023 – 2025 and the bidding of water meters for calendar years 2023 – 2025.

BACKGROUND:

The purchase of fuel on the open market and the bidding of water meter meters can be authorized on a three-year basis.

Suppliers will not provide firm bids on fuel. Fuel items need to be quoted at the time quantities are needed and purchased on a lowest price basis at that time.

Bidding authorization for various size water meters and appurtenances is estimated at \$297,000 for each of the three years.

Staff has not identified any other annual purchase of supplies or materials that will exceed the purchase order threshold.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to:

1. Purchase fuel items for calendar years 2023 through 2025 on the open market as needed.
2. Advertise for bids and enter into a contract for the supply of water meters and appurtenances at a cost not to exceed \$297,000 each year, 2023 through 2025.





MEMORANDUM

TO: Mr. Lutz, President of Council
FROM: Patrick E. J. Titterington
DATE: November 11, 2022
SUBJECT: SALARY ORDINANCE ADJUSTMENT FOR SEASONAL AND PART-TIME WORKERS

RECOMMENDATION:

That Council considers amending the hourly rate paid to seasonal, part-time and temporary positions including interns and swimming pool manager to reflect the January 1, 2023 adjustment in the Ohio minimum wage rate.

BACKGROUND:

The State's new minimum wage rate for 2023 has been set at \$10.10 per hour, an eighty-cent increase from the current \$9.30 per hour. The Federal minimum wage remains at \$7.25 per hour, but we are required to follow the Ohio guidelines since that wage rate is greater than the Federal wage. The minimum wage increase impacts the salary ordinance for various seasonal and part-time positions.

Attached is a listing that reflects the current and proposed hourly rates for various seasonal and part-time positions and for the position of Swimming Pool Manager/Lead Food Service Employee. We are not proposing an adjustment to the hourly rate schedule for interns.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council amending the hourly rate paid to various seasonal, part-time, and temporary positions to be effective January 1, 2023 based on the attached.

encl.



PROPOSED STEPS FOR SEASONAL POSITIONS

Step 1	\$10.10
Step 2	\$10.40
Step 3	\$10.70
Step 4	\$11.00
Step 5	\$11.30
Step 6	\$11.60
Step 7	\$11.90
Step 8	\$12.20
Step 9	\$12.50
Step 10	\$12.80

CURRENT STEPS FOR SEASONAL POSITIONS

Step 1	\$ 9.30
Step 2	\$ 9.60
Step 3	\$ 9.90
Step 4	\$10.20
Step 5	\$10.50
Step 6	\$10.80
Step 7	\$11.10
Step 8	\$11.40
Step 9	\$11.70
Step 10	\$12.00

PROPOSED SWIMMING POOL MANAGER/LEAD FOOD SERVICE EMPLOYEE

Step 1	\$12.80
Step 2	\$13.00
Step 3	\$13.25
Step 4	\$13.50
Step 5	\$13.75
Step 6	\$14.00
Step 7	\$14.25
Step 8	\$14.50


CURRENT SWIMMING POOL MANAGER/LEAD FOOD SERVICE EMPLOYEE

Step 1	\$12.00
Step 2	\$12.25
Step 3	\$12.50
Step 4	\$12.75
Step 5	\$13.00
Step 6	\$13.25
Step 7	\$13.50
Step 8	\$13.75

SAFETY & HEALTH COMMITTEE

MEMORANDUM

TO: Mr. Lutz, President of Council

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

DATE: October 18, 2022

SUBJECT: **2023 MIAMI COUNTY PUBLIC HEALTH AGREEMENT/FUNDING**

RECOMMENDATION:

That Council authorizes funding for 2023 for Miami County Public Health in the amount of \$375,217.04, an increase of approximately 2.55% over the 2022 funding (\$365,873.84).

BACKGROUND:

Historically, commencing in 2001, the City agreed that the payment to the Miami County Health District (now known as Miami County Public Health) would be based on the millage equivalent of .4 outside mills plus .2 inside mills, and this would be the basis of payment until such time as another basis is established. In agreeing to a contribution based on millage equivalent, it was understood that would be the same basis of payment of 23 of the 24 Miami County entities. The 23 entities include Piqua, which merged its Health Department into Miami County Public Health in 2022. Piqua pays Miami County Public Health for services based on the same arrangement as Troy.

Troy's 2023 Miami County Public Health funding would be based on the equivalency of the .4 outside millage plus .2 inside millage, the Public Utility Personal Property Taxes (PUPPT), and the Tangible Personal Property Tax Replacement Fund (TPPTRF).

