



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

MONDAY, AUGUST 25, 2025, 6:00 PM

Buildings & Utilities Committee

(Pierce [Chm.], Phillips, Snee)

1. Provide a recommendation to Council regarding the vacation of a portion of a 10' utility easement between Inlots 11701 and 11702 in the Halifax Estates Subdivision, Section 7.
2. Provide a recommendation to Council authorizing the Director of Public Service and Safety to execute Utility Services Annexation Agreements with property owners outside Troy's corporation limit who are requesting water and/or sanitary sewer service from Troy.

Law & Ordinance Committee

(Whidden [Chm.], Marshall, Twiss)

1. Provide a recommendation to Council regarding Ordinance No. O-23-2025, Zoning of Smith Annexation, IL 11851, 57.679 Ac. Corner of Wilson & Fenner Roads, from County A-2, General Agriculture, to City Zoning of R-4, Single-Family Residential District.

Recreation & Parks Committee

(Westfall [Chm.], Marshall, Whidden)

1. Provide a recommendation to Council regarding authorizing an increase of \$20,000 to the professional services agreement for the Park & Recreation Master Plan with American Structurepoint to include adding the specialty sports tourism firm of Legacy Sports Group (LSG) performing services to include a Facility Operations Study (FOS). Consideration of emergency legislation is requested to allow the FOS to begin immediately.

Other Committees/Items may be added.

8-22-2025

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

**BUILDINGS &
UTILITIES
COMMITTEE**



B + M

MEMORANDUM

TO: Mr. Rozell, President of Council
FROM: Patrick E. J. Titterington
DATE: August 22, 2025
SUBJECT: **VACATING AN EXISTING UTILITY EASEMENT**

RECOMMENDATION:

That Council vacates a utility easement of record in order to combine Inlots 11701 and 11702 into a single lot within Halifax Estates, Section 7.

BACKGROUND:

The property owner has submitted a replat for development along Maynard Lake Court in Halifax Subdivision Section 7 for Inlots 11701 and 11702. This replat, to remove a lot line to create a new lot, is an administrative item that only requires the approval of the City Engineer. However, the development also requires the vacation of an existing utility easement of record, which can only be approved by Council.

This would be the vacation of an existing 10' wide utility easement. Based on current development plans, this easement will not be needed.

Attached is a copy of a plat map with the areas requested for dedication and vacation highlighted.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the vacation of a portion of a 10' utility easement between Inlots 11701 and 11702 in the Halifax Estates Subdivision, Section 7.

encl.



Bm

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

MEMORANDUM

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

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

DATE: August 20, 2025

SUBJECT: **AUTHORIZATION TO ENTER INTO CITY OF TROY, OHIO UTILITY SERVICES ANNEXATION AGREEMENTS WITH PROPERTY OWNERS LIVING OUTSIDE EXISTING TROY CORPORATION LIMITS WHO REQUEST WATER AND/OR SEWER SERVICES**

RECOMMENDATION:

That the Director of Public Service and Safety is authorized to enter into City of Troy, Ohio Utility Services Annexation Agreements with property owners outside Troy's corporation limit who are requesting water and/or sanitary sewer service from Troy,

BACKGROUND:

The construction of the Casstown waterline along Staunton Road/SR 55 from Stonyridge Avenue to Sayers Road has brought a lot of inquiries from existing property owners looking to connect to the waterline. This waterline is a joint project between the County, Troy, and Village of Casstown with Troy owning the portion predominantly in the County between Stonyridge Avenue and Sayers Road.

The Law Director has recommended a standard Utility Services Annexation Agreement whereby property owners adjacent to existing utility mains and who are compelled to connect agree to annex into Troy when their property becomes contiguous to the City of Troy boundary. The owner would be responsible for all connection fees and pay the applicable water and sewer rates to Troy. This agreement would create a covenant and restriction recorded with the requesting property.

It is intended that a Utility Services Annexation Agreement would be used for any applicable area outside of the existing corporation limit and not just in the areas served by the Casstown Waterline Project. Staff propose that any approving legislation would provide that such agreement may be amended administratively from time to time as needed as long as the primary purpose of document remains as annexations for utility services.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into a City of Troy, Ohio Utility Annexation and Service Agreements with property owners located outside of the Troy corporation limits who are requesting water and/or sanitary sewer services.



LAW & ORDINANCE COMMITTEE

ORDINANCE No. O-23-2025

Dayton Legal Blank, Inc.

AN ORDINANCE CHANGING THE ZONING OF 57.679 ACRES, INLOT 11851, IN THE CITY OF TROY, OHIO, FROM THE MIAMI COUNTY ZONING OF A-2, GENERAL AGRICULTURE, TO THE CITY ZONING OF R-4, SINGLE FAMILY RESIDENCE DISTRICT

WHEREAS, a request for a zoning change was presented to the Planning Commission of the City of Troy, Ohio to rezone 57.679 Acres, Inlot 11851, known as the Smith Annexation, located at the southeast corner of Wilson Road and Fenner Road, Troy, Ohio, from the County zoning of A-2, General Agriculture, to the City zoning of R-4, Single-Family Residential District; and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval; and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of 57.679 Acres, Inlot 11851, known as the Smith Annexation, located at the southeast corner of Wilson Road and Fenner Road, Troy, Ohio, as shown on Exhibit A attached hereto and made a part hereof, is hereby changed from the County zoning of A-2, General Agriculture, to the City zoning of R-4 Single-Family Residential District.

