



AGENDA, TROY CITY COUNCIL
TUESDAY, SEPTEMBER 8, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Excuse Mrs. Westfall

Excuses by motion/second/roll call vote

PUBLIC HEARING

O-34-2026, Amending Sections 1133 and 1151 of the Zoning Code Related to Automobile Fuel Dispensing Stations

SUMMARY OF MINUTES

August 17, 2026 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

Citizen comments on committee reports or agenda items – two-minute limit

RESOLUTIONS

R-48-2026	Amend R-35-2026, Increase Authorization First 12 Months of Agri-Sludge Agreement to \$950,000 for sludge management at the WWTP		1 st Reading
R-49-2026	Agreement w/Universal Contracting Corporation re Police Dept. Renovation Project, Design-Build Process; Design Project and Window Procurement, Delivery & Installation, \$675,000		1 st Reading
R-50-2026	Increase Authorization for TAP Maintenance Project, \$2,582,000	EMERGENCY	1 st Reading
R-51-2026	Authorize Bidding Related to Miami Shores Irrigation System Replacement. \$2,500,000 for Irrigation System, \$275,000 for Well and Pump Station		1 st Reading
R-52-2026	OPWC Application – West Market St. Improvement Project Phase 3	EMERGENCY	1 st Reading
R-53-2026	Public Defender Agreement for 2027		1 st Reading
R-54-2026	Authorize Professional Services Agreement w/American Structurepoint, Inc. for Duke Park Redesign Project, Phases 1 and 3		1 st Reading
R-55-2026	Acceptance of Tax Levies for 2027 as Certified by Miami County Budget Commission	EMERGENCY	1 st Reading

ORDINANCES

O-32-2026	Establish CO Section 521.13, Prohibit Public Sleeping	EMERGENCY	2 nd Reading
O-33-2026	Rezone Parcel D08-011550 (28. Canal St.) from B-3, Central Business District, & R-5, Single-Family Residential District, to R-5, Single-Family Residential District		3 rd Reading
O-34-2026	Amending Sections 1133 and 1151 of the Zoning Code Related to Automobile Fuel Dispensing Stations	EMERGENCY	2 nd Reading
O-35-2026	Declare Items as Surplus, Authorize Sale of the Items		1 st Reading

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

DISPOSITION OF ORDINANCES AND RESOLUTIONS

COUNCIL MEETING

Date of Meeting: Sep. 8, 2026

[illegible]

MINUTES OF COUNCIL

A regular session of Troy City Council was held on Monday, August 17, 2026 at 7:00 p.m. in Council Chambers, City Hall.

Members Attending: Hickman, Marshall, Phillips, Schilling, Snee, Twiss, Westfall and Whidden.

Upon motion of Mrs. Snee, seconded by Mr. Twiss, Mr. Severt was excused from this meeting by unanimous roll call vote.

Presiding Officer: William G. Rozell President of Council

Others Present: Robin I. Oda Mayor
 Patrick E. J. Titterington Director of Public Service and Safety
 Grant D. Kerber Director of Law
 John E. Frigge Auditor

INVOCATION & PLEDGE OF ALLEGIANCE: An invocation was given by Council Member Snee, followed by the Pledge of Allegiance.

PUBLIC HEARING: At 7:04 p.m., Council President Rozell declared open a public hearing on O-33-2026 – Rezoning of Parcel D08-011550 (28. Canal St.) from B-3, Central Business District, & R-5, Single-Family Residential District, to R-5, Single-Family Residential District. There were no comments in this regard, and at 7:05 p.m., Mr. Rozell declared this public hearing closed.

MINUTES: The Clerk gave a summary of the minutes of the August 3, 2026, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Whidden, seconded by Mr. Phillips, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

Community & Economic Development Committee. Mrs. Snee, Chairman, reported that Committee recommends the three pieces of legislation regarding the Nashville Acres, LLC Annexation of 162.720 Acres at 2674 Swailes Road, be prepared for approval (regarding Statement of Services, Buffering Statement and Consent). Based on the statutory requirement that the legislation be approved and filed with the County within 20 days of the annexation being filed with the City, Committee supports emergency legislation.
 Report submitted by Hickman, Twiss and Snee.

CITIZEN COMMENTS ON COMMITTEE REPORTS OR AGENDA ITEMS

-Steve Hendriksen, 975 Dickerson Drive – asked why Ordinance No. O-34-2026 was an emergency Ordinance if there would not be a public hearing until 9-8-2026. He was advised the emergency provision is so it becomes effective upon adoption, whenever the adoption date is.
 -Rebecca Simpson, Attorney with the Finney Law Firm of Cincinnati – on behalf of her client, Mandeep Singh, stated she supports Ordinance No. O-34-2026. She further stated that Mr. Singh appreciates that the legislation related to Automobile Fuel Dispensing Stations is being separated from the Universal Development Code (UDC) so it can be considered earlier, and her client understands and is amenable to the provisions of Ordinance No. O-34-2026.
 -Heather Sturgill, 323 E. Main St. – she supports the rezoning of 28 W. Canal Street (Ordinance No. O-33-2026) as she hopes the property being rezoned will become her home.

RESOLUTION NO. R-45-2026

RESOLUTION ESTABLISHING MUNICIPAL SERVICES FOR CERTAIN TERRITORY CONTAINING 162.720 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, PROPOSED TO BE ANNEXED TO THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Schilling.

Yes: Schilling, Snee, Twiss, Westfall, Whidden, Hickman, Marshall and Phillips.

No: None.

Mr. Whidden moved for adoption. Motion seconded by Mr. Twiss.

Yes: Snee, Twiss, Westfall, Whidden, Hickman, Marshall, Phillips and Schilling.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-46-2026

RESOLUTION ESTABLISHING BUFFER REQUIREMENTS FOR CERTAIN TERRITORY CONTAINING 162.720 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, PROPOSED TO BE ANNEXED TO THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Twiss, Westfall, Whidden, Hickman, Marshall, Phillips, Schilling and Snee.

No: None.

Mr. Twiss moved for adoption. Motion seconded by Mr. Schilling.

Yes: Westfall, Whidden, Hickman, Marshall, Phillips, Schilling, Snee and Twiss.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-47-2026

RESOLUTION CONSENTING TO THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 162.720 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, TO THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mrs. Westfall moved for suspension of rules requiring three readings. Motion seconded by Mrs. Snee.

Yes: Whidden, Hickman, Marshall, Phillips, Schilling, Snee, Twiss and Westfall.

No: None.

Mr. Twiss moved for adoption. Motion seconded by Mrs. Westfall.

Yes: Hickman, Marshall, Phillips, Schilling, Snee, Twiss, Westfall and Whidden.

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-33-2026

AN ORDINANCE CHANGING THE ZONING OF PARCEL ID. NO. D08-011550 IN THE CITY OF TROY, OHIO FROM B-3, CENTRAL BUSINESS DISTRICT, AND R-5, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-5, SINGLE-FAMILY RESIDENTIAL DISTRICT

This Ordinance was given first title reading on August 3, 2026.

Given Public Hearing and second title reading.

ORDINANCE NO. O-34-2026

AN ORDINANCE AMENDING SECTIONS 1133 AND 1151 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO RELATED TO AUTOMOBILE FUEL DISPENSING STATIONS AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE & SAFETY: Mr. Titterington commented that City offices will be closed September 7 for the Labor Day Holiday, with refuse collections on schedule that day and that Trick or Treat is scheduled for October 29 from 6-8 p.m.

COMMENTS OF THE MAYOR: Mayor Oda noted that the members of the Troy-Takahashi Student Delegation returned safely from Japan on August 16.

COMMENTS OF CITY AUDITOR: Mr. Frigge stated that the Mayor's Concert, held August 16 at APAC, was an outstanding event.

COMMENTS OF COUNCIL PRESIDENT: Mr. Rozell stated that he has heard very favorable comments regarding the newly opened roundabout at the intersection of Adams Street and Staunton Road. Mr. Rozell also suggested residents support local businesses that participated in National Night Out.

COMMENTS OF MEMBERS OF COUNCIL:

-Mr. Twiss noted that drivers should be aware of the Tour De Donut on August 22 and that a number of cyclists will be riding on local streets.

-Mr. Phillips noted that recent rain events have impacted the attendance at the Miami County Fair.

-In response to Mr. Whidden, Mr. Titterington stated that the bid opening has been scheduled for the Downtown Streetscape Project and that information will be provided to Council regarding the recent bid for the TAP Maintenance Project that exceeded the authorization.

-In response to Mrs. Marshall, Mr. Titterington stated that low curbs are addressed at the same time the adjacent street is paved. Mrs. Marshall offered congratulations to the Troy Police Department for achieving reaccreditation.

-Mr. Schilling stated his concern with the plantings added to the roundabout at Adams Street and Riverside Drive, that the potential height of the plants will create a sight distance issue for persons using the roundabout. He also stated concern with the cost for the on-going maintenance of the plants.

-Mrs. Westfall stated she concurred with Mr. Schilling that the plants at the roundabout should be low and easily seen over; she commented that the National Night Out event on August 4 was outstanding; encouraged citizens to attend the Miami County Fair; and provided a reminder that bike riders have rights to use roadways the same as vehicles.

-Mrs. Snee offered good wishes for the start of the school year.

CITIZEN COMMENTS:

-Heather Sturgill, 323 E. Main, asked about the number of emergency Resolutions and if the City performs a cost/benefit analysis for annexations. Mr. Titterington explained that the three Resolutions had to be emergency to meet the statutory requirement for when the City is required to provide information to the County related to an annexation. He also explained that the City expects annexations to conform to the Comprehensive Plan and to help provide the balance of residents to help support growth and meet demands for a work force.

There being no further business, Council adjourned at 7:39 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Buildings & Utilities Committee
SUBJECT: INCREASED AUTHORIZATION, AGRI-SLUDGE AGREEMENT FOR BIOSOLIDS MANAGEMENT AT THE WASTEWATER TREATMENT PLANT

DATE: August 24, 2026

SUMMARY: *(to be read at Council meeting)*

On August 24, this Committee met regarding increasing the authorization for the first 12 months of the agreement with Agri-Sludge, Inc. for Biosolids Management at the Wastewater Treatment Plant. The Resolution approved last year did not recognize the CIP adjustment that took place in October 2025 based on the agreement wording. In addition, treatment volumes have been increasing, which also impact the payments made under the agreement. The payments in the first 12 months of the agreement will exceed the \$750,000 authorized by the legislation.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared amending Resolution No. R-35-2025 to increase the authorized payment for the first 12 months of the agreement with Agri-Sludge, Inc. in an amount not to exceed \$950,000.

Respectfully submitted,

Bobby W. Phillips

Lynne B. Snee

Kristie L. Marshall, Chairman
Buildings & Utilities Committee

DETAILED REPORT:

This Committee met August 24, 2026, regarding increasing the authorization for the first 12 months of the agreement with Agri-Sludge, Inc. for Biosolids Management at the Wastewater Treatment Plant. This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Hickman, Schilling, Twiss, Whidden and Westfall, the Director of Public Service and Safety, the Director of Law, citizens, and members of the City staff.

On July 7, 2025, Council approved Resolution No. R-35-2025 that authorized the Director of Public Service and Safety to enter into a ten-year extension of an agreement with Agri-Sludge, Inc. for Biosolids Management at the Wastewater Treatment Plant at a cost not to exceed \$750,000 for the first twelve months of the agreement. That amount was based on a new per ton rate that adjusted for multiple years of inflation as established treatment volumes. That amount did not reflect that the agreement provides for an annual Consumer Price Index (CPI) adjustment each October 1 of the Agreement. Effective October 1, 2025, the per dry ton disposal cost became \$824.28. The next CPI price adjustment will take effect on October 1, 2026. Additionally, treatment volumes have been increasing.

Although the 2026 Sewer budget includes \$910,000 for this cost, Resolution No. R-35-2026 only authorizes \$750,000. With the increased treatment volume, staff is recommending that the Resolution amount be increased to \$950,000 to cover the first twelve months of the agreement and comply with ORC contracting provisions

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared amending Resolution No. R-35-2025 to increase the authorized payment for the first 12 months of the agreement with Agri-Sludge, Inc. in an amount not to exceed \$950,000.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council

DATE: August 24, 2026

FROM: Buildings & Utilities Committee

SUBJECT: DESIGN OF THE POLICE DEPARTMENT RENOVATION PROJECT FOLLOWING DESIGN-BUILD
PROCESS OF THE ORC; PROCUREMENT OF WINDOWS

SUMMARY: *(to be read at Council meeting)*

On August 24, this Committee met to review the recommendation to authorize the design portion of the design-build process of the Police Department Renovation Project, as well as the procurement, delivery and installation of replacement windows. As discussed in the detailed report, out of the 60 windows, 41 will be replaced with shatter resistant film and 19 will be replaced with level 7 ballistic rated windows. The window procurement is being authorized at this time due to the lead time for construction and delivery. Following the design-build process, at a later time Council will review information to authorize the first phase construction of the project, which has been identified as work to the locker rooms and fitness area located in the basement, as well as the replacement of the windows on both the 1st and 2nd floors.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to enter into a design agreement with Universal Contracting Corporation of Cincinnati, Ohio to commence the design portion of the Police Department Renovation Project and the procurement, delivery and installation of replacement windows at a cost not to exceed \$675,000.