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing an agreement between the City of Troy and the Miami County Public Health for the District to provide health services to Troy residents, with the 2023 funding by the City in the amount of \$375,217.04.

encl.



MIAMI COUNTY Public Health

Prevent. Promote. Protect.

October 13, 2022

Mr. Patrick Titterington
Director of Public Service & Safety
100 South Market Street
Troy, OH 45373

Re: Troy Public Health Services – Miami County Public Health / Miami County Combined Health District 2023

Dear Patrick,

As you know, the Miami County Combined Health District (dba Miami County Public Health) receives funding from townships, villages, and Tipp City in the form of a 0.4 voted (outside) millage levy and a 0.2 inside millage apportionment. Since 2001, the City of Troy has paid Miami County Public Health (MCPH) the millage equivalent to what the townships, villages, and Tipp City pay for Public Health services. This is a fair and proportional way for the City of Troy to pay for Public Health services.

MCPH also receives funding from townships, villages, and Tipp City in the form of Public Utility Personal Property Taxes (PUPPT). The City of Troy has also paid the equivalent portion to what the other members of the Combined Health District pay.

Included with this letter you will find the County Auditor's calculations for the City of Troy's 0.4 and 0.2 millage equivalent (a total of 0.6 mills). The City of Troy's equivalent for 2023 is \$361,441.24. Additionally, the PUPPT revenue equivalent (\$13,775.80) as well. Therefore, the total amount for Public Health Services for the City of Troy for the calendar year 2023 will be \$375,217.04. This represents about a **2.5% Increase** from 2022.

I look forward to serving you, the Troy City Council, and the citizens of Troy over the next year. If you have any questions, please feel free to call me at 573-3505 or email me at dpropes@miamicountyhealth.net.

Sincerely,

Dennis R. Propes, RS, MPA
Health Commissioner

Dennis R. Propes, REHS, MPA
Health Commissioner

James S. Burkhardt, DO
Medical Director



Miami County Public Health
510 West Water Street Suite 130
Troy, Ohio 45373-2985
P: 937-573-3500
F: 937-573-3501

info@miamicountyhealth.net
www.miamicountyhealth.net



ESTIMATED REVENUE - 2023

PROJECTIONS BASED ON TAX YEAR 2021 DUPLICATE VALUES (ADJ) AND TAX RATES

CITY OF TROY TAXING DISTRICTS D03, D45, R50 & S51	HEALTH DISTRICT FUND	HEALTH DISTRICT FUND	TOTAL HEALTH DISTRICT FUND
	Exp TY'30		
REAL ESTATE PROPERTY	0.40	0.20	0.60
Agr/Res Value	\$453,484,290	\$453,484,290	\$453,484,290
Agr/Res Effective Rate	0.340639	0.200000	0.540639
Agr/Res Est Revenue	\$154,474.44	\$90,696.86	\$245,171.29
Com/Ind/RR Value	\$196,174,620	\$196,174,620	\$196,174,620
Other Effective Rate	0.392686	0.200000	0.592686
Com/Ind/RR Estimated Revenue	\$77,035.03	\$39,234.92	\$116,269.95
Total Real Property Estimated Revenue	\$231,509.46	\$129,931.78	\$361,441.24
Real Property Reimbursement	\$0.00	\$0.00	\$0.00
NET REAL PROP EST REVENUE	\$231,509.46	\$129,931.78	\$361,441.24
TANGIBLE PERSONAL PROP			
Tangible Personal Value	\$0	\$0	\$0
Tangible Tax Rate	0.40	0.20	0.60
Tangible Personal Est Revenue	\$0.00	\$0.00	\$0.00
Tangible Exempt Reimbursement	\$0.00	\$0.00	\$0.00
NET TANGIBLE PERSONAL EST RE	\$0.00	\$0.00	\$0.00
PUBLIC UTILITY PERSONAL PROP			
Public Utility Personal Value	\$22,959,660	\$22,959,660	\$22,959,660
Public Utility Personal Tax Rate	0.40	0.20	0.60
PUBLIC UTILITY PERS EST REV	\$9,183.86	\$4,591.93	\$13,775.80
RECAP ALL			
Total Gross Revenue All Classes	\$240,693.33	\$134,523.71	\$375,217.04
Total Reimbursement All Classes	\$0.00	\$0.00	\$0.00
TOTAL NET REVENUE ALL CLASSES	\$240,693.33	\$134,523.71	\$375,217.04