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor



TROY PLANNING COMMISSION

MEMORANDUM

TO: Mr. Rozell, President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: July 28, 2025
SUBJECT: PROPOSED REZONING – INLOT 11851, KNOWN AS THE SMITH ANNEXATION, FROM THE COUNTY ZONING OF A-2, GENERAL AGRICULTURE DISTRICT TO THE CITY OF TROY ZONING OF R-4, SINGLE-FAMILY RESIDENTIAL DISTRICT. THE PARCEL IS LOCATED AT THE SOUTHEAST CORNER OF WILSON ROAD AND FENNER ROAD

On July 9, 2025, the Troy Planning Commission considered the rezoning of Inlot 11851, a parcel of 57.679 acres known as the Smith Annexation, from the County zoning of A-2, General Agriculture District, to the City of Troy zoning of R-4, Single-Family Residential District. The parcel is located at the southeast corner of Wilson Road and Fenner Road.

The property owner is David Smith, and the applicant is Rob Harrelson for David Smith.

The Planning Commission determined not to hold a public hearing on this rezoning application, noting that Council will hold a public hearing.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that Inlot 11851, a parcel of 57.679 acres known as the Smith Annexation, be rezoned from the County zoning of A-2, General Agriculture District, to the City of Troy zoning of R-4, Single-Family Residential District. based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code and Comprehensive Plan,
- The proposed rezoning is consistent with the surrounding zoning districts, and
- The proposed use is consistent with permitted uses in the R-4, Single-Family Residential District.

R-4 Zoning has a requirement of a minimum lot size of 9,000 square feet.

Attached is a copy of the information reviewed by the Commission, as well as copies of the principal permitted uses of proposed zoning district. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the August 18, 2025, meeting of Council.

encl.



Austin Eidemiller
Planning & Zoning Manager
Austin.eidemiller@troyohio.gov

MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Austin Eidemiller, Planning & Zoning Manager
DATE: July 3, 2025
SUBJECT: Smith Annexation - Rezoning Request

BACKGROUND:

A request by the applicant, William Harrelson II, on behalf of the owner David Smith for the Planning Commission to consider the rezoning of the property located on S. Wilson Rd Parcel ID: C08-043500 from City Administered County Zoning to R-4 Single Family Residential. The property is located on the southeast corner of Wilson Rd and Fenner Rd. This property was annexed per Ordinance 16-25.

The land is currently used as agriculture. The surrounding zoning districts include the R-4 Single Family Residential District to the east, County zoning of A-2, General Agriculture to the north, west, and south. Please see attached Exhibit A – Zoning Map.

DISCUSSION:

The Zoning Code describes the proposed R-4 zoning district as "designed to accommodate single-family dwellings on lots with areas of at least nine thousand (9,000) square feet per dwelling unit. This district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future. The Comprehensive Plan describes the R-4 District as medium to high density."

The Comprehensive Plan's Future Land Use Map displays this property as Future Single Unit Attached. Please see Exhibit B – Future Land Use Map.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions. Staff analysis can be found in **Red** below:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The changing condition that led to this rezoning request is the development of the Reserve at Cliff Oaks Subdivision to the east and the annexation. The proposed zoning district will not have any adverse effects in the area. Residential uses exist to the east of the subject property.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use is compatible and similar to the residential uses that currently exist to the east with the Reserve at Cliff Oaks Subdivision.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

Adequate utilities are being provided or will be provided to the property in reference.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no available vacant land for development with the R-4 zoning classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning will achieve the desired residential uses as outlined in the Future Land Use Map of the Comprehensive Plan and Zoning Code. Staff recommends the Planning Commission provide a positive recommendation to City Council for the proposed rezoning based upon the following:

- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code and Comprehensive Plan; and



Austin Eidemiller
Planning & Zoning Manager
Austin.eidemiller@troyohio.gov

- o The proposed rezoning is consistent with the surrounding zoning districts; and
- o The proposed use is consistent with permitted uses in the R-4 Single Family Residential District.