Respectfully submitted,

Bobby W. Phillips

Lynne B. Snee

Kristie L. Marshall, Chairman
Buildings & Utilities Committee

DETAILED REPORT:

This Committee met August 24, 2026, regarding authorizing the design portion of the design-build process of the Police Department Renovation Project, as well as the procurement, delivery and installation of replacement windows. This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Hickman, Schilling, Twiss, Whidden and Westfall, the Director of Public Service and Safety, the Director of Law, citizens, and members of the City staff.

The Police Department, built in 1995, is in need of renovation. \$2,500,000 was included in the 2026 Capital Improvement Fund budget (Fund 441) to address part of the work needed, with a similar amount indicated to be funded in the 2027 budget.

The 2026 phase of the project has been identified for work to the locker rooms and fitness area located in the basement and replacement of the windows on both the 1st and 2nd floors. The windows are original to the building. They are inefficient from an energy perspective, as many 2nd floor windows will not properly close, but they are also not shatter resistant or bullet resistant, causing concern for officer/employee safety and security of sensitive information, etc. The 2026 renovation project phase seeks to remedy both situations with the windows.

Staff researched both the recommended level 7 ballistic windows and the shatter proof film specifications. The windows located on the 2nd floor, and a few windows located on the 1st floor, will be replaced with two (2), 1" thick, windowpanes that have shatter resistant film between them. This added thickness and weight, combined with the current age and compromised condition of the window frames, requires that all of the window frames be replaced for windows with shatter resistant film. The windows located on the 1st floor that have been recommended to be replaced with level 7 ballistic windows will also require replacement of the current frames, as these windows are also much thicker, approximately 4" thick, and heavier. Given the specifications addressed above, while the city would save money by installing shatter resistant film in certain windows, other critical windows cannot benefit from the film and must be at the level 7 ballistic rating. Of 60 windows, 41 will be replaced with shatter resistant film and 19 will be replaced with level 7 ballistic rated windows.

The City issued a request for qualifications/request for proposals (RFQ/RFP) seeking firms qualified to design and manage the project utilizing the ORC design-build process. Following receipt of the proposals, they were reviewed and ranked by Staff to determine the company to be selected for the project. Based on that ranking, staff has recommended that Universal Contracting Corporation of Cincinnati, Ohio, be awarded this project. The next step to accomplish this is authorizing the design and the cost to procure, deliver and install the windows. The windows have a four-to-five-month lead time. The requested authorization is in the amount of \$675,000. As the design portion of the project proceeds, there would be a later request to Council to authorize the construction portion of this phase of the project, which would include construction and construction management, as well as contingencies.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to enter into a design agreement with Universal Contracting Corporation of Cincinnati, Ohio to commence the design portion of the Police Department Renovation Project and the procurement, delivery and installation of replacement windows at a cost not to exceed \$675,000.

cc: Council, Mayor, Director of Law, Auditor, Director of Public Service & Safety, Clerk, file, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Community & Economic Development Committee
SUBJECT: Ordinance No. O-33-2026, Rezoning of Parcel D08-011550 (28 W. Canal St.) from B-3, Central Business District, & R-5, Single-Family Residential District, to R-5, Single-Family Residential District

DATE: August 24, 2026

SUMMARY REPORT: *(to be read at Council meeting)*

This Committee met August 24 to review the recommendation of the Troy Planning Commission regarding of Parcel D08-011550, located at (28 W. Canal Street, from B-3, Central Business District, & R-5, Single-Family Residential District, to R-5, Single-Family Residential District. At the August 17 public hearing, there were no opposing comments.

RECOMMENDATION: *(to be read at Council meeting)*

After considering all the comments made, and reviewing the information provided, Committee recommends that Council support the recommendation of the Troy Planning Commission and approve Ordinance No. O-33-2026, based on the findings as set forth in the detailed report.

Respectfully submitted,

Madison P. Hickman

William C. Twiss

Lynne B. Snee, Chairman
Community & Economic Development Committee

DETAILED REPORT:

This Committee met August 24, 2026 to review a rezoning recommendation from the Troy Planning Commission. This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Marshall, Phillips, Schilling, Westfall, and Whidden, the Director of Public Service and Safety, the Director of Law, citizens, and members of the City staff.

The Planning Commission recommended approval of the rezoning of Ordinance No. O-33-2026, Rezoning of Parcel D08-011550 (28 W. Canal Street) from B-3, Central Business District, & R-5, Single-Family Residential District, to R-5, Single-Family Residential District. Council's public hearing was held August 17. No comments were received opposing the rezoning. This rezoning would remove the split zoning of the parcel.

RECOMMENDATION:

After considering all the comments made, and reviewing the information provided, Committee recommends that Council support the recommendation of the Troy Planning Commission and approve Ordinance No. O-33-2026, based on the findings that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code
- The proposed rezoning is consistent with the surrounding zoning districts
- The proposed use is consistent with permitted uses in the R-5 Single Family Residential District

cc: Council, Mayor, Law Director, Auditor, Clerk, Director of Public Service & Safety, staff, media

**TROY CITY COUNCIL
COMMITTEE REPORT**

TO: Mr. Rozell, President of Council
FROM: Finance Committee
SUBJECT: SALE OF SURPLUS ITEMS

DATE: August 24, 2026

SUMMARY: *(to be read at Council meeting)*

Committee members Schilling and Westfall met August 24 to review the request that some excess public property be declared surplus and offered for sale.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared to declare the below listing of vehicles and items as surplus and authorize the sale of the items.

Respectfully submitted,

Jeffrey A. Schilling

Susan M. Westfall

Todd D. Severt, Chairman
Finance Committee

DETAILED REPORT:

On August 24, 2026, Committee members Schilling and Westfall met to consider a request that some excess items be declared surplus and offered for sale. This meeting was also attended by Mayor Oda, Council President Rozell, the Director of Law, Council Members Hickman, Marshall, Phillips, Snee, Twiss, and Whidden, the Director of Public Service and Safety, the Director of Law, citizens, and members of the City staff.

The Committee reviewed the below list of vehicles and items that are not needed for any public purpose to be declared as surplus and sold. As all of the listed items have an estimated value of \$1,000 or more, Council action is required to declare the items as surplus and authorize the sale. If approved, the items will be listed on the internet auction site GovDeals.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared to declare the below listing of vehicles and equipment as surplus and authorize the sale of the items.

cc: Council, Mayor, Law Director, Auditor, Mr. Titterington, Clerk, file, staff, media

Description	VIN/Serial
2000 Chevy Silverado	1GCGK24RXYR168250
2004 CAT 420D Backhoe	CAT0420DKFDP20595
2004 Chevrolet C4500 Bucket Truck	1GBE4C12X4F517079
2005 Ford F250	1FTSX21545EA33992
2011 Ford F250	1FD7X2B69BEA59699
2012 Chevy Malibu	1G12A5EU7CF398279
2019 Ford Explorer Interceptor	1FM5K8AR2KGB45525
2020 Ford Explorer	1FM5K8AB7LGD09700
Herrlinger Park Pole Barn	

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council

DATE: August 24, 2026

FROM: Recreation & Parks Committee

SUBJECT: INCREASING BIDDING AUTHORIZATION – TROY AQUATIC PARK MAINTENANCE PROJECT

SUMMARY: *(to be read at Council meeting)*

On August 24, this Committee met regarding increasing the authorization for the Troy Aquatic Park (TAP) Maintenance Project by \$82,000 as bids again exceeded the authorization. This would allow a contract to be issued to the low bidder so that the work can be done and the TAP open for the 2027 swim season. We were advised that during the construction, staff will be working with the contractor and consulting engineer to reduce the project total cost to be within the \$2,500,000 through value engineering.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared amending the project legislation to authorize the Director of Public Service and Safety to advertise for bids and enter into a contract for the Troy Aquatic Park Maintenance Project at a cost not to exceed \$2,582,000. Committee supports emergency legislation so that the contract can be issued immediately to allow the work to commence and be completed in time for the 2027 swim season.

Respectfully submitted,

Madison P. Hickman

Susan M. Westfall

Jeffrey G. Whidden, Chairman
Recreation & Parks Committee

DETAILED REPORT:

This Committee met August 24, 2026, to discuss an addition increase to the bidding authorization for the Troy Aquatic Park (TAP) Maintenance Project from \$2,500,000 to \$2,582,000, as recommended by the Troy Recreation Board. This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Marshall, Phillips, Schilling, Snee and Twiss, the Director of Public Service and Safety, the Director of Law, citizens, and members of the City staff.

In February 2026 Council adopted Resolution No. R-5-2026 authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Troy Aquatic Park (TAP) Maintenance Project at a cost not to exceed \$1,700,000. After bids exceeded the authorization, Council increased the authorization to \$2,500,000 in July, 2026. The project was again bid, with two bids received, both exceeding the authorization. Some potential bidders indicated they already had sufficient work and could not take on other projects. As the low bid exceeded the authorization by \$82,000, staff and the Recreation Board have recommended that the authorization be increased by \$82,000 so that a contract can be awarded to the low bidder, Brumbaugh Construction, Inc. Waiting another year and rebidding the project would likely result in rising costs for both labor and materials. We were advised that during the construction, staff will be working with the contractor and consulting engineer to reduce the project total cost to be within the \$2,500,000 through value engineering.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared amending the project legislation to authorize the Director of Public Service and Safety to advertise for bids and enter into a contract for the Troy Aquatic Park Maintenance Project at a cost not to exceed \$2,582,000. Committee supports emergency legislation so that the contract can be issued immediately to allow the work to commence and be completed in time for the 2027 swim season.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Recreation & Parks Committee
SUBJECT: BIDDING FOR NEW IRRIGATION SYSTEM AT THE MIAMI SHORES GOLF COURSE

DATE: August 24, 2026

SUMMARY: *(to be read at Council meeting)*

On August 24, this Committee met regarding the replacement of the irrigation system at the Miami Shores Golf Course to replace a system that has exceeded its life span.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the recommendation of the Board of Park Commissioners and authorize the Director of Public Service and Safety to advertise for bids and enter into contracts for the following:

- A new irrigation system at the Miami Shores Gold Course at a cost not to exceed \$2,500,000.
- A new well and pump station associated with the new irrigation system at the Miami Shores Golf Course at a cost not to exceed \$275,000.

Respectfully submitted,

Madison P. Hickman

Susan M. Westfall

Jeffrey G. Whidden Chairman
Recreation & Parks Committee

DETAILED REPORT:

This Committee met August 24, 2026, regarding bidding for the following related to the replacement of the Irrigation System at Miami Shores Golf Course, as recommended by the Board of Park Commissioners. This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Marshall, Phillips, Schilling, Snee and Twiss, the Director of Law, the Director of Public Service and Safety, citizens, and members of the City staff.

The consulting firm of Technical Choice LLC has completed the design of the replacement of the Irrigation System at Miami Shores. The current system was installed in 1979 and 1997. Based on USGA standards, the life span of an irrigation system is approximately 25 years. Council previously approved a reappropriation of \$2.5 Million related to the replacement of the irrigation system at Miami Shores. The plan is to have the design completed for bidding in early fall so a contract could be awarded with construction for early in 2027.

To support a new irrigation system, upgrades to water supply, electrical, and distribution need to be made, based on the course layout and irrigation technology. As a result, the consultant has recommended this project be split into two contracts as companies that install irrigation systems do not routinely handle items such as electrical work, well installation or a new pump station. Electrical upgrades, regardless of the project, are needed and will be completed separately by a purchase order not to exceed \$79,500. The project will result in both better water coverage supply with double water lines. The project construction will have little impact on course operations as it requires closing each hole only a day or two at a time. The Board of Park Commissioners recommended that Council:

1. Authorize the Director of Public Service and Safety to advertise for bids and enter into a contract for the elements of a new Irrigation System at Miami Shores, at a cost not to exceed \$2,500,000.
2. Authorize the Director of Public Service and Safety to advertise for bids and enter into a contract for a new well and pump station at Miami Shores at a cost not to exceed \$275,000.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the recommendation of the Board of Park Commissioners and authorize the Director of Public Service and Safety to advertise for bids and enter into contracts for the following:

- A new irrigation system at the Miami Shores Gold Course at a cost not to exceed \$2,500,000.
- A new well and pump station associated with the new irrigation system at the Miami Shores Golf Course at a cost not to exceed \$275,000.

Cc: Council, Mayor, Law Director, Auditor, Service & Safety Director, Clerk, file, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Recreation & Parks Committee
SUBJECT: **PROFESSIONAL SERVICES AGREEMENT FOR DESIGN OF DUKE PARK PHASES 1 AND 3**

DATE: August 31, 2026

SUMMARY: *(to be read at Council meeting)*

Committee members Westfall and Whidden met August 31 to consider a Professional Services Agreement with American Structurepoint, Inc. for the Redesign of Duke Park, Phases 1 and 3. The updating of Duke Park was determined to be the number one priority of the Park and Recreation Master Plan, which was approved by the Park Board in March of 2026. Details regarding the redesign are discussed in the detailed report. The first step in the process is authorizing a Professional Services Agreement for elements of the redesign. Based on proposals received, an interview team recommended that American Structurepoint, Inc. is the most qualified company. The Board of Park Commissioners recommended the company be authorized to provide design services.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to enter into a Professional Services Agreement with American Structurepoint, Inc. for the Redesign of Duke Park Project Phases 1 and 3 at a cost not to exceed \$615,000 as recommended by the Board of Park Commissioners.

Respectfully submitted,

Madison P. Hickman

Susan M. Westfall

Jeffrey G. Whidden, Chairman
Recreation & Parks Committee

DETAILED REPORT:

Committee members Westfall and Whidden met August 31, 2026, to consider a Professional Services Agreement with American Structurepoint, Inc. for the Redesign of Duke Park, Phases 1 and 3. This meeting was also attended by Council President Rozell, Council Members Phillips, Schilling, Severt and Twiss, the Director of Law, the Director of Public Service and Safety, members of the City staff, and citizens. The entire Committee also met August 24, and at that time asked to receive a copy of the proposal submitted by the consultant for this project.

After the Park Board approved the Park and Recreation Master Plan in March of 2026, the Park Board and Council determined the updating of Duke Park to be the number one priority from that plan. Suggested improvements to Duke Park include:

- Adding five to seven new baseball/softball diamonds (to be located north of the existing diamond fields)
- Adding four to six new full-sized rectangular fields for soccer and football
- Reconfiguring roadway access, pedestrian circulation and parking
- Constructing new restrooms, concession and storage facilities
- Providing the highest level of operational efficiency and long-term flexibility

City staff then requested Requests for Proposals (RFPs) from qualified design firms. Nine firms responded and five were interviewed. The interview team consisted of Park Board representatives and City staff. The interview team provided a recommendation to the Board of Park Commissioners that the firm of American Structurepoint, Inc. is the most qualified to provide the professional design services for Duke Park. On August 17 the Board of Park Commissioners provided a recommendation to Council that American Structurepoint, Inc. be authorized to commence Phases I and 3 of the redesign of Duke Park at a cost not to exceed \$615,000, with the work to include:

Phase I	Preliminary Design Services
Phase 3	Park Management & Operations Services Review

Phase 2 will include the final design and engineering services, construction services and providing a construction estimate for bidding purposes. A cost estimate for Phase 2 would be provided after the completion of Phases 1 and 3. The time frame for Phases 1 and 3 will be at least eight months.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to enter into a Professional Services Agreement with American Structurepoint, Inc. for the Redesign of Duke Park Project Phases 1 and 3 at a cost not to exceed \$615,000 as recommended by the Board of Park Commissioners.

Cc: Council, Mayor, Director of Law, Auditor, Director of Public Service & Safety, Clerk, file, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council

DATE: August 31, 2026

FROM: Safety & Health Committee

SUBJECT: ESTABLISHING LEGISLATION REGARDING HOMELESS CAMPS AND PUBLIC SLEEPING

SUMMARY: *(to be read at Council meeting)*

This Committee met August 31, 2026, regarding Homeless Camps and Public Sleeping. At the Committee Meeting, new legislative wording was submitted (as attached) in an effort to provide the Police Department with another tool to help them provide assistance to those who may be homeless. The legislation will address the toughest cases identified by the Police Chief, allowing officers to continue their efforts in trying to assist those who are homeless when they are responding to calls and complaints by other citizens.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that Council amend the existing legislation (Ordinance No. O-32-2026) to be the attached wording presented at the Committee Meeting. It is further recommended of this Committee that the amended legislation be presented as an emergency measure to be effective as soon as possible to give the Police Department this additional tool in trying to help the homeless access services that may be available.

Respectfully submitted,

Todd D. Severt

Bobby W. Phillips

William C. Twiss, Chairman
Safety & Health Committee

DETAILED REPORT:

This Committee met August 31, 2026, regarding Homeless Camps and Public Sleeping. The meeting was also attended by Council President Rozell, Council Members Westfall, Whidden and Schilling, the Director of Law, the Director of Public Service and Safety, members of the City staff, and citizens. This Committee previously met on this subject on July 27, 2026; legislation was presented at the August 3 meeting for a first reading, and then referred back to Committee. Additional draft legislation was proposed for this Committee meeting that would provide more specific language to assure that reasonable attempts to provide assistance are made but that the Police Department can proceed with enforcement if necessary. At this meeting, Council Member Severt presented further legislation (attached to this report) that would give the Police Department another tool to assist those dealing with homelessness. The proposed legislation is not to criminalize homelessness. At the meeting, Police Chief McKinney made a presentation regarding how the legislation would assist police officers in offering assistance and in assisting persons who may find themselves facing homelessness. He noted that the department receives calls and complaints regarding homeless persons, and those calls and complaints require response.

During a nearly three-hour Committee Meeting, Committee member Phillips noted that nearly all of what is contained in the legislation is now policy followed by the Troy Police Department. Council Member Severt noted that placing the policy in the legislation helps give officers a form of checklist to follow.

23 persons spoke, most of whom expressed concern that the legislation will become a way to criminalize homelessness and end up with homeless persons being arrested, being fined, and finding their situation only worsened. Of the 23 persons who spoke, three represented the local Soup Kitchen, Partners in Hope, and The Troy Foundation, and offered comments of trying to find ways to help address some of the many elements that may impact the homeless. It was also noted that homelessness is a complex subject, and not unique to Troy no matter the number of persons impacted. It was also commented that it is recognized that some members of the homeless population will not want to accept assistance or services, and there needs to be a method to compassionately address those situations, which is what the proposed legislation is intended to do.

At the conclusion of the meeting, the Police Chief again commented that the proposed legislation is needed to give police officers an additional tool as they work with and respond to situations with the homeless and offer assistance that may be available to assist the homeless.

RECOMMENDATION:

It is the recommendation of this Committee that Council amend the existing legislation (Ordinance No. O-32-2026) to be the attached wording presented at the Committee Meeting. It is further recommended of this Committee that the amended legislation be presented as an emergency measure to be effective as soon as possible to give the Police Department this additional tool in trying to help the homeless access services that may be available.

encl.

Mayor
Mr. Kerber
Mr. Frigge
Mr. Titterington
Clerk
File
Staff

521.13 REGULATION ON HOMELESS CAMPS AND PUBLIC SLEEPING.

(a) Definitions. Unless the context requires otherwise, the following definitions apply to this section:

- (1) "To Camp" means to set up or to remain in or at a campsite.
- (2) "Campsite" means any place where two or more of the following factors are present, established, or maintained for the purpose of maintaining a temporary place to live:
 - A. Bedding, a sleeping bag, or other material used for bedding purposes;
 - B. A stove, fire, or other apparatus used for cooking or heating;
 - C. A tent, lean-to, shack, or other temporary structure;
 - D. A vehicle or part thereof used as, or in connection with, a place to live; or
 - E. An accumulation of personal belongings, including but not limited to clothing, luggage, backpacks, or storage containers, in a manner consistent with establishing a temporary place to live.

(b) Sleeping on Sidewalks, Streets, Alleys, Public Rights-of-Way, or Within Doorways Prohibited.

- (1) No person may sleep on public sidewalks, streets, alleyways, or any other public right-of-way at any time as a matter of individual and public safety.
- (2) No person may sleep in any pedestrian or vehicular entrance to public or private property abutting a public sidewalk.
- (3) In addition to any other remedy provided by law, any person found in violation of this subsection may be immediately removed from the premises.

(c) Camping Prohibited. No person may occupy a campsite in or upon any sidewalk, street, alley, lane, public right of way, park, bench, or any publicly owned property, or under any bridge or viaduct, unless:

- (1) Otherwise specifically authorized by this code;
- (2) By a formal declaration of the Director of Public Service and Safety, and/or the Director of Public Service and Safety's designee, in emergency circumstances; or
- (3) Upon resolution of Council, Council exempts a special event from the prohibitions of this subsection, if Council finds such exemption to be in the public interest and consistent with Council goals and notices and in accordance with conditions imposed by the Director of Public Service and Safety and/or the Director of Public Service and Safety's designee, including a condition requiring the applicant to provide evidence of adequate insurance coverage and to indemnify the City for any liability, damage, or expense incurred by the City as a result of activities of the applicant. Any findings by Council shall specify the exact dates and location covered by the exemption.

(d) Outreach and services before enforcement.

Except as provided below, before issuing a citation or otherwise initiating criminal enforcement under this ordinance, a law enforcement officer shall make a reasonable effort to determine whether available shelter or supportive services can be offered or arranged. The reasonable effort shall include, when practicable:

- (1) Determining whether the person is experiencing homelessness;
- (2) Advising the person of available shelter or emergency housing;
- (3) Providing information concerning transportation to available shelter or services;
- (4) Providing information concerning available housing, medical, behavioral-health, substance-use, or other supportive services reasonably appropriate to the circumstances;

(5) Allowing the person a reasonable opportunity to accept or decline available assistance.

(e) Refusal or ineligibility to accept available alternative lodging. If an appropriate shelter bed or other reasonably accessible alternative lodging is identified per section (d) above and the person declines or is ineligible to be placed, the officer may issue a citation.

(f) Emergency and public safety exception. Nothing in this ordinance shall prevent immediate enforcement when reasonably necessary to address:

- (1) An imminent threat to public health or safety;
- (2) Violence or threatened violence;

- (3) Obstruction of emergency services;
- (4) A fire or substantial fire hazard;
- (5) Conduct constituting an independent criminal offense;
- (6) Significant interference with the lawful use of public property by others; or
- (7) Circumstances in which delay would create a substantial risk of harm to persons or property.

(g) **Removal of Campsite on Public Property.** Upon discovery of a campsite on public property, removal of the campsite by the Police Department, and/or its designee, may occur under the following circumstances:

- (1) Prior to removing the campsite, the City shall post a notice on or about the camp twenty-four (24) hours in advance.
- (2) At the time a twenty-four (24) hour notice is posted, the police officer, and/or the officer's designee, shall make reasonable efforts to notify any camper present at the campsite of the availability of social services.
- (3) After the twenty-four (24) hour notice period has passed, the Police Department, and/or its designee, is authorized to remove the campsite and all personal property related thereto.

(h) **Disposition and Release of Personal Property.** For purposes of this section, "personal property" means any item reasonably recognizable as belonging to a person and having monetary value. Items having no monetary value and items in an unsanitary condition may be immediately discarded. Weapons, drug paraphernalia, items appearing to be stolen, and evidence of a crime may be retained as evidence by the Police Department until alternate disposition is determined. All personal property removed from the campsite which is not retained, disposed of, or held as evidence shall be stored by the Police Department for a minimum of thirty (30) days, during which time it shall be reasonably available for, and released to, an individual confirming ownership.

(i) **Mitigation.** Upon conviction for a violation of this section, in addition to any other factors deemed appropriate by the Court, the Court shall consider in mitigation whether or not the person immediately removed all personal property and litter, including but not limited to bottles, cans, and garbage, from the campsite after being informed it was in violation of the law.

(j) **Penalty.**

- (1) Whoever violates any provision of this section is guilty of a misdemeanor of the fourth degree and shall be fined not less than twenty-five dollars (\$25.00).
- (2) Nothing under this subsection shall prevent the City from pursuing other actions or charges under the Ohio Revised Code or other applicable law.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Streets & Sidewalks Committee
SUBJECT: OPWC APPLICATION FOR FUNDING FOR ROUND 41

DATE: August 24, 2026

SUMMARY REPORT: *(To be read at Council meeting)*

This Committee met August 24 regarding submitting an application to the Ohio Public Works Commission (OPWC) for funds for funding the McKaig Avenue and Ridge Avenue Realignment Project. Based on concerns expressed by Council Members and citizens, staff offered that an application could instead be submitted for Phase 3 of the West Market Street (SR 55) Corridor Improvement Project that would extend that project from Horizon Court east towards I-75. Phase 3 would then be designed in 2027 and the project bid in 2028.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that Council not authorize an application for OPWC funding for the McKaig Avenue and Ridge Avenue Realignment Project, but instead legislation should be prepared authorizing the Director of Public Service and Safety to file an application for OPWC funding for the West Market Street (SR 55) Corridor Improvement Project Phase 3 and to execute any necessary agreements if funding is approved. Based on the October 9 application deadline, the Committee supports emergency legislation.

Respectfully submitted,

Kristie L. Marshall

Jeffrey A. Schilling

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

This Committee met August 24, 2026, to consider an application for Ohio Public Works Commission (OPWC) funds for the Round 41 funding cycle. The meeting was also attended by the Mayor, Council President Rozell, Council Members Hickman, Snee, Westfall and Whidden, the Director of Public Service and Safety, the Director of Law, citizens, and members of the City staff.

Staff had recommended that the application be submitted for funding the McKaig Avenue and Ridge Avenue Realignment Project. Currently there are two 3-way stops within 160 feet of each other. Staff indicated that these repeated stops cause unnecessary delays and confusion in travel along both roads. With the planned demolition of Heywood school this realignment would also help to provide greater flexibility in design of ballfields on the properties. This project would also include the upgrade of an existing sanitary lift station and other needed sanitary improvements in the area. This project has been on the CIP planning list for several years. Historically, there have been discussions regarding the realignment of the intersection going back to 1931. Chief McKinney provided information that since 2023 there have been seven "fender bender" accidents related to movement in the intersection, while at four schools with 4-way stops there have been no accidents.

Five citizens spoke in opposition to doing anything in regard to this realignment project. Comments included that drivers do not find the intersection confusing and the stops help slow traffic and make the intersection safer. Council Members Hickman, Marshall, Schilling, Snee and Westfall indicated they could not support an OPWC application for the realignment project at this time. Comments were made that there should first be a better idea of the future use of the Heywood School property determined first as well as a process for neighborhood engagement. Staff indicated that instead an application could be submitted to OPWC for funding for Phase 3 of the West Market Street (SR 55) Corridor Improvement Project that would extend improvements from Horizon Court east towards I-75. This Phase 3 project could be designed in 2027 for 2028 construction partially funded by the OPWC funds. Staff further commented that at some point the noted sanitary improvements in the area would be accomplished as a separate project.

RECOMMENDATION:

It is the recommendation of this Committee that Council not authorize an application for OPWC funding for the McKaig Avenue and Ridge Avenue Realignment Project, but instead legislation should be prepared authorizing the Director of Public Service and Safety to file an application for OPWC funding for the West Market Street (SR 55) Corridor Improvement Project Phase 3 and to execute any necessary agreements if funding is approved. Based on the October 9 application deadline, the Committee supports emergency legislation.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, staff, media

RESOLUTION No. R-48-2026

Detroit Legal Blank, Inc.

**RESOLUTION AMENDING RESOLUTION NO. R-35-2025,
AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE
AND SAFETY OF THE CITY OF TROY, OHIO, TO ENTER
INTO A TEN-YEAR EXTENSION TO THE AGREEMENT
WITH AGRI-SLUDGE, INC. OF SHREVE, OHIO, FOR
BIOSOLIDS MANAGEMENT AT THE WASTEWATER
TREATMENT PLANT**

WHEREAS, on July 7, 2025, the Council of the City of Troy, Ohio adopted Resolution No. R-35-2025, authorizing a ten-year extension period for the City's professional services agreement with Agri-Sludge, Inc. of Shreve, Ohio, for Biosolids Management for the Wastewater Treatment Plant; and

WHEREAS, the not to exceed amount for the first twelve months of the agreement did not provide for the annual cost adjustment set forth in the agreement and that amount needs to be increased to reflect that adjustment.

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

SECTION I: That Section I of Resolution No. R-35-2025 is hereby amended to read as follows:

"SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio, is hereby authorized to enter into an ten-year extension to the current agreement with Agri-Sludge, Inc. for Biosolids Management at the Wastewater Treatment Plant, in accordance with the extension agreement now on file in the Office of the Director of Public Service and Safety at a cost not to exceed Nine Hundred Fifty Thousand Dollars and no/100 (\$950,000.00) the first twelve months of the agreement, and with cost adjustments for future agreement years pursuant to the indexes contained in the agreement."

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

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

RESOLUTION No. R-49-2026

Davies Legal Group, Inc.

**RESOLUTION AUTHORIZING THE DIRECTOR
OF PUBLIC SERVICE AND SAFETY OF THE
CITY OF TROY, OHIO TO ENTER INTO THE
DESIGN PORTION OF A DESIGN-BUILD
CONTRACT WITH UNIVERSAL CONTRACTING
CORPORATION OF CINCINNATI, OHIO, AND
AUTHORIZING UNIVERSAL CONTRACTING
CORPORATION OF CINCINNATI, OHIO TO
PROCEED WITH THE PROJECT DESIGN AND
ORDERING OF REPLACEMENT WINDOWS FOR
THE TROY POLICE DEPARTMENT BUILDING
RENOVATION PROJECT**

WHEREAS, a priority of the Council of the City of Troy, Ohio has been the renovation of the Troy Police Department Building; and

WHEREAS, City staff has completed the first step of the design-build process as set forth in Chapter 153 of the Ohio Revised Code, which is to select a professional design firm for the project, and has recommended that Universal Contracting Corporation of Cincinnati, Ohio be authorized to proceed with the project based on the qualifications submitted; and

WHEREAS, Universal Contracting Corporation has provided a cost for the design portion of the design-build contract and the cost of the procurement, delivery and installation of replacement windows in accordance with the specifications now on file in the office of the Director of Public Service and Safety, of not to exceed Six Hundred Seventy-five Thousand Dollars and no/100 (\$675,000.00); and

WHEREAS, the replacement window portion of the project is for 60 windows, 41 of which will be replaced with shatter resistant film and 19 of which will be replaced with level 7 ballistic rated windows and is included in the cost at this time as there is an approximate five-month lead time for delivery.

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

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio, is hereby authorized to enter into the design portion of the design-build contract with Universal Contracting Corporation of Cincinnati, Ohio, in accordance with the contract document now on file in the Office of the Director of Public Service and Safety, in an amount not to exceed Six Hundred Seventy-five Thousand Dollars and no/100 (\$675,000.00), for the Troy Police Department Building Renovation Project, with such amount to include the procurement, delivery and installation of the replacement windows described herein in accordance with the window specifications now on file in the Office of the Director of Public Service and Safety of the City of Troy, Ohio.

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

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

RESOLUTION No. R-50-2026

Dwyer Legal, LLC

RESOLUTION AMENDING RESOLUTION NO. R-5-2026, AS AMENDED BY RESOLUTION NO. R-38-2026, AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE TROY AQUATIC PARK MAINTENANCE PROJECT AND DECLARING AN EMERGENCY

WHEREAS, the Council of the City of Troy, Ohio, established a need to perform certain maintenance projects at the Troy Aquatic Park (TAP) and enacted Resolution No. R-5-2026 on February 2, 2026, which authorized the Director of Public Service and Safety of the City of Troy, Ohio to advertise for bids and enter into a contract for the Troy Aquatic Park Maintenance Project at a cost not to exceed One Million, Seven Hundred Thousand Dollars and no/100 (\$1,700,000.00); and

WHEREAS, the project scope includes repairs to the drop slide, fencing repairs/replacement, replacing the concrete decking, replacing the wood entrance area, pool gutter replacement that will require the recoating of the TAP, repairs or replacement of some of the pumps and the chemical and feed system, replacing visible piping, and replacing the sand in the filtration system; and

WHEREAS, this Council adopted Resolution No. R-38-2026 on July 6, 2026, increasing the authorization for the Troy Aquatic Park Maintenance Project to Two Million, Five Hundred Thousand Dollars and no/100 (\$2,500,000.00); and

WHEREAS, the bids received exceeded the project authorization; and

WHEREAS, on August 20, 2026, the Troy Recreation Board approved a motion that Council increase the bid authorization to Two Million, Five Hundred Thousand Eight-two Dollars and no/100 (\$2,582,000.00) so that a contract can be awarded to the low bidder as it is the Board's opinion that it is in the best interest of the City to not defer the needed maintenance to assure that the Troy Aquatic Park will continue to be a facility to be enjoyed by Troy residents and visitors for many more years; and

WHEREAS, the Council of the City of Troy, Ohio supports the recommendation of the Troy Recreation Board.

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

SECTION I: That Section I of Resolution No. R-5-2026, as amended by Resolution No. R-38-2026, is hereby amended to read as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to advertise for bids and enter into a contract for the Troy Aquatic Park Maintenance Project, in accordance with the specifications now on file in the office of the Director of Public Service and Safety, at a cost not to exceed Two Million, Five Hundred Eighty-two Thousand Dollars and no/100 (\$2,582,000.00)."

SECTION II: That this Resolution is an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the City of Troy, Ohio, and for the further reason that time is of the essence to award the contract for the work to commence and be completed in time for the opening of the Troy Aquatic Park for the 2027 swim season; NOW, WHEREFORE, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

RESOLUTION No. R-51-2026

Dayton Local Blank, Inc.

**RESOLUTION AUTHORIZING THE DIRECTOR OF
PUBLIC SERVICE AND SAFETY OF THE CITY OF
TROY, OHIO TO ADVERTISE FOR BIDS AND
ENTER INTO CONTRACTS FOR THE
REPLACEMENT OF THE IRRIGATION SYSTEM AT
THE MIAMI SHORES GOLF COURSE**

WHEREAS, the Board of Park Commissioners has recommended that the outdated irrigation system at the Miami Shores Golf Course be replaced; and

WHEREAS, the Council of the City of Troy, Ohio supports the replacement of the outdated irrigation system at the Miami Shores Golf Course.

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

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to advertise for bids and enter into contracts for the following elements of the replacement of the irrigation system at the Miami Shores Golf Course in accordance with the specifications now on file in the Office of the Director of Public Service and Safety:

1. A new irrigation system at the Miami Shores Golf Course at a cost not to exceed Two Million, Five Hundred Thousand Dollars and no/100 (\$2,500,000.00).
2. A new well and pump station at the Miami Shores Golf Course at a cost not to exceed Two Hundred Seventy-five Thousand Dollars and no/100 (\$275,000.00).

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

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

RESOLUTION No. R-52-2026

Dayton Legal Blanks, Inc.

A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO, TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED, AND DECLARING AN EMERGENCY

WHEREAS, the State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the City of Troy is planning to make the capital improvement to West Market Street (State Route 55); and

WHEREAS, the infrastructure improvement herein above described is considered to be a priority need for the community and is a qualified project under the Ohio Public Works Commission (OPWC) programs.

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

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to file all necessary applications and documents with the OPWC for funds as described above for the West Market Street (State Route 55) Corridor Improvement Project Phase 3 and to execute contracts with OPWC as required.

SECTION II: That the Director of Public Service and Safety of the City of Troy, Ohio is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION III: That this Resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City of Troy, Ohio, and for the further reason that the application is required to be filed by October 9, 2026; NOW WHEREFORE, this Resolution shall be effective immediately upon its adoption by this Council and approval by the Mayor.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

RESOLUTION No. R-53-2026

Dayton Legal Blank, Inc.

**RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC
SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO
ENTER INTO AN AGREEMENT WITH THE MIAMI COUNTY
PUBLIC DEFENDER'S COMMISSION FOR 2027**

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

SECTION I: That the Director of Public Service and Safety of the City of Troy,
Ohio is hereby authorized to enter into an agreement with the Miami County Public
Defender's Commission in substantial conformity with the contract marked Exhibit "A",
attached hereto and by reference made a part hereof, at a cost not to exceed Twenty-four
Thousand, Four Hundred Nine and 35/100 Dollars (\$24,409.35) for the calendar year
2027

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

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

CONTRACT FOR COUNTY PUBLIC DEFENDER SERVICES
TO MUNICIPAL CORPORATIONS

AGREEMENT

THIS AGREEMENT entered into between the Miami County Public Defender Commission hereinafter called the "Commission" and the City of Troy, Ohio, hereinafter called the "City".

WHEREAS, the City recognizes its responsibilities under the laws of the State of Ohio and of the United States of America to provide legal counsel to indigent persons charged with loss of liberty offense in its Municipal Court, and

WHEREAS, the city in furtherance of the execution of its legal responsibilities, desires that the legal services of the Commission be delivered to the City's indigent citizens and others so situated;

NOW THEREFORE, the parties do mutually agree to bind themselves as follows:

1. Scope of Work.

The Commission shall in a satisfactory and proper manner under the terms and conditions contained herein, perform the following services:

Provide legal counsel to indigent persons charged with loss of liberty offenses under, by or through, the Codified Ordinances of the City of Troy, Ohio. The within representation shall include such cases filed in the Miami County Municipal Court, and/or Miami County Common Pleas Court, and Miami County Juvenile Court.

2. Compensation.

The City shall pay to the Commission a sum not to exceed Twenty-Four Thousand Four Hundred Nine Dollars and Thirty-Five Cents (\$24,409.35) which shall constitute full and complete payment for all the Commission's services during the term of this contract. Said sum shall be paid in the following manner: One Third of this contract, to wit, Eight Thousand One Hundred Thirty-Six Dollars and Forty-Five Cents (\$8,136.45) shall be paid at the beginning of the term of this contract; thereafter Commission shall be paid the balance in two equal payments of one third of the contract price, the first of said payments at the expiration of the first four (4) months of the term of this contract in the amount of Eight Thousand One Hundred Thirty-Six Dollars and Forty-Five Cents (\$8,136.45), and the second at the expiration of the first eight (8) months of the term of this contract in the same amount of Eight Thousand One Hundred Thirty-Six Dollars and Forty-Five Cents (\$8,136.45).

9. Indigency Determination.

In determining the indigent status of all individuals receiving representation pursuant to this agreement, all applicable standards of indigency and other rules and standards established by the Ohio Public Defender Commission and the Ohio Public Defender will be followed.

In addition to indigency determination, all rules, standards and guidelines issued by the Office of the Ohio Public Defender and Ohio Public Defender Commission shall be followed.

10. Verification of Contract Amount.

Payment by the municipality, whether by contractual amount or a fee schedule, does not exceed the fee schedule in effect and adopted by the county commissioners of the said herein county wherein the municipal corporation is located.

IN WITNESS WHEREOF, the parties have hereunto set their hands this ____ day of _____, 20____.

APPROVED AS TO FORM:

MIAMI COUNTY PUBLIC
DEFENDER ASSOCIATION

CITY OF TROY, OHIO

BY


RANDAL A. HARVEY
COMMISSION CHAIRMAN

BY

Patrick E. J. Titterington
Director of Public Service and Safety

APPROVED AS TO FORM:

Grant D. Kerber
Director of Law
City of Troy, Ohio

3. Term of Service.

The duration of this contract shall be for one (1) year commencing January 1, 2027, and shall terminate on December 31, 2027.

4. Non-Assignment.

The Commission shall not assign all or any part of this Agreement without the prior written consent of the city, which consent shall not be unreasonably withheld.

5. Termination.

If the Commission shall fail to fulfill in a reasonable timely and proper manner its obligations under this Agreement, or if the Commission shall substantially violate any of the covenants, agreements or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Commission of such termination and specifying an effective date thereof at least sixty (60) days before the effective date of said termination. Termination by the City shall not constitute a waiver of any other right or remedy it may have at law or in equity for breach of this Agreement by the Commission.

6. Amendments.

All Amendments to this Agreement agreed upon by the parties shall be in writing and made a part of this Agreement.

7. Anti-Discrimination.

There shall be no discrimination against any employee who is employed in the work covered by this Agreement or against any application for such employment because of race, color, religion, sex or national origin. This provision shall apply to but not be limited to, employment, upgrading, demotion or transfer, recruitment or recruitment advertising, lay-off or termination, raises of pay or other forms of compensation, and selection for training including apprenticeship. The Commission shall insert a similar provision in any sub-contract for services covered by this Agreement.

8. Conflicts.

Commission covenants that it presently has no interest and shall not acquire any interest direct or indirect, which would conflict in any manner with the performance of services required under this Agreement. No members of, nor delegates to, the Congress of the United States of America, and no resident Commissioner shall share in any part hereof or any benefits to arise herefrom.

RESOLUTION No. R-54-2026

Dayton Legal Blank, Inc.

**RESOLUTION AUTHORIZING THE DIRECTOR OF
PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY,
OHIO TO ENTER INTO A PROFESSIONAL SERVICES
AGREEMENT WITH AMERICAN STRUCTUREPOINT,
INC. OF COLUMBUS, OHIO FOR THE REDESIGN OF
PAUL G. DUKE PARK PHASES 1 AND 3**

WHEREAS, the Board of Park Commissioners of the City of Troy and the Council of the City of Troy, Ohio determined that the redesign of Paul G. Duke Park to be the first priority of the implementation of the Park and Recreation Master Plan; and

WHEREAS, City staff and the Board of Park Commissioners of the City of Troy, Ohio have recommended that American Structurepoint, Inc. be authorized to redesign Paul G. Duke Park Phases 1 and 3.

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

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio, is hereby authorized to enter into a professional services agreement with American Structurepoint, Inc of Columbus, Ohio for Phases 1 and 3 of the redesign of Paul G. Duke Park, in accordance with the agreement now on file in the Office of the Director of Public Service and Safety, at a cost not to exceed Six Hundred Fifteen Thousand Dollars and no/100 (\$615,000.00), with Phases 1 and 3 defined as follows:

Phase 1 Preliminary Design Services

Phase 3 Park Management & Operations Services Review.

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

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

RESOLUTION No. R-55-2026

Dayton Legal Affairs, Inc.

RESOLUTION AUTHORIZING TAX LEVIES FOR THE CITY OF TROY, OHIO FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2027 AS DETERMINED BY THE BUDGET COMMISSION AND CERTIFYING SUCH LEVIES TO THE COUNTY AUDITOR AND DECLARING AN EMERGENCY

WHEREAS, this Council in accordance with the provisions of law, previously adopted a tax budget for the fiscal year beginning January 1, 2027; and

WHEREAS, the Budget Commission of Miami County, Ohio has certified its action thereon to this Council together with an estimate by the County Auditor of the rates of tax that can be levied by this Council within the ten mill limitation:

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

SECTION I: That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Troy City School District, for the fiscal year beginning January 1, 2027, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	2.50	\$ 2,368,768.18
Fire Pension	.30	284,252.18
Police Pension	.30	284,252.18

No Limitation:

Miami Conservancy District

SECTION II: That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Miami East School District, for the fiscal year beginning January 1, 2027, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	.50	\$ 17,243.41
Fire Pension	.30	10,346.04
Police Pension	.30	10,346.04

No Limitation:

Miami Conservancy District

SECTION III: That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Troy School District, Staunton Township, for the fiscal year beginning January 1, 2027, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	1.55	\$ 2,443.87

SECTION IV: That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Miami East School District, Staunton Township, for the fiscal year beginning January 1, 2027, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	.55	\$ 33,424.40

SECTION V: That the Clerk of Council is directed to certify a copy of this Resolution to the Auditor of Miami County, Ohio.

SECTION VI: That this Resolution is declared to be an emergency measure necessary for the immediate preservation of the public welfare, and because a certified copy of this Resolution must be presented to the Auditor of Miami County by October 1, 2026; **NOW WHEREFORE**, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

ORDINANCE No. O-32-2026

**AN ORDINANCE ESTABLISHING SECTION 521.13 OF
THE CODIFIED ORDINANCES OF THE CITY OF
TROY, OHIO PROHIBITING PUBLIC HABITATION IN
VEHICLES AND DECLARING AN EMERGENCY**

WHEREAS, the Council of the City of Troy, Ohio has determined that human habitation in vehicles within the public right-of-way should be prohibited.

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

SECTION I: That Section 521.13 of the Codified Ordinances, as set forth below, is hereby enacted and adopted:

"521.13. HUMAN HABITATION IN VEHICLES PROHIBITED.

- (a) Any person dwelling or residing in an automobile, trailer, house trailer, camper, van, truck, pickup truck, recreational vehicle, boat or other vehicle or equipment used for sleeping, cooking or other living purposes within the right-of-way as defined in Section 301.32 of the Codified Ordinances of the City of Troy, Ohio shall constitute a public nuisance.
- (b) Each day a violation exists shall constitute a separate offense.
- (c) For purposes of this Section, a person is "dwelling or residing" in a vehicle or other equipment described in Sub-section (a) when the vehicle is parked within the right-of-way and exhibits two or more of the following conditions:
 - (1) The vehicle's windows are covered, obstructed, or curtained in a manner consistent with providing privacy for sleeping or personal habitation, rather than for factory tint, sunshades, or temporary weather protection;
 - (2) Bedding, pillows, or sleeping materials are visible or present inside the vehicle in a location and manner indicating regular use for sleeping;
 - (3) Cooking equipment, portable stoves, or food preparation materials are present and in apparent use inside or immediately adjacent to the vehicle;
 - (4) The vehicle is connected to an external power source, water source, or sewage/waste disposal apparatus not incidental to the vehicle's ordinary operation;
 - (5) Personal effects consistent with ongoing habitation (e.g., clothing storage, toiletries, furniture) occupy the vehicle's interior in a manner inconsistent with transient use; or
 - (6) The same individual(s) are observed sleeping inside, entering or exiting the vehicle for the purpose of sleeping on three or more occasions within a seventy-two (72) hour period."
- (d) This section does not apply to:
 - (1) A vehicle parked in the right-of-way for a period of four (4) hours or less;
 - (2) A commercial motor vehicle operator complying with federally mandated rest periods under 49 C.F.R. Part 395;
 - (3) A vehicle temporarily disabled, awaiting repair, or awaiting roadside assistance; or
 - (4) A vehicle parked while its occupant awaits or receives emergency medical, weather-related, or public-safety assistance.
- (e) Whoever violates this section is guilty of a minor misdemeanor, provided that a subsequent offense occurring within one year of the prior offense is a misdemeanor of the fourth degree."

SECTION II: That this Ordinance is hereby determined to be an emergency measure, the immediate passage of which is necessary for the preservation of the public peace, health, safety and property of the City of Troy, Ohio, and for the further reason that the new Ordinance provision must be effective immediately for enforcement purposes; NOW, WHEREFORE, this Ordinance shall be in full force and effect immediately upon its adoption and approval by the Mayor.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

ORDINANCE No. 0-33-2026

**AN ORDINANCE CHANGING THE ZONING OF
PARCEL ID. NO. D08-011550 IN THE CITY OF
TROY, OHIO FROM B-3, CENTRAL BUSINESS
DISTRICT AND R-5, SINGLE-FAMILY RESIDENTIAL
DISTRICT, TO R-5, SINGLE-FAMILY RESIDENTIAL
DISTRICT**

WHEREAS, a request for a zoning change was presented to the Planning Commission of the City of Troy, Ohio to rezone Parcel ID. No. D08-011550 (address of 28 West Canal Street) in the City of Troy, Ohio, from B-3, Central Business District, and R-5, Single-Family Residential District, to the single zoning district of R-5, 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 Parcel ID. No. D08-011550 (address of 28 West Canal Street) in the City of Troy, Ohio, from B-3, Central Business District, and R-5, Single-Family Residential District, to the single zoning district of R-5, Single-Family Residential District, be approved.

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

ORDINANCE No. 0-34-2026**AN ORDINANCE AMENDING SECTIONS 1133 AND 1151 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO RELATED TO AUTOMOBILE FUEL DISPENSING STATIONS, AND DECLARING AN EMERGENCY**

WHEREAS, the Planning Commission of the City of Troy, Ohio has recommended that Troy City Council consider emergency legislation to amend the Zoning Code of the Codified Ordinances of the City of Troy, Ohio to provide new definitions, language, and provisions related to automobile fuel dispensing stations; and

WHEREAS, the Council of the City of Troy, Ohio has reviewed sections of the Zoning Code of the Codified Ordinances of the City of Troy, Ohio and determined the appropriate changes are necessary.

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

SECTION I: That Section 1133.02 (20) of the Zoning Code of the Codified Ordinances of the City of Troy, Ohio, attached hereto as Exhibit A, is hereby repealed.

SECTION II: That Section 1133.02 (20) of the Zoning Code of the Codified Ordinances of the City of Troy, Ohio, as set forth below, is enacted and adopted.

"1133.02 DEFINITIONS.

(20) 'AUTOMOBILE FUEL DISPENSING STATION.' A retail outlet for the dispensing of vehicular fuels to the general public."

SECTION III: That Section 1133.02 of the Zoning Code of the Codified Ordinances of the City of Troy, Ohio is hereby amended to include the following definition:

"1133.02 DEFINITIONS.

(185) 'GROCERY.' An establishment engaged in wherein the following are offered for sale, fresh fruits; fresh vegetables; bakery, meat, poultry, and fish products; frozen foods; along with processed and prepackaged food. These products are intended for home preparation and consumption. These establishments may also offer other home care and personal care products and are substantially larger and carry a broader range of merchandise than convenience stores."

SECTION IV: That Section 1151.05 (a) of the Zoning Code of the Codified Ordinances of the City of Troy, Ohio, attached hereto as Exhibit B, is hereby repealed.

SECTION V: That Section 1151.05 (a) of the Zoning Code of the Codified Ordinances of the City of Troy, Ohio, as set forth below, is enacted and adopted.

"1151.05 AUTOMOBILE FUEL DISPENSING STATIONS, AUTOMOTIVE REPAIR GARAGES, AND AUTOMOTIVE AND TRUCK WASHES.

(a) Automobile Fuel Dispensing Station. All automobile fuel dispensing stations shall comply with the following standards:

- (1) The primary use of the principal building must consist of at least 10,000 square feet of enclosed floor area. The floor area shall be devoted to a minimum of fifty-one (51%) of a grocery and/or Eating Place No. 1 use. This fifty-one (51%) percent floor area requirement shall be maintained at all times as a continuing condition of the automobile fuel dispensing station's approval, and the failure of the grocery and/or Eating Place No. 1 use to occupy at least fifty-one (51%) percent of the enclosed floor area of the principal building at any time following the establishment of the automobile fuel dispensing station shall constitute a violation of this Zoning Code.
- (2) The fuel station must be owned or operated by, or be in direct partnership with, the grocery and/or Eating Place No. 1 use located on the same lot within the same principal building.

- (3) The canopy and all associated fuel dispensing pumps shall be located in the rear yard of the principal building unless determined by the Planning Commission, that safe maneuverability of the site cannot be achieved. Evidence of this maneuverability shall be demonstrated by a Traffic Impact Study provided by the applicant. The City reserves the right to conduct its own Traffic Impact Study for verification.
- (4) *Relationship to Principal Use.* An automobile fuel dispensing station approved in conjunction with a principal use shall be considered an accessory component of that development and shall not constitute a separate principal use. If the principal use permanently ceases operation, is abandoned, or otherwise vacates the site, the approval for the automobile fuel dispensing station shall automatically terminate. Fuel sales shall cease, and all fueling related components shall not be reopened unless a principal use meeting the requirements of this Code is established on the site and all required zoning approvals are obtained.
- (5) *Accessory Structure Design.* Any canopies, kiosks, or related structures shall be architecturally integrated with the principal building and meet all applicable design standards of the district.
- (6) *No Standalone Signage.* Freestanding signage identifying the fuel station shall not be permitted separate from the signage of the primary use(s). This provision in no way prohibits the display of gasoline prices as required by federal law.
- (7) *No Repair Services.* No vehicle repair, washing, or servicing shall be permitted in association with the accessory fuel station use.
- (8) Space for overnight parking, overnight accommodations, or the inclusion of showers within the principal building shall be prohibited.
- (9) The Automobile Fuel Dispensing Station shall not be located within two thousand (2,000) feet of another automobile fuel dispensing station.
- (b) Refueling Station, Commercial Truck.
- (1) For the purpose of this Section, Refueling Station, Commercial Truck shall be defined as any building, premises, or portion thereof where petroleum-based fuel or other petroleum products are sold for commercial trucks or vehicles and convenience goods or services may be offered.
- (2) Refueling Station, Commercial Truck accessory uses shall comply with all requirements set forth in Section 1151.05 (a) with the exception of Section 1151.05 (a)(3). The canopy and all associated fuel dispensing pumps of a Refueling Station, Commercial Truck accessory use shall only be permitted in a rear yard of the principal structure.

SECTION VI: That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the City of Troy, Ohio, and for the further reason that the City has had time to consider and review best practices for land use with respect to automobile fuel dispensing stations and it is prudent to end the current moratorium related to automobile fuel dispensing stations as quickly as possible; NOW, WHEREFOR, this Ordinance shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

EXHIBIT A

1133.02 DEFINITIONS.

(20) "Automobile Service Station." A building, lot, or both, where fuels, oils, and accessories for the use of passenger motor vehicles are dispensed, sold or offered for retail sale, and where mechanical repair service and washing of vehicles may be incidental to the dispensing of such items. The storage of junk or inoperable vehicles, and the sale and/or rental of new or used automobiles shall not be included in this definition.

EXHIBIT B

1151.05 AUTOMOBILE SERVICE STATIONS, AUTOMOTIVE REPAIR GARAGES, AND AUTOMOTIVE AND TRUCK WASHES.

(a) Automobile Service Stations. All automobile service stations shall comply with the following standards:

(1) Automobile service stations shall be limited to the selling and dispensing of petroleum fuel primarily to passenger vehicles and to the accessory uses of sale and installation of lubricants, tires, batteries, accessories, and supplies; incidental washing and polishing, tune-ups and brake repair. Automotive service stations also shall be permitted to sell non-automotive retail items in addition to those goods and services listed above.

(2) No dismantling, wrecking or storage of automobiles, parts, or accessories shall be permitted except as reasonably necessary and incidental to the operations described in Section 1151.05 (a)(1) of this Zoning Code.

(3) No storage or rental of utility trailers, trucks, or passenger vehicles shall be permitted.

(4) The entire operation of an automobile service station, except the sale and dispensing of petroleum fuel, shall be within an enclosed building.

(5) In addition to existing landscaping requirements, not less than ten (10) percent of the total lot area of the station shall be landscaped.

(6) Fifty (50) percent of the linear frontage or all of the frontage exclusive of the portions thereof used for driveway approaches, whichever is less, shall be landscaped. The landscaping shall be a combination of lawn and plant material.

(7) Where an automobile service station is located adjacent to a lot in a Residential or Office-Residential District, an effective screen with either a solid fence, solid wall, or dense living hedge not less than six (6) feet in height shall be provided along the common lot line.

(8) No visible appliance for any purpose other than fueling vehicles may be located within twenty (20) feet of the established right-of-way line, or within thirty-five (35) feet of any residential district, except where the appliance is within a building.

(9) On all corner lots, all vehicular entrances to or exits from, and curb openings, shall be set back a minimum of twenty-five (25) feet from the corner property lines extended or from the established right-of-way lines. All curb openings, whether on a corner lot or not, shall not exceed in width the City of Troy engineering standards. There shall be a minimum of twenty (20) feet measured along the property line between any series of driveways. The City reserves the right to further limit the location, size and number of curb cuts in accordance with sound engineering practice and/or to address traffic safety concerns voiced by the Police Department.

ORDINANCE No. 0-35-2026

Dayton Legal Blank, Inc.

**ORDINANCE DECLARING MUNICIPALLY OWNED
PERSONAL PROPERTY AS NO LONGER NEEDED
FOR MUNICIPAL PURPOSES AND AUTHORIZING
THE SALE OF SUCH EXCESS PROPERTY**

WHEREAS, various departments and boards within the City of Troy have identified and approved the sale of various items of personal property that are no longer needed for municipal purposes; and

WHEREAS, Exhibit "A" attached hereto is a list of such items of excess personal property approved for sale, each of which item has an estimated value of \$1,000.00 or more.

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

SECTION I: That the items of personal property listed on Exhibit "A" attached hereto and made a part hereof are found to be no longer needed for any municipal purpose and declared to be excess municipal property.

SECTION II: That the Director of Public Service and Safety of the City of Troy, Ohio, is hereby authorized to advertise for bids and sell such personal property no longer needed for municipal purposes listed on Exhibit "A" attached hereto, according to law and by internet auction in accordance with Resolution No. R-1-2026 and to execute any documents necessary to complete the sale and transfer of such property.

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

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor**EXHIBIT "A"**

Description	VIN/Serial
2000 Chevy Silverado	1GCGK24RKYR168250
2004 CAT 420D Backhoe	CAT04200KFD020595
2004 Chevrolet C4500 Bucket Truck	1G8E4C12X4F517079
2005 Ford F250	1FTSX21S45EA39992
2011 Ford F250	1F07X2B68BEA59699
2012 Chevy Malibu	1G12A5EU7CF398279
2019 Ford Explorer Interceptor	1FM5K8A2KGBA5525
2020 Ford Explorer	1FM5K8A87LGD09700
Herrlinger Park Pole Barn	

ITEMS OF INTEREST

TO: Mayor Oda
Mr. Rozell, President of Council
Council Members

FROM: Patrick E. J. Titterington, City Director

DATE: September 4, 2026

We are providing the following for your information:

- **Major Project Update:**
 - WWTP Expansion – Phase 1 of the project is complete. As a part of Phase 1, the City along with the construction team confirmed that a malfunctioning screw pump is under warranty and the manufacturer's responsibility to replace; the manufacturer is contending the replacement of the screw pump with the contractor. The prime contractor hired a metallurgy investigator that found evidence that the welds failed due to the manufacturing process. The contractor with the City support is going back to the manufacturer with this information. The manufacturer has agreed to replace the screw pump and inspect the remaining functional three screw pumps installed at the same time. The screw pump has arrived and will be installed and the project will be closed out by the end of October.
 - Low Head Dam Removal – The gates of the low head dam have been opened and will remain open through the duration of the Low Head Dam Removal Project, to begin construction this year. River levels will be lower temporarily during that time.
- **Recreation Updates:**
 - Summer recreation programs ended Friday, August 7.
 - The EGO Combat MMA was held on August 15. The event production was high quality and the event was well attended.
 - Troy Aquatic Park's last day for the season was August 16.
 - Staff have been working on various maintenance projects in preparation for the 2026-2027 ice season.
 - Staff will start up the refrigeration system on Tuesday, September 8 and will begin building and painting the ice. The ice schedule will begin on September 14.
 - Troy Fall SAY Soccer season is now underway and will continue until late October.
 - Troy Bruins Hockey registrations began on April 8 and there are currently 177 players registered; all teams are at capacity. Several divisions have a waiting list. Regular season games will begin around the beginning of October.
- **Park Department Updates:**
 - Staff assisted with setup and tear down for the Tour De Donut. There were approximately 12 tent campers that stayed overnight in Community Park.
 - A Special Olympics Softball Tournament was held at Duke Park on Saturday, August 29. The Park Department staff prepared the fields for the event.
 - Staff continues to work on plans for upgrades to the playground equipment at Community Park.
- **Employment Update:**
 - Stanley "Jay" Roberts and Logan Roderick were appointed to the position of Police Officer effective August 24.
- Events associated with the August 21-22 Donut Jam and Tour De Donut went very well. Approximately 1,600 Tour De Donut participants enjoyed the ride.

Items of Interest
September 4, 2026

- All City offices will be closed on Monday, September 7 for the Labor Day Holiday. City refuse collection and curbside recycling will not be delayed and will be collected based on the usual schedule. The Dye Mill Road Facility will be closed on Labor Day.
- The Troy-Hayner Cultural Centers PorchFest will be on Saturday, September 12. The event will feature 40 bands on porches and in yards throughout the Southwest Historic District.
- The Great Miami Riverway Half-Marathon is Sunday, September 13. The run will start at 8:00 a.m. on Water Street then run around Duke Park and finish in Downtown Piqua.
- Per the Riverside and Rosehill Cemetery Rules and Regulations, cleanup is always from March 15 through April 14 and October 1 through October 31. The Rules and Regulations can be found at <https://troyohio.gov/225/Cemetery>.
- The County-wide Trick or Treat date is Thursday, October 29 from 6:00 p.m. to 8:00 p.m.

Calendar of Meetings

September 8	7:00 p.m.	Council Meeting
September 9	3:30 p.m.	Planning Commission Meeting
September 14	6:00 p.m.	Council Committee Meeting
September 16	4:00 p.m.	Recreation Board Meeting
September 16	6:00 p.m.	Human Relations Commission Meeting
September 21	7:00 p.m.	Council Meeting
September 23	3:30 p.m.	Planning Commission Meeting
September 28	6:00 p.m.	Council Committee Meeting

Upcoming Events Downtown

September 5	11:00 a.m.	Troy Main Street - Golf Par-Tee
September 10	7:30 p.m.	Pep Rally for the Troy vs. Piqua Football Game
September 18	6:30 p.m.	Concert on Prouty – Paid Leave and Heather Redman and the Reputations

Upcoming Events at Hobart Arena

October 10-11		Dayton Feis Irish Dance
October 31	7:30 p.m.	Gary Allan with special guests Saw Crush
November 7	2:00 p.m.	Sesame Street Live! Elmo's Got the Moves Tour
December 11	7:30 p.m.	Little River Band

Upcoming Events at Treasure Island Park

September 7	7:30 p.m.	Troy Civic Band
September 20	7:00 p.m.	Declare Concert

Reports from other departments are attached.

If you have any questions, please do not hesitate to contact this office.

Enclosure

cc: Department Heads



Street/Solid Waste – Justin Olivieri, Foreman

- Collected and transported over 311 tons of residential trash since the last report of 329 tons
- Handled recycling complaints and trash complaints
- Collected yard waste bags and bundled brush
- Continued asphalt operations. Staff have utilized 330 tons of asphalt making repairs
- Repaired four manholes along Experiment Farm Road
- Mowed rights-of-ways throughout the city
- One employee attended a 10-hour certification for OSHA
- Training three city employees for Class A CDL

Electrical – Daryl Williams, Electrical Foreman

- Marked Ohio Utilities Protection tickets as necessary
- Repaired downtown Christmas mini-lights as necessary
- Cleaned 33 traffic cabinets and changed filters
- Completed three-year preventative maintenance at nine intersections
- Installed 20 new lighting fixtures at Hobart Arena
- Installed new 20A electric circuit for equipment at Hobart Arena
- Connected electric for light and sound at Hobart Arena for MMA event
- Began 2026 conflict monitor testing for all traffic signals
- Replaced a defective 12" green LED light at W. Main Street and Troy Towne Drive traffic signal
- Investigated traffic signal complaints at W. Main Street and Dorset Road
- Working with HVAC contractor to repair heat pumps at the Maintenance Facility
- Set up temporary electric services for Tour De Donut

Water Distribution/Sewer Maintenance – Scott Taylor, Utilities Foreman

- Marked numerous Ohio Utilities Protection Service tickets
- Completed numerous work orders for the Billing and Collection Office
- Investigated 19 high consumption alerts
- Replaced 109 meters
- Checked and cleaned flow monitors
- Mowed rights-of-way and side ditches
- Checked and cleaned storm and sanitary hot spots
- Repaired five catch basins
- Repaired three storm mains
- Repaired a broken fire hydrant
- Repaired four water main breaks
- Continued working on the 2027 paving list

Wastewater Treatment Plant – Ken Parks, Superintendent

- The contractor that will be sandblasting and painting the final clarifier tanks is now onsite and is setting up to begin work on final clarifier tank #5.
- The replacement screw pump for screw pump #8 has been delivered onsite.
- Plant staff are working on preventative maintenance work orders, obtaining county sewer readings, and cleaning buildings and grounds.
- Year-to-Date Dry Tons of Sludge removed – 655.99



**Operations
Items of Interest**
September 4, 2026

Monthly Flow Data

	August - 2022	August - 2023	August - 2024	August - 2025	August - 2026
Daily Average, MGD	4.43	5.13	4.41	4.69	6.55
Daily Max, MGD	7.15	7.74	7.50	7.64	11.99
Daily Min, MGD	3.58	3.02	3.21	3.19	4.32
Monthly Total, Million Gallons	137.32	159.13	136.79	145.46	124.43

Calendar Year Flow Data

	2022	2023	2024	2025	2026
Daily Average, MGD	5.68	5.08	5.26	5.59	5.91
Daily Max, MGD	15.92	13.42	17.76	20.39	15.51
Daily Min, MGD	2.73	1.08	1.14	2.77	3.77
Total Flow Year-to- Date, Million Gallons	2,071.82	1,854.83	1,924.98	2,036.13	1,418.47

Note: Data for 2026 is month and year-to-date.

Water Treatment Plant – Gary Evans II, Superintendent

WTP Pumping

	Aug-22	Aug-23	Aug-24	Aug-25	Aug-26
Monthly Total, MGD	131.248	80.842	128.228	129.589	112.827
Daily Average, MGD	4.234	2.608	4.136	4.180	3.640
Daily Max, MGD	4.907	3.070	4.686	4.663	4.372
Daily Min, MGD	3.503	1.696	3.607	3.418	3.179

Average

	Monthly Usage, MGD	Daily Usage, MGD	Max Usage, MGD	Min Usage, MGD
Low Service	24.390	0.787	0.922	0.676
High Service	72.440	2.337	2.884	1.965
Extra High Service	15.997	0.516	0.648	0.401

- The Stanfield Tower fiber optic has been installed.
- Updates on the Chlorine Conversion Project:
 - Curb, approach, and sidewalk concrete has been poured
 - Grade work is in process
 - The old chlorine storage and feed rooms have been dismantled
 - The low and high zone effluent flow meters have been installed

**Items of Interest
Engineering Department
September 4, 2026**

PROJ #	PROJECT TITLE	PROJECT STATUS
PUBLIC WORKS AND CITY FACILITY PROJECTS		
2018-014	West Main Street and Experiment Farm Road/South Stanfield Road Intersection Improvements (PID 121678)	The project was awarded federal grant funds of \$2,578,867 in Spring 2024. Project construction is anticipated to be awarded during SFY 2029. Council authorized the consultant to provide the ODOT requested Feasibility Study for the intersection so that conceptual design can be finalized. American Structurepoint is completing this phase of the project. Council Committee of the Whole Meeting occurred on June 24 at 6:00 p.m. at the Bravo Room at Hobart Arena and feedback was received regarding the future improvements of the intersection of West Main Street and Experiment Farm Road/South Stanfield Road. The consultant recommendation was that the intersection improvement be with the construction of a roundabout. Council met as a Committee of the Whole July 13 and the majority of Council concurred that the preferred intersection design is a roundabout. Staff is working with the consultant and ODOT to finalize the feasibility study and will proceed with an additional ODOT public meeting in October 2026.
2018-015	Kidder Ditch Modeling & Rehabilitation	Council approved an agreement with Strand Associates, Inc. Due to the success of the existing floodplain properties obtaining LOMAs and other factors, the project team determined it was more economical and larger impact to assist existing residents without LOMAs. Strand is submitting LOMA applications on behalf of applicable residents. Results are expected by the end of September.
2020-003	WWTP Aeration Blower Replacement/Expansion	Council authorized an agreement addendum with Hazen & Sawyer to provide design services for the plant expansion to increase capacity. Council authorized \$14,000,000 for the construction project. The contract was awarded to Peterson Construction. As a part of Phase 1, the City along with the construction team confirmed that a malfunctioning screw pump is under warranty and the manufacturer's responsibility to replace; the manufacturer is contending the replacement of the screw pump with the contractor. The prime contractor hired a metallurgy investigator that found evidence that the welds failed due to the manufacturing process. The contractor with the City support is going back to the manufacturer with this information. The manufacturer has agreed to replace the screw pump and inspect the remaining functional three screw pumps installed at the same time. The screw pump has arrived and will be installed and project closed out by end of October.
2022-011	Experiment Farm Road Resurfacing	Choice One Engineering is completing the ODOT requirements for the resurfacing grant dollars. Stage 1 plans were submitted to ODOT and the final plans were submitted to ODOT in February 2026. ODOT will bid this project in the coming months. On June 15, Council approved the final ODOT consent legislation and payment to ODOT for the city's share of the project. On August 3, Council approved additional funds due to the bid coming in higher than anticipate. ODOT is proceeding with awarding the project; work is anticipated to occur later this summer.

**Items of Interest
Engineering Department
September 4, 2026**

PROJ #	PROJECT TITLE	PROJECT STATUS
2023-003	Downtown Safety, Streetscape, and Utilities Improvement Project	The final design was revised with comments from City Staff. On May 4, Council passed legislation authorizing bidding the project at a cost not to exceed \$12,000,000. The project bid opening has been set for August 26 via addendum as contractors requested additional time due to the complexity of the project. ODOT will be resurfacing downtown at the end of the safety & streetscape project with urban resurfacing funds where the city will only pay for 20% of the cost of resurfacing. Resurfacing has been removed from the city's project. Bid opening occurred September 2 and bids are being reviewed. Information can also be found at www.troyohio.gov/streetscape .
2023-011	Low Head Dam Removal	The Low Head Dam Removal project has over \$7.5 million in funding for the completion of the dam removal, shelf and rec trail. Staff continues to apply for additional grant funding to maximize City funding for the project. Staff sent RFPs for design of the dam and river improvements to qualified consultants. After reviewing the submissions and interviews, Council approved a professional services agreement with Burgess & Niple for the project design. Design for the project continues with data collection and processing. Environmental permitting continues. We have received the 401 permit from EPA and are waiting for final approval of the 404 permit from Army Corp. Project is scheduled for bid in the fall of 2026. Piqua and Troy signed an agreement regarding the split of US Fish & Wildlife grant funding.
2024-007	Adams Street & Riverside Drive-Staunton Road Roundabout	Council approved an agreement with American Structurepoint of Columbus, Ohio for the design of the intersection. L.J. Deweese was awarded the contract. The intersection was closed on Monday, June 8, 2026 for completion of the roundabout. Roundabout is open to traffic; flashing beacons and the remainder of the street lights are yet to be installed.
2024-013	West Market Street (SR 55) Widening Phase 1 & 2	West Market Street Phase 1 & 2 is the stretch of West Market Street from Kenton Way to the ODOT County Garage/bridge deck. Strand Associates, Inc. of Cincinnati, Ohio was chosen to design the widening phases. The kickoff meeting occurred; the soil boring test report is being reviewed; Strand began design in April with survey work along West Market Street. Council authorized the application for an Ohio Department of Natural Resources (ODNR) grant for the shared multi-use trail addition on the north side of West Market in the project area. Grant notifications are expected by November. Project will bid at that time.
N/A	Sidewalk Repair/Missing Gap Program Phase 17 Missing Gap Throughout the City	Phase 17 of the sidewalk repair/missing gap program will be spread throughout the City. Council authorized the Resolution of Necessity and letters are being sent to the affected property owners where replacement and/or new sidewalk is being planned.
N/A	City Paving Program	2026 paving list was compiled. The project was awarded to John R Jurgenson Company. Striping is done and the project is complete.
SUBDIVISION PROJECTS		
2025-013	Arbor Homes (FKA Sycamore Pointe)	This property is located along Fenner Road. The preliminary plan for the subdivision was approved by the Planning Commission on February 11, 2026. The City was notified that another developer has acquired the property and plans to change the name of the development. The Planning Commission has approved the name change of subdivision from Sycamore Pointe Subdivision to Arbor Homes Subdivision.

**Items of Interest
Engineering Department
September 4, 2026**

PROJ #	PROJECT TITLE	PROJECT STATUS
2025-012	Eagles Landing	The property is located on Wilson Road, south of State Route 718 and is a development that is following the Planned Development route. The General Plan was approved by Planning Commission in June 2025 and by Council in August 2025.
2024-005	The Reserves at Cliff Oaks	This property is located along Fenner Road, previously the Swank Farm. The preliminary plan for The Reserves at Cliff Oaks was approved by the Planning Commission in March 2024. Phase One is approved for housing permits. Phase Two public improvements construction has begun. Staff has reviewed the construction plans for Phase 3. Planning Commission recommended approval of the final plat of Phase 3. Council approved the final plat of Phase 3 and the dedication of right-of-way on June 15.
2024-001	Halifax Villas & Patio Homes PD	This property is located on the north side of the city along Piqua-Troy Road. Phase 2 houses are being built.
2023-015, 2025-004	Somerset Reserve PD-R	This property is located west of the intersection of West Market Street and Nashville Road. Phase 1 is approved for housing permits. Phase 2 was submitted to staff for review. The final record plan was approved by Council on April 20 as recommended by the Troy Planning Commission.
2022-013; 2023-012	Halifax	This property is located on the north side of Troy-Urbana Road. Section 6 housing construction continues. Section 7 housing construction is underway. Punchlist for the uncompleted sections is underway in order to close the development.
2022-014	Fern Way	This property is located south of Troy-Urbana Road and east of Hunters Ridge Drive. The preliminary plan, final record plat and construction drawings were reviewed; comments were sent back to the developer and the developer's engineer. Staff is awaiting resubmittal by the developer. No further action from Developer.
2022-009, 2023-009	Fox Harbor	This property is located along West Main Street (State Route 41). Sections 10 housing construction continues. Section 11 housing construction continues. Planning Commission has approved the final plat of Section 12; however the plat will not be forwarded to Council until the escrow agreement is complete. Punchlist for the uncompleted sections is underway in order to close the these sections.
2021-11	Liberty Meadows	The preliminary plan for Liberty Meadows (located off Troy-Urbana Road) was approved by the Planning Commission. Staff is working with the developer to review construction plans for Section One. Section One public improvements construction is in progress.
2024-002	Addison Landing	This property is located along North Dorset Road/Lytle Road. The Preliminary Plan has been approved by Planning Commission. Oversizing of the lift station and sanitary sewer was approved by Council for a cost not to exceed \$900,000. In Section One home construction has begun. Section 2 was recommended by the Planning Commission. The developer is proceeding with Section 2 which will be submitted to Council for authorization when conditions are met. Section 3 is proceeding to Planning Commission.
2018-02	Stonebridge Meadows	This property is located just south of State Route 718 and west of Wilson Road. Staff is awaiting the maintenance bonds for both sections.
2007-41	Pleasant View Estates	This property is located off of Peters Road. Staff has received questions pertaining to the size of the bridge required for Section 4.

High Usage Alert Records

[illegible]



MEMORANDUM

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

FROM: Tim Davis, Development Director

DATE: September 2, 2026

SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that were addressed by the Development Department from August 12, 2026 to September 2, 2026.

The first report shows all permit applications that were received. The permits have been separated by the wards they are located within. There were 48 permit applications received during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going property maintenance violations. Both open and closed concerns are listed. These concerns are separated by the wards of which they are located within. There were 90 violations addressed during this time period.

All costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. Should the property owner fail to pay any invoice, the cost will be assessed to the property taxes where the violation occurred.

encl.

Permit Activity Report
August 12, 2026 - September 2, 2026

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
1813 LIBERTY BELL WAY	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/31/2026	\$ 100.00
1233 NORTHBROOK LANE	1	Fence Permit	FENCE	Taylor Bruner	8/31/2026	\$ 25.00
1090 E BENTLEY CIR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/31/2026	\$ 103.50
1218 E BENTLEY CIR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/28/2026	\$ 103.50
1214 E BENTLEY CIR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/27/2026	\$ 103.50
1210 E BENTLEY CIR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/25/2026	\$ 103.50
458 MAYFIELD SQ W	1	Fence Permit	FENCE	Taylor Bruner	8/21/2026	\$ 26.00
1158 WATERLOO ST (TRIPLEX)	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/19/2026	\$ 100.00
1154 WATERLOO ST (TRIPLEX)	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/19/2026	\$ 100.00
1150 WATERLOO ST (TRIPLEX)	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/19/2026	\$ 100.00
1591 FREEDOM WAY	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/18/2026	\$ 100.00
1592 FREEDOM WAY	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/18/2026	\$ 100.00
1584 FREEDOM WAY	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/18/2026	\$ 100.00
TROY NORTH ELEMENTARY SCHOOL	1	Sign Permit-Permanent	SIGN	Taylor Bruner	8/13/2026	\$ 52.00
4 S MARKET ST	2	Change of Occupancy	CHANGE OF OCCUPANCY - MOMO MART	Taylor Bruner	8/28/2026	\$ 50.00
417 S MULBERRY ST	2	Fence Permit	FENCE	Andrew Burgei	8/18/2026	\$ 25.00
10 E FRANKLIN ST	2	Sign Permit-Permanent	PROJECTING SIGN	Taylor Bruner	8/17/2026	\$ 50.00
10 E FRANKLIN ST	2	Certificate of Appropriateness	ARCHITECTURAL REVIEW	Taylor Bruner	8/17/2026	\$ 25.00
312 GARFIELD AVE	3	Change of Occupancy	OCCUPANCY PERMIT	Austin Eidemiller	8/20/2026	\$ 50.00
172 S RIDGE AVE	4	Zoning-Residential Addition	ADDITION	Taylor Bruner	9/1/2026	\$ 103.50

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
2483 RENWICK WAY	4	Fence Permit	FENCE	Taylor Bruner	8/28/2026	\$ 25.00
701 S RIDGE AVE	4	Tent Permit	TENT	Taylor Bruner	8/25/2026	\$ 26.00
1439 LEGACY CT	4	Fence Permit	FENCE	Taylor Bruner	8/24/2026	\$ 26.00
316 GRANT ST	4	Fence Permit	FENCE	Andrew Burgei	8/24/2026	\$ 25.00
2313 LARKSPUR DR	4	Fence Permit	FENCE	Taylor Bruner	8/20/2026	\$ 25.00
404 S RIDGE AVE	4	Zoning-Accessory-Residential	SHED	Taylor Bruner	8/19/2026	\$ 25.00
2020-2032 SIA CIRCLE	4	Zoning-Residential-New	MULTI FAMILY RESIDENCE	Taylor Bruner	8/18/2026	\$ 100.00
1610 CREEKWOOD DR	4	Fence Permit	FENCE	Taylor Bruner	8/17/2026	\$ 25.00
1610 CREEKWOOD DR	4	Zoning-Accessory-Residential	POOL	Taylor Bruner	8/17/2026	\$ 25.00
2831 HOYING DR	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/17/2026	\$ 100.00
2036-2048 SIA CIR	4	Zoning-Residential-New	MULTI FAMILY RESIDENCE	Taylor Bruner	8/13/2026	\$ 100.00
644 S MARKET ST	4	Zoning-Residential Addition	GARAGE ADDITION	Taylor Bruner	8/12/2026	\$ 103.50
831 N DORSET RD	5	Zoning-Residential Addition	ADDITION	Taylor Bruner	8/28/2026	\$ 100.00
2279 LYTLE RD	5	Fence Permit	FENCE	Taylor Bruner	8/27/2026	\$ 26.00
1315 KELLER DR	5	Zoning-Accessory-Residential	PATIO	Taylor Bruner	8/26/2026	\$ 25.00
1009 PEMBURY PL	5	Zoning-Accessory-Residential	SHED	Taylor Bruner	8/21/2026	\$ 25.00
1385 STONY CREEK ROAD	5	Change of Occupancy	OCCUPANCY PERMIT - DAY DREAMS REMODELING	Taylor Bruner	8/19/2026	\$ 50.00
910 W MAIN ST	5	Sign Permit-Permanent	SIGN REFACE	Taylor Bruner	8/19/2026	\$ 52.00
910 W MAIN ST	5	Sign Permit-Permanent	SIGN	Taylor Bruner	8/19/2026	\$ 52.00
1732 ADDIE COURT	5	Fence Permit	FENCE	Taylor Bruner	8/15/2026	\$ 26.00
1736 ADDIE COURT	5	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/14/2026	\$ 100.00

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
2317 W MAIN ST	6	Sign Permit-Permanent	SIGN	Taylor Bruner	9/1/2026	\$ 52.00
20 S STANFIELD ROAD	6	Temporary Use Permit	TEMPORARY USE PERMIT - RETAIL STAND	Taylor Bruner	8/31/2026	\$ 25.00
2744 EXECUTIVE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	8/26/2026	\$ 100.00
211 CHAPEL COURT	6	Zoning-Accessory-Residential	SHED	Taylor Bruner	8/25/2026	\$ 25.00
2826 WESTMINSTER PLACE	6	Zoning-Accessory-Residential	SIDEWALK TO POND	Taylor Bruner	8/17/2026	\$ 25.00
2407 WATERFORD DR	6	Fence Permit	FENCE	Taylor Bruner	8/14/2026	\$ 25.00
35 CARRIAGE CROSSING WAY	6	Fence Permit	FENCE	Taylor Bruner	8/13/2026	\$ 26.00

Violation Activity Summary

August 12, 2026 - September 2, 2026

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20260548	8/31/2026	Taylor Bruner	1448 SKYLARK DR	1	SIDEWALK ISSUE	Open	8/28 Complaint for Basketball Hoop laying in sidewalk blocking Right-of-Way. Spoke to owner to address. Follow up 9/2
20260507	8/25/2026	Taylor Bruner	1040 LIBERTY PL	1	TRASH & DEBRIS	Open	8/27 Complaint for outdoor storage of tires. Doing inspection 9/2.
20260509	8/25/2026	Taylor Bruner	980 STONYRIDGE AVE	1	OUTDOOR STORAGE	Open	8/27 Complaint for outdoor storage against garage. Doing inspection 9/2.
20260492	8/24/2026	Taylor Bruner	1058 STONYRIDGE AVE	1	TALL GRASS/WEEDS	Open	8/25 Complaint for Tall grass and weeds. Doing inspection. Tall grass and weeds present sent order. Follow up 9/8
20260496	8/24/2026	Taylor Bruner	451 LOCUST LN	1	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Doing inspection 9/2.
20260562	9/1/2026	Andrew Burgei	1 W FRANKLIN ST	2	PROPERTY MAINTENANCE	Closed	8/31 Received complaint about no hot water at facility. Reached out to MMHA director. Water heater was actively being replaced. No violation. Close case.
20260485	8/20/2026	Andrew Burgei	607 MCKAIG AVE	2	BRUSH LETTER	Closed	8/20 Bursh at curb. Sent certified. Follow up 8/27. 8/27 Cleaned up. Close case.
20260474	8/14/2026	Andrew Burgei	219 PENN RD	2	SHRUBBERY OVERGROWN	Open	8/14 Overgrowth over sidewalk. Sent certificate. Follow up 8/24. 8/17 Owner called asking for more time. Owner gave completion date of 9/3. Follow up 9/7.
20260512	8/25/2026	Austin Eidemiller	215 E MAIN ST	2	PROPERTY MAINTENANCE	Open	8/27 Complaint for improper abatement and disposal. Doing inspection 9/2.
20260526	8/27/2026	Austin Eidemiller	114 N MARKET ST	2	PROPERTY MAINTENANCE	Closed	8/27 AE Received complaint of "Documented maintenance neglect" Unfounded. Address doesnt exist. Close
20260529	8/27/2026	Austin Eidemiller	1150 N MARKET ST	2	ZONING PROBLEM	Closed	8/26 AE Received complaint of illegal carport and excessive garage sales. Neither issue was present at the time of inspection. Unfounded.
20260557	9/1/2026	Taylor Bruner	581 MIAMI ST	2	SHRUBBERY OVERGROWN	Open	9/1 Complaint for low hanging tree limb. Doing inspection 9/2
20260558	9/1/2026	Taylor Bruner	935 ATLANTIC ST	2	SHRUBBERY OVERGROWN	Open	9/1 Complaint for low hanging tree limb. Doing inspection 9/2
20260527	8/27/2026	Taylor Bruner	806 ATLANTIC ST	2	TALL GRASS/WEEDS	Open	8/18 Complaint for Tall grass and weeds. Doing inspection. Tall grass and weeds Present. Sent order. Follow up 9/8
20260528	8/27/2026	Taylor Bruner	822 ATLANTIC ST	2	TALL GRASS/WEEDS	Open	8/18 Complaint for Tall grass and weeds. Doing inspection. Tall grass and weeds Present. Sent order. Follow up 9/8
20260515	8/25/2026	Taylor Bruner	712 N MARKET ST	2	ZONING PROBLEM	Closed	8/27 Complaint for vehicles parked in yard. Sent to Troy PD. Close
20260502	8/25/2026	Taylor Bruner	581 MIAMI ST	2	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Doing inspection 9/2.
20260488	8/24/2026	Taylor Bruner	555 STAUNTON COMMONS DR	2	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Doing inspection 9/2.
20260494	8/24/2026	Taylor Bruner	STAUNTON RD, PARCEL ID: D08-057534	2	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Doing inspection 9/2.
20260495	8/24/2026	Taylor Bruner	502 MIAMI ST	2	SHRUBBERY OVERGROWN	Open	8/27 Complaint for overgrowth at the intersection. Doing inspection 9/2.
20260549	9/1/2026	Andrew Burgei	1012 E CANAL ST	3	TALL GRASS/WEEDS	Open	8/31 Tall grass and weeds. Sent certificate. Follow up 9/15.
20260561	9/1/2026	Andrew Burgei	933 S MARKET ST	3	TALL GRASS/WEEDS	Open	9/1 Complaint received. Tall grass and junk vehicles. Tall grass sent certificate. Junk vehicles sent to PD. Follow up 9/15.
20260547	8/28/2026	Andrew Burgei	867 SCOTT ST	3	ZONING PROBLEM	Closed	8/26/26 AE Trailer parked in yard. Sent to PD. Closed.
20260534	8/27/2026	Andrew Burgei	1104 S CRAWFORD ST	3	TALL GRASS/WEEDS	Open	8/27 Received complaint tall grass and weeds at rear of property. Sent certificate. Follow up 9/8.

Violation Activity Summary

August 12, 2026 - September 2, 2026

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20260536	8/27/2026	Andrew Burgei	403 WILLIAMS ST	3	TRASH & DEBRIS	Open	8/27 Received complaint. Unattached trailer; scattered car parts. Inspection needed. 8/31 Photos taken. Car parts and other debris. Sent certificate. Follow up 9/14.
20260537	8/27/2026	Andrew Burgei	403 WILLIAMS ST	3	ZONING PROBLEM	Closed	8/27 Received complaint. Unattached trailer. Inspection needed. Trailer attached to truck. No violation. Close case.
20260538	8/27/2026	Andrew Burgei	307 MOREHEAD ST	3	TRASH & DEBRIS	Closed	8/27 Received complaint. Backyard full of pool items and miscellaneous clutter. Inspection needed. No violation visible from public right of way. Close case.
20260539	8/27/2026	Andrew Burgei	113 S COUNTS ST	3	OUTDOOR STORAGE	Open	8/27 Complaint received. Workout equipment on front porch; skids in side yard. Inspection needed. 9/1 Outdoor storage certified sent. Follow up 10/1.
20260540	8/27/2026	Andrew Burgei	820 S WALNUT ST	3	PROPERTY MAINTENANCE	Closed	8/27 Complaint received. Property maintenance. Inspection needed. 8/31 Inspected property. Photos taken. No violation. Close case.
20260541	8/27/2026	Andrew Burgei	1012 E CANAL ST	3	TRASH & DEBRIS	Open	8/27 Received complaint. Trash and property maintenance, detached garage. Inspection needed. 8/31 Trash and debris around detached garage and rear of house. Sent certificate. Follow up 9/15.
20260542	8/27/2026	Andrew Burgei	1012 E CANAL ST	3	PROPERTY MAINTENANCE	Open	8/27 Received complaint. Trash and property maintenance, detached garage. Inspection needed. Peeling paint and missing siding on detached garage. Sent friendly certificate 9/1. Follow up 10/1.
20260543	8/27/2026	Andrew Burgei	814 RACE DR	3	OUTDOOR STORAGE	Closed	8/27 Outside storage on front porch. Inspection needed. 8/31 Items stored on front porch include bicycles, grill, and other outdoor items. No violation. Close case.
20260544	8/27/2026	Andrew Burgei	604 S CRAWFORD ST	3	PROPERTY MAINTENANCE	Open	8/27 Complaint received. Paint peeling; broken windows. Inspection needed.
20260545	8/27/2026	Andrew Burgei	1115 LONG ST	3	ZONING PROBLEM	Closed	8/27 Received complaint. Unregulated commercial/industrial skids. Inspection needed. 8/31 Did inspection. Took photo. No violation. Close case.
20260546	8/27/2026	Andrew Burgei	325 MOREHEAD ST	3	PROPERTY MAINTENANCE	Open	8/27 Received complaint. Peeling paint on garage door and garage. Inspection needed. Confirmed peeling paint on garage and garage door. Sent friendly. Follow up 10/5.
20260522	8/25/2026	Andrew Burgei	186 SOUTHVIEW DR	3	TALL GRASS/WEEDS	Open	8/25 Received complaint with photos about weeds in rear of property. Forwarded photos to Jeremy for identification. Follow up 9/2.
20260524	8/25/2026	Andrew Burgei	926 E FRANKLIN ST	3	TALL GRASS/WEEDS	Closed	8/25 Tall grass at rear of property. Sent certificate. Follow up 9/2.
20260499	8/25/2026	Andrew Burgei	509 E CANAL ST	3	OUTDOOR STORAGE	Closed	8/24 Complaint received for outdoor storage. Photo taken. No violation.
20260500	8/25/2026	Andrew Burgei	135 FLORAL AVE	3	OVERSIZE PARKING	Closed	8/24 Received complaint for oversized vehicle. No vehicle. No violation.
20260501	8/25/2026	Andrew Burgei	303 FLORAL AVE	3	ZONING PROBLEM	Closed	8/24 Complaint received. Vehicle on jack stands. Sent to PD.
20260506	8/25/2026	Andrew Burgei	333 ELLIS ST	3	TRASH & DEBRIS	Open	8/24 Complaint received. Trash and construction debris. Photos taken. Sent certified. Follow up 9/2.
20260486	8/20/2026	Andrew Burgei	1131 PATTON ST	3	TRASH & DEBRIS	Closed	8/20 Furniture at curb. Sent certificate. Follow up 8/27. 8/27 Cleaned up. Close case.
20260476	8/18/2026	Andrew Burgei	808 RACE DR	3	TALL GRASS/WEEDS	Open	8/18 Tall grass. Sent certificate. Follow up 8/25. 8/25 Mowed. Follow up 9/8.
20260477	8/18/2026	Andrew Burgei	814 RACE DR	3	TALL GRASS/WEEDS	Open	8/18 Tall grass. Sent certificate. Follow up 8/25. 8/25 Mowed. Follow up 9/8.
20260478	8/18/2026	Andrew Burgei	1161 RACE DR	3	TALL GRASS/WEEDS	Open	8/18 Tall grass. Sent certified. Follow up 8/25. 8/25 Mowed. Follow up 9/8.
20260479	8/18/2026	Andrew Burgei	1201 RACE DR	3	TALL GRASS/WEEDS	Open	8/18 Tall grass. Sent certificate. Follow up 8/25. 8/25 Mowed. Follow up 9/8.
20260480	8/18/2026	Andrew Burgei	1111 JEEP ST	3	TALL GRASS/WEEDS	Open	8/18 Tall grass. Sent certificate. Follow up 8/25. 8/21 Owner called stating grass has been mowed. 8/25 Mowed. Follow up 9/8.
20260481	8/18/2026	Andrew Burgei	118 FLORAL AVE	3	TALL GRASS/WEEDS	Open	8/18 Tall grass. Sent certified. Follow up 8/25. 8/25 Mowed. Follow up 9/8.

Violation Activity Summary

August 12, 2026 - September 2, 2026

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20260482	8/18/2026	Andrew Burgei	215 S COUNTS ST	3	TRASH & DEBRIS	Open	8/18 Complaint received. Trash, debris, and yard waste. Sent certificate. Follow up 8/25. Owner sent email. Asked for two weeks to get property cleaned up. Follow up 9/8.
20260472	8/12/2026	Andrew Burgei	1115 PATTON ST	3	TALL GRASS/WEEDS	Open	8/13 Received complaint tall grass and weeds. Did inspection. 8/17 Sent certificate. Follow up 9/2.
20260475	8/17/2026	Andrew Burgei	1122 LONG ST	3	TALL GRASS/WEEDS	Open	8/17 Complaint received. Inspection needed. 8/17 Grass mowed. Follow up 9/2.
20260471	8/12/2026	Andrew Burgei	232 S CRAWFORD ST	3	ZONING PROBLEM	Closed	8/12 Pool installed without permit approval. Left voicemail. Follow up 8/19. 8/19 Left door hanger. Follow up 8/26. 8/24 Spoke with owner. Submitting revised site plan. 8/26 Permit issued. Close case.
20260473	8/12/2026	Andrew Burgei	1119 PATTON ST	3	TALL GRASS/WEEDS	Open	8/13 Received complaint tall grass and weeds. Did inspection. 8/17 Sent certificate. