

Julie Vandever, 619 Willow Point Court, Troy, is the Flag Chair for the Troy Noon Optimist Club and she stated the Optimist Club received a generous donation to purchase more flags to place on the

levee for the dates listed above. Mr. Drake stated the only issue he can see with the flags being placed for longer periods of time is if there is inclement weather around May 28, 2024 and the flags are not taken down immediately, they would be in place for the Troy Strawberry Festival. Mrs. Vandever stated they are aware of the tight deadline and they will make sure the flags are removed by the festival.

A motion was made by Mr. Harrelson, seconded by Mr. Emerick, for the flags to be placed on the levee the following dates:

- Memorial Day May 24, 2024 till May 28, 2024
- Flag Day and July 4 June 12, 2024 till July 8, 2024
- Labor Day and Patriot Day August 30, 2024 till September 22, 2024

MOTION PASSED, UNANIMOUS VOTE

- **Liberty Meadows Subdivision – Fees-in-lieu-of** – Austin Eidemiller, Planning and Zoning Manager, stated the Board of Park Commissioners previously approved the request for fees-in-lieu of in 2021 for the Liberty Meadows Subdivision. The subdivision has expired and is required to go back through the review process. The application received will create a new development located on Troy-Urbana Road, east of Hunters Ridge Drive. The proposed development which consists entirely of single-family homes, encompasses 86.275 acres and includes 179 buildable lots that range from .2755 acres to .674 acres. The Developer is not proposing to provide any parkland and is requesting to review from the Park Board to consider fees-in-lieu-of instead of 3% (2.58 Acres) of parkland required by the Subdivision Regulations. Accepting the fees-in-lieu-of would result with \$86,500 in the Park and Recreation Capital Budget. This number does assume all (173) planned buildings are constructed and developed. The fees will be collected with the submittal of the zoning permits for the principal structures.

Staff is recommending the acceptance of fees-in-lieu-of instead of open green space. The Comprehensive Plan, Chapter 12, states that the City provides more park and recreation space per capita than similar sized communities. The City's Consultant, American Structurepoint, has conducted an Existing Conditions Report of which analyzed the City's parks based on the National Recreation and Parks Association (NRPA) standards. The 2023 NRPA's median number of residents served per park was 2,287. The NRPA's median for regions serving 20,000 to 49,000 residents was 2,240 residents per park. In 2023, the City served 732 residents per park. These comparisons demonstrate that the 37 parks and other recreational facilities the City is serving its community at a high level. The acres of parkland per 1,000 residents is higher than all agencies and jurisdictions serving 20,000 to 49,000 residents.

Jeffrey Whidden, 1329 Vicksburg Court, Council Member First Ward is where this subdivision will be located. Mr. Whidden is asking for a negative recommendation from the Board of Park Commissioners based on there will be no parkland located in the First Ward once Campbell Park and Cookson Park are relinquished to Troy City Schools. Mr. Whidden questioned if we could repurpose the park equipment that is currently located at the parks that will be torn down. Mr. Whidden feels that there should be a public City Park located within the First Ward. Mr. Drake stated that at one time there was park property in Hunters Ridge and that parkland was sold due to being declared as surplus.

Mr. Drake highlighted that having designated green space in a subdivision sets an expectation to the neighborhood that a park could be developed at some point. Mr. Drake also stated there are 13 playgrounds that the equipment is getting older and within the upcoming years, the equipment will need to be replaced and that will cost a significant amount of money. Mr. Emerick agreed that the current equipment in some of the parks is getting older and will need to be replaced within the near future.

Frank Harlow, 701 North Market Street, Troy, is the developer of the subdivision and will work with the Board of Park Commissioners as to what is decided. Mr. Harlow stated it is concerning to have designated parkland in a subdivision with no plans for development. Mr. Harlow did state that there is park equipment in Halifax Subdivision that is close to the area of the Liberty Meadows Subdivision and it is not open to the public, it is private to the Halifax residents.

Mr. Harrelson asked Mr. Harlow the residents that are building in the subdivisions, are they requesting for parkland to be available. Mr. Harlow stated that the people that are wanting the parkland are the families with young children. Mr. Harlow did note that the subdivisions do have open green spaces which is great for all ages.

Mrs. Anderson asked if the City could explore getting the old park equipment from the parks that will be torn down. Mr. Drake stated that the condition of the equipment will not be known until it is removed. He did highlight that the standard playground equipment life is 20 years and the equipment at those parks have been in place for 10-15 years already. Mr. Drake doesn't feel repurposing the equipment would be that cost effective.

Mrs. Knight confirmed that if the fees-in-lieu of are accepted, the fees (\$500.00 per home) will be collected when the zoning permit is submitted with the Development Department. The funds are deposited into the Park and Recreation Capital Improvement Fund.

A motion was made by Mrs. Anderson to table the Liberty Meadows Subdivision – Fees-in-lieu-of.

Mr. Emerick asked Mr. Eidemiller if the City takes on more park property how that would affect the Comprehensive Plan that is currently in the planning phase and he stated that the City will not get the results to August 2024. Mr. Drake stated he is hoping to have the park data back in June 2024.

Mr. Harrelson asked if there is going to be dedicated parkland, is that area platted to be homes or park. Mr. Harlow stated the subdivision would need to be re-platted but noted there is green space in the planes around the ponds.

Mr. Eidemiller stated there would have to be an amendment to the general plan so that can take some time to get completed. He also stated the plan is conditionally approved with the Planning Commission for the general plan to be approved if the Board of Park Commissioners accept fees-in-lieu-of.

Mr. Harrelson confirmed the green space around the ponds within the subdivision will be maintained by the HOA. Mr. Harrelson asked if the HOA would be interested in placing any amenities in the green space and Mr. Harlow stated that is up to the HOA not the developer.

Mr. Harrelson noted the Board of Park Commissioners may need to look at a strategic plan in the future so the board has some guidelines to follow when these are presented to the Park Board.

Mr. Titterington, Director of Public Service and Safety, confirmed that the requirement is to accept the fees-in-lieu-of or preserve the green space. Mr. Titterington noted that American Structurepoint will have a park plan available as part of the comprehensive plan later this year.

A motion was made by Mr. Harrelson, seconded by Mrs. Anderson, to make a positive recommendation to Planning Commission to accept fees-in-lieu-of at Liberty Meadows Subdivision. Vote: Yes - Mr. Harrelson and Mrs. Anderson; No - Mr. Emerick. Motion Approved

- **To provide a recommendation to Council regarding bid authorization for new lighting at the North Market Street Softball Field at a cost not to exceed \$175,000.00** – Mr. Drake stated the new lighting at the North Market Street Softball Field was budgeted in the 2024 Budget and staff has completed the specifications for what will need to be updated for the project. The lighting that is currently in place is outdated and AES has agreed to come out and remove the current transformers that are in place and the poles that are there are the cities property.

A motion was made by Mr. Emerick, seconded by Mrs. Anderson to recommend to Troy City Council to authorize bids and enter into a contract for the North Market Street Girls' Softball Field Lighting Replacement Project at a cost not to exceed \$175,000. MOTION PASSED, UNANIMOUS VOTE

- **Authorizing the annual one-year extension for the Miami Shores Golf Course Tee Signs** – Mr. Emerick stated this is a one-year renewal with the agreement that is currently with Golf Graphics for the tee signs located at Miami Shores Golf Course. Golf Graphics has provided the maintenance with the signs and have been very good to work with in the past.

A motion was made by Mr. Emerick, seconded by Mr. Harrelson to authorize the one-year extension for the Miami Shores Golf Course Tee Signs. MOTION PASSED, UNANIMOUS VOTE

- **Authorize starting the Park Maintenance Building Project using the design-build process** – Robert Watson, Engineering Tech, stated staff has been in the planning phase for a couple of months for a new Park Maintenance Building. The new Park Maintenance Building would be located at the Paul G. Duke Park, which facility would serve the administrative, operational and maintenance functions of the Park

Department for years to come. The City is following the ORC permitted design-build process for the project.

A motion was made by Mr. Emerick, seconded by Mrs. Anderson to recommend to Troy City Council to proceed with the Park Maintenance Building Project using the Ohio Revised Code-Design Build process and that notification of the project will be by placing a legal ad, placing a notice on the City's website, providing notice to professional publications, and providing notice to design-build firms with which the City has prior experience.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, upon motion of Mr. Harrelson, seconded by Mrs. Anderson, by unanimous voice vote, the Board adjourned at 4:52 p.m.

Respectfully submitted,