Exhibit A Zoning Map

Legend

Proposed Rezoning

Zones

- County Zoning (Outside Troy)
- Agriculture: 20 Acres Min.
- Agriculture-Residential: 5 Acre Min.
- R-1 Single Family Residential: 40,000 SqFt.
- R-2 Single Family Residential: 20,000 SqFt.
- R-3 Single Family Residential: 15,000 SqFt.
- R-3B Single Family Residential: 12,000 SqFt.
- R-4 Single Family Residential: 9,000 SqFt.
- R-5 Single Family Residential: 6,000 SqFt.
- R-6 Two Family Residential: 3,000 SqFt/DU
- R-7 Medium Density Residential: 3,000 SqFt/DU
- OR-1 Office-Residential: 3,000 SqFt/DU
- OC-1 Office-Commercial District
- B-1 Local Retail District
- B-2 General Business District
- B-3 Central Business District
- B-4 Highway Service Business District
- M-1 Planned Industrial District
- M-2 Light Industrial District
- M-3 General Industrial District
- PUD Planned Unit Development
- WO Wetland-Operation District
- City Administered County Zoning
- City Enforcement
- Point

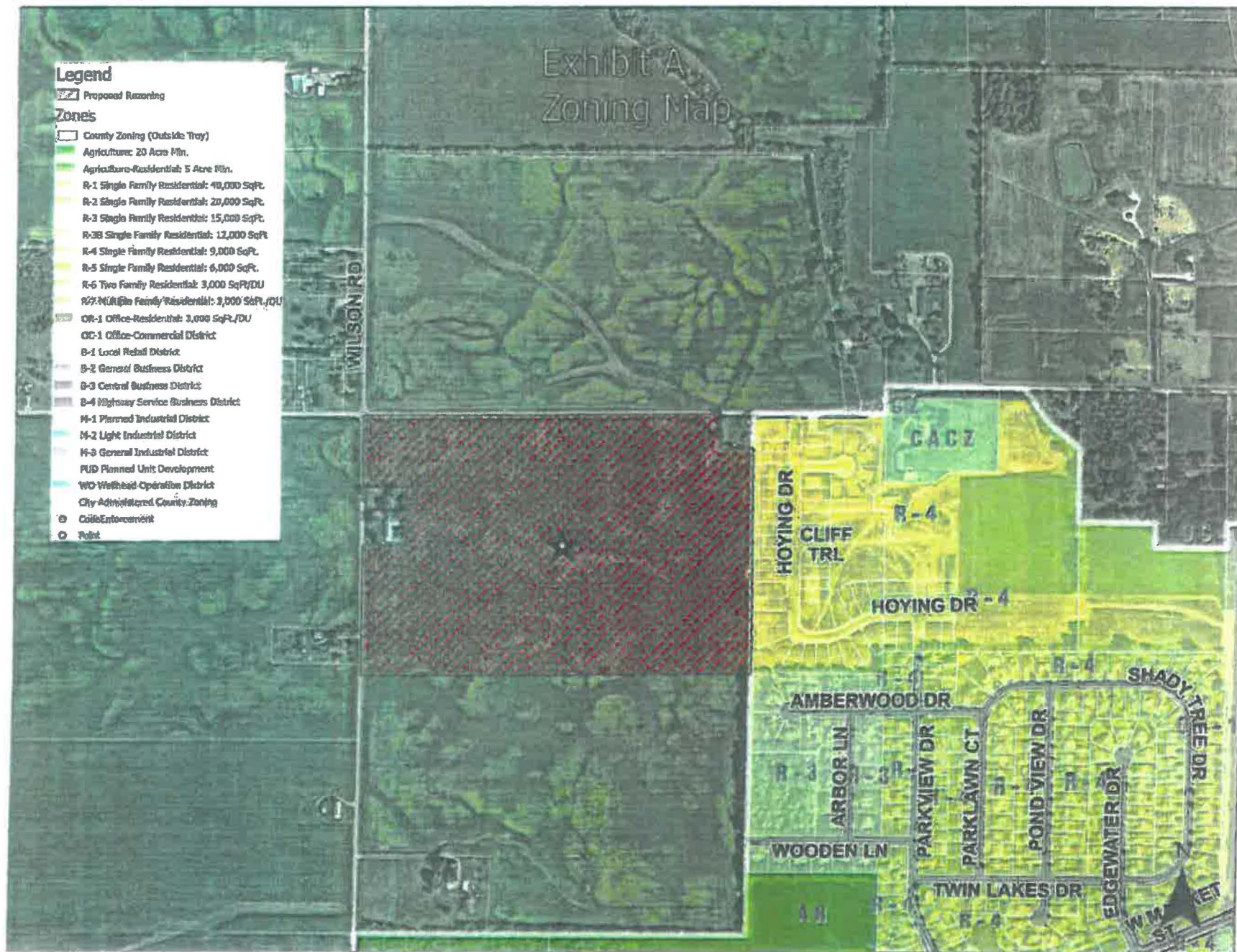
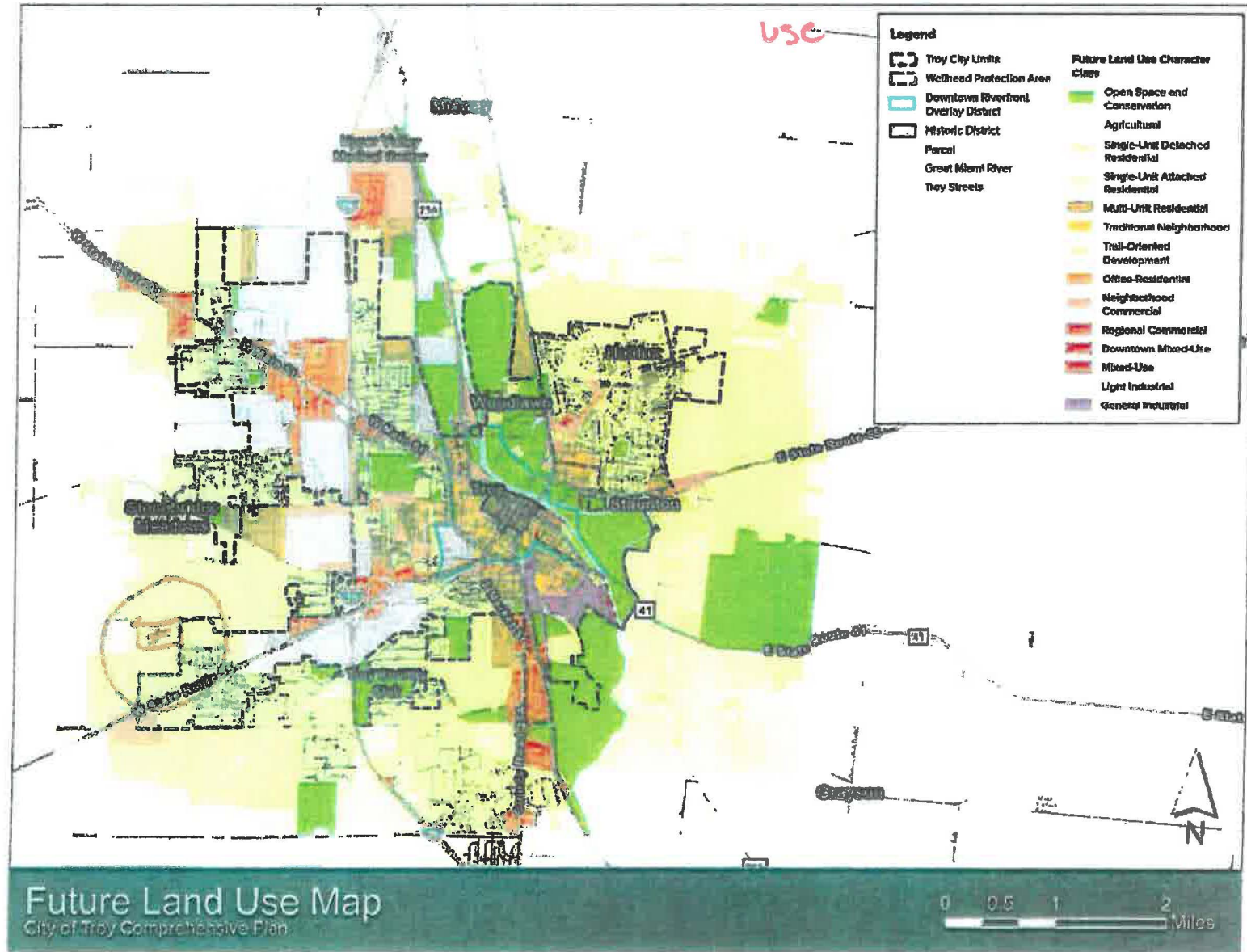


FIGURE 11: FUTURE LAND USE MAP

Exhibit B - Future Land
use



Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

**APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION**

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at S. Wilson Road, Troy, Ohio 45373 (see attached legal description)

being lot number(s) C06-043500 from A to R-4
(Street Address) (Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

Name David Smith
Address 445 E. Crystal Lake Road
City Burnsville
State MN
Zip Code 55306
Phone No. 612-499-8378
Fax No. _____
Email linerman55124@yahoo.com

APPLICANT

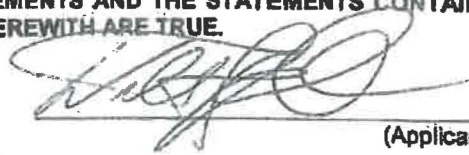
Name William M. Harrelson II
Address 9 West Water Street
City Troy
State OH
Zip Code 45373
Phone No. 937-552-9400
Fax No. _____
Email will@harrelsonllp.com

The applicant is the representative of the current owner of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$250.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HEREWITH ARE TRUE.



(Applicant Signature)

Subscribed and sworn to before me this 3rd day of June, 2025

My Commission Expires 3/19/2030
(Month/Date/Year)



Kate Reinhart
Notary Public, State of Ohio
My Commission Expires:
03/19/2030

Kate Reinhart

(Notary Public)

(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

- | | | |
|--------------------------|------------|--|
| ☐ | EXHIBIT A | Reasons for Zoning Reclassification |
| ☐ | EXHIBIT B | Legal Description |
| ☐ | EXHIBIT C | Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses |
| ☐ | EXHIBIT D | Site Map with Zoning & Owners within 250 feet of parcel |
| ☐ | EXHIBIT E | Property Owners List within 250 feet of parcel |
| ☐ | Labels | Two (2) Sets of Mailing Labels of Property Owners |
| ☐ | Copies | (1) Complete Sets in a reproducible format 11"x17" |
| ☐ | Map(s) | One (1) County Tax Map(s) |
| ☐ | Filing Fee | Check issued to City of Troy for \$250.00 |

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: 2nd: 3rd: PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Effective Date:

Revised 10/25/11

TROY, OHIO REZONING PETITION

EXHIBIT "A"

The current owner is currently seeking a rezoning as a contingency to a real estate purchase contract entered into between David Smith and Toro Real Estate Partners LLC.

The subject property is currently zoned A-2 on the Miami County zoning map and is pending annexation to the City of Troy. After annexation, we anticipate a zoning designation of "A" under the City of Troy's zoning ordinances.

The purchaser is seeking to develop the property into a residential neighborhood adjacent to the existing development at Fenner Road (and Hoving Drive). Thus, the purchaser is seeking to develop the subject property under an R-4 zoning classification for the construction over an approximate 170 lots measuring 60'x150' with rights of way and setbacks compliant with the City of Troy zoning ordinances.

A site plan is attached as Exhibit "C" and will be developed in accordance and in collaboration with the City of Troy staff.

Exhibit B.

**LEGAL DESCRIPTION
ANNEXATION OF 57.679 ACRES TO THE CITY OF TROY, OHIO**

SITUATE IN SECTION 36, TOWN 7, RANGE 5, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

Beginning at a Mag nail found at the intersection of the centerline of Fenner Road and the centerline of Wilson Road, being the southwest corner of a 71.037-acre tract of land of owned by Vaughn A. Jackson as conveyed in 2024OR-06605, the northeast corner of a 98.162-acre tract of land owned by Sharon L. Frasure, Beverly A. Shannon, and Stanley C. Fouts as conveyed in Deed Book 800, Page 207, and being the northwest corner of the northeast quarter of Section 36 and the southwest corner of the southeast quarter of Section 25;

thence, South 89°-56'-54" East, 1809.73 feet, along the centerline of Fenner Road and the north line of Section 36 to a Mag nail set on the west line of a 0.67-acre tract of land owned by Charles E. and Sandra K. McAdams as conveyed in 2021OR-19913, and the south line of said 71.037-acre Jackson tract;

thence, South 00°-04'-56" East, 176.00 feet, along the west line of said 0.67-acre McAdams tract to an iron pin with cap set, passing for reference an iron pin with cap set on the south right-of-way of Fenner Road at 30.00 feet;

thence, South 89°-56'-54" East, 165.00 feet, along the south line of said 0.67-acre McAdams tract to the remnants of a wood post, witness at South 69°-10'-01" West, 0.56 feet, on the west line of Inlot 11662 of The Reserves at Cliff Oaks-Phase One as shown on Record Plat Book 30, Page 87;

thence, South 00°-04'-56" East, 1145.08 feet, along the west line of said Inlot 11662 to an iron pin found with a "Northmont" cap at the southwest corner of Inlot 11663 of said Reserves at Cliff Oaks, the northwest corner of Inlot 9880 of Edgewater Section Four as shown on Record Plat Book 21, Pages 9-9A, and being at the northeast corner of a 53.4846-acre tract of land owned by Vaughn A. Jackson as conveyed in 2024OR-06605;

thence, North 89°-47'-44" West, 1978.10 feet, along the north line of said 53.4846-acre Jackson tract to a Mag nail found in the centerline of Wilson Road, said centerline being the half section line of Section 36 and being on the east line of said 98.162-acre Frasure tract, passing for reference an iron pin with cap set on the east right-of-way line at 1948.18 feet;

thence, North 00°-03'-50" East, 658.57 feet, along the centerline of Wilson Road and the east line of said 98.162-acre Frasure tract to a railroad spike found at the southwest corner of a 1.475-acre tract of land owned by Alan C. and Barbara A. Duling as conveyed in Deed Book 602, Page 587, passing for reference Mag nail found at 59.46 feet on the southeast corner of a 1.838-acre tract of land owned by Gabriel L. and Lauren H. W. Kirk as conveyed in 2015OR-08632 and a Mag nail found at the northeast corner of said 1.838-acre Kirk tract at 235.46 feet;

thence, South 89°-33'-11" East, 218.01 feet, along the south line of said 1.475-acre Duling tract to an iron pin found, passing for reference a bent iron pin found on the east right-of-way line of Wilson Road at 30.00 feet;

thence, North 00°-03'-49" East, 295.46 feet, along the east line of said 1.475-acre Duling tract to an iron pin found with a "Turner" cap;

thence, North 89°-56'-11" West, 218.00 feet, along the north line of said 1.475-acre Duling tract to a railroad spike found in the centerline of Wilson Road and the east line of said 98.162-acre Frasure tract, passing for reference a bent iron pin found on the east right-of-way at 188.11 feet;

thence, North 00°-03'-50" East, 363.23 feet, along the centerline of Wilson Road and the east line of said 98.162-acre Frasure tract to the place of beginning.

Containing 57.679 acres more or less and all being subject to any legal highways and easements of record,

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, OHIO REAL TIME NETWORK (ORTN).

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated January 28, 2025.

All iron pins set are 5/8" x 30" rebar with caps reading "C.O.E.C./AJB LS-8629".


Allen J. Bertke, PS #8629



02/03/2025
Date

Exhibit C.

ANNEXATION TO THE CITY OF TROY

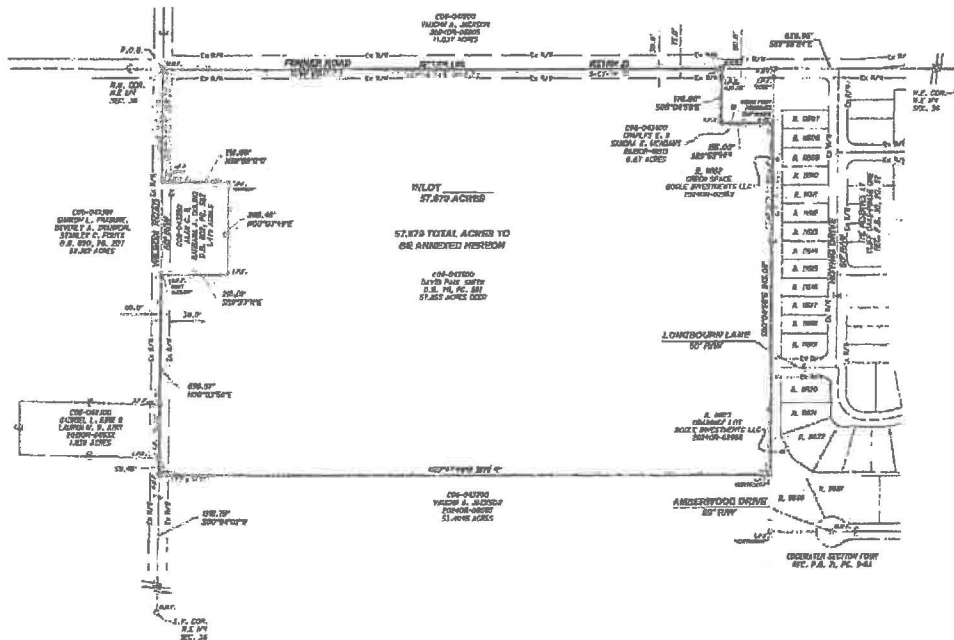
7 TOWN 5 RANGE 36 SECTION
ST. 678 ACRES CONCORD TOWNSHIP TROY CITY MIAMI, OHIO COUNTY

LEGEND

- 1/4" 5/8" x 30" REBAR
WATER SET
- 1/4" 1/2" PIN FOUND
- 1/4" 1/2" NAIL SET
- 1/4" 1/2" NAIL FOUND
- 1/4" 1/2" RAILROAD SPIKE FOUND
- 1/4" 1/2" POST FOUND
- 1/4" 1/2" STONE FOUND
- 1/4" 1/2" EXISTING CORP. LIMITS
- 1/4" 1/2" NEW CORP. LIMITS

THE BEARINGS ARE BASED ON
NAD 83 CORRS 2011 ADJUSTMENT,
OHIO SOUTH ZONE,
OHIO REAL TIME NETWORK (ORTN)

SCALE: 1"=200'
0 200 400



SURVEY REFERENCE
LAND SURVEY 36, PAGE 9
LAND SURVEY 39, PG. 155
LAND SURVEY 51, PG. 191
LAND SURVEY 61, PG. 56
REC. P.B. 10, PG. 89
REC. P.B. 21, PG. 9-104
REC. P.B. 23, PG. 79
REC. P.B. 30, PG. 23
REC. P.B. 30, PG. 87-87C

CONTIGUITY NOTE:

TOTAL PERIMETER OF THE ANNEXATION AREA IS 707.16 FEET
TOTAL OF 145.08 FEET CONTIGUOUS WITH THE EXISTING CITY
OF TROY CORPORATION LINE OF RECORD.
15.390% CONTIGUITY OF THE ANNEXED AREA IS CONTIGUOUS TO
THE EXISTING CITY OF TROY CORPORATION LINE OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C.
CHAPTER 1631.17 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS
TO THE O.A.C. CHAPTER 1631.17 RECORD PLANS AND WAS CONDUCTED
UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK
PERFORMED IN JANUARY, 2025. ALL MEASUREMENTS ARE CORRECT AND
MONUMENTS ARE SET OUT TO BE SET AS SHOWN.

ALLEN J. BERTKE, P.S. #6629

DATE



PREPARED BY:

Choice One
Engineering

BOULEVARD 100, SUITE 100
COLUMBUS, OHIO 43215-1000
WWW.CHOICEONEENGINEERING.COM

DATE:

02-23-2025

DRAWN BY:

AKK

DATE: 02-23-2025

SHEET NUMBER:

1 OF 1

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDERS RECORD OF PLATS

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED _____, 20 _____

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

ANNEXATION PROCEEDINGS RECORDED IN
20 _____ OF _____

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS _____ DAY OF _____, 20 _____

TED S. WICKER, PRESIDENT

KADE H. KESTFALL, VICE-PRESIDENT

DIRECTORY A. STANIS, MEMBER

MIAMI COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US
THIS _____ DAY OF _____, 20 _____

MIAMI COUNTY ENGINEER

CITY OF TROY COUNCIL

THIS PLAT WAS REVIEWED AND ACCEPTED BY THE CITY OF TROY COUNCIL
THIS _____ DAY OF _____, 20 _____ BY
ORDINANCE NO. _____

LATER

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

RECREATION & PARKS COM.



MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: August 18, 2025

SUBJECT: **Park and Recreation Master Plan Additional Authorization**

BACKGROUND:

Troy City Council, at its February 3, 2025 meeting, passed Resolution R-07-2025, which authorized the hiring of American Structurepoint conduct a Park and Recreation Master Planning (PRMP) process. This project has followed the same format as the 2024 Comprehensive Plan, which American Structurepoint also led. The first two components of the PRMP conducted include a resident survey, as well as stakeholder focus groups and public engagement events. While data is still being compiled and analyzed, based on the information so far, there are many demands from the various sports organizations, including field capacity, infrastructure improvements, locations, and estimated economic impact.

Due to the competing demands and opportunities of our sports organizations, Structurepoint has recommended that the City expand the scope of the PRMP by adding the specialty sports tourism firm of Legacy Sports Group (LSG). LSG is a firm that specializes in the sports tourism industry, focusing on feasibility studies, financial forecasting, and planning & development. LSG has successfully studied local and regional facility demands compared to any over-or under-capacity of a community's current facilities. They then provide any realistic economic impacts (from hotel stays, food and retail sales, etc) to either confirm or adjust the true expectations of any financial impact the public or elected officials might predict from any new investment in fields and other amenities.

Specifically, LSG's scope of services would include a Facility Operations Study (FOS), which would analyze the optimization and multi-use potential, operational efficiency and sustainability, event attraction and management, community engagement and economic impact of Troy's current facilities, as well as the capacity, if any, to expand those facilities in a cost effective manner that provides realistic and sustainable economic impact and payback. The FOS would be conducted in three phases:

- **Phase One – Utilization Assessment:** Conducting a comprehensive review of the past sporting events (soccer, baseball, softball, football, etc) and activities hosted at Troy's parks in order to understand the capabilities and capacity of the facility;
- **Phase Two – Infrastructure Evaluation & Assessment:** Evaluating Troy's existing infrastructure, with a focus on 'right sizing' current facilities and/or recommending potential improvements to fields; and,





- **Phase Three – Community Impacts and Economic Impact:** Providing a rational estimate of the economic impact that could be realized if facility enhancements are warranted and local, regional, and national events could be hosted (following strategic improvement investments).

A copy of LSG's credentials and proposal is attached. The FOS would not add any additional time to the PRMP process, which includes submitting a draft plan to the Park Board, Recreation Board and City Council during the Fall of 2025. The additional cost for the FOS is estimated at \$20,000.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council to authorize an increase of \$20,000 to the Park & Recreation Master Plan contract with American Structurepoint. It is requested that this legislation be passed as an emergency measure to allow the FOS to begin immediately.



LEGACY SPORTS GROUP

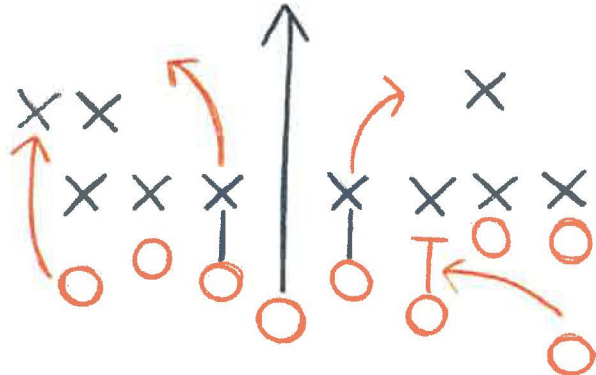
MANAGEMENT • CONSULTING • EVENTS

American Structurepoint

Professional Services Proposal

Legacy Sports Group, llc

We Deliver Business Solutions in Sport



Legacy Sports Group is a consulting, management and event production firm who specializes in the sports tourism industry. The LSG team works alongside communities to help transform their destinations through sport. We provide assistance throughout each step of the transformation process, including; feasibility studies, financial forecasting, planning & development, facility management and operational logistics. Additionally, we offer assistance in event development, planning and execution.

LSG can deliver solutions for every aspect of sport. By leveraging our diverse experiences, innovative and collaborative thinking, LSG is able to help guide organizations through feasibility studies, reimagine workflows, or advise on how to continue the development of your business.

- Our Mission | **To assist organizations in developing strategies and solutions to transform their destination through the business of sport.**
- Our Vision | **We endeavor to become the leading voice at the intersection of youth sports and economic development for communities.**

WWW.LEGACYGROUP.LLC

Our Services



Consulting

LSG offers a unique, peer-based approach to our consulting services. Our team has experience as senior executives at world-class sports and tourism organizations, providing access to unparalleled talent across a wide range of specialties. We've been in your shoes, and truly understand the challenges you face.



Events

With over 15 years of experience building and producing events from the ground up, we're equipped to assist you with every aspect of planning your next sporting event, small meeting, conference, or festival. We will guide your organization step by step, from initial planning to post-event follow up.



Management

LSG management specialists work in partnership with clients, giving independent, expert advice in response to their challenges and goals. We tailor our services for a wide range of clients focusing on operations, marketing and business development.



Services

Throughout the years, LSG has provided event owners the additional staff needed to produce a successful event. LSG can provide temporary staff to perform a variety of services such as; marketing & promotions, parking operations, event operations, and day labor.

William R. Knox Sr.,

President & CEO

William R. Knox, President and CEO of Legacy Sports Group, has carried a longtime passion for sports and the business behind sport. His extensive experience within the Sports Tourism industry is second to none in the state of Indiana. From conceptualizing and operationalizing the sports tourism arm for Hamilton County Tourism, to managing Grand Park, the largest sports complex in the U.S., William is the backbone of LSG and a trusted expert when it comes to the impact sport has on a community.

Under William's leadership, Legacy Sports Group works side by side with communities throughout the U.S. to transform their destinations by leveraging the power of sport. William also helps communities take their thriving sports recreation programs and align them with their sports tourism goals.

Above all else, William's first priority is his family. William's three children are his pride and joy and the contributing reason behind his motivation to start his own company. The company name, Legacy Sports Group, is derived from his desire to build a legacy for his family such that they have an opportunity to positively impact communities just like he has for the last 25 years.



Experience You Can Count On

The LSG team is comprised of individuals who comprehensively have over 40-years of experience in the tourism industry. Experience more specifically in; sports tourism, event management, sport marketing and venue management. This extensive background sets us apart from many other companies because of our ability to cater to a wide variety of groups and the challenges they are facing in the sports tourism industry.

Over the years, Legacy Sports Group has been fortunate enough to be involved in several notable advancements for the State of Indiana and for the Sports Tourism Industry as a whole. Our staff has been afforded the opportunity to represent Indiana and the U.S. by giving presentations and leading educational sessions to groups and communities across the globe. From delivering the keynote for the Development Forum for the Guangdong Sports Industry in Guangzhou, China, to spearheading the State of Indiana's efforts to reopen sports facilities in the midst of the COVID-19 pandemic. Legacy has done it.

We pride ourselves on being able to take the knowledge and insights learned from our past experiences and use them to help guide communities. The diverse depth of experiences we are able to share is what make us a Legacy you can count on.

Our Clients

Legacy Sports Group is honored to have been able to assist the below organizations transform their communities through sport as well as aid in enhancing the services offered by other sports tourism firms.



Summary of Understanding

Legacy Sports Group (LSG) understands American Structurepoint's need for a trusted partner to thoroughly evaluate, propose, and guide the City of Troy, Ohio in their efforts to expand upon their sports facility assets.

LSG is committed to delivering a thorough analysis and actionable recommendations for the client. Our scope will be to conduct a comprehensive event and facility operations study focused on Duke Park and surrounding areas, emphasizing recreational and tourism-related events.

This study will focus on the following sport facility types:

1. Diamond Fields
2. Multi-Purpose Fields
3. Skate Park

Our recommendations will be grounded in sound research combined with our extensive experience in the field. This approach ensures that American Structurepoint and the City of Troy receive practical, data-driven insights to inform their decision-making process and maximize the potential of their parks facilities.

LSG's analysis will consider factors such as:

- Facility optimization and multi-use potential
- Operational efficiency and sustainability
- Event attraction and management
- Community engagement and economic impact

By partnering with LSG, American Structurepoint and the City of Troy will gain a clear roadmap for enhancing their recreational offerings and boosting sports tourism in the region.

Facility Optimization

Utilization Assessment

The project team will start by conducting a comprehensive review of the past sporting events and activities hosted at Duke Park in order to understand the capabilities and capacity of the facility. Knowing how this facility is currently being utilized will be important in determining any current usage and capacity to evaluate the growth opportunities.

Infrastructure Evaluation & Assessment

Our project team will conduct a thorough evaluation of the park's existing infrastructure, with a focus on enhancing current facilities. We'll assess potential improvements to fields and diamonds, while also exploring expansion opportunities in the areas north and east of the current site.

Community Impacts and Economic Impact

LSG's comprehensive analysis will focus on enhancing event attraction and management capabilities, exploring a diverse range of local, regional, and national events that could be hosted following strategic improvements to the park. We'll evaluate the potential community and economic impacts of these enhancements, providing high-level estimates for both existing and future events.

Project Timeline & Cost

Legacy Sports Group estimates an 8-week timeframe to complete the proposed work. This timeline is contingent upon the prompt and accurate submission of requested information by city officials and/or stakeholders.

Project Cost

Report 1 | Facility Optimization

\$20,000

Total Project Cost

\$20,000

Payment Schedule: 50% upon contract execution, 50% upon project completion

Payment Due Date(s): Dependant on project start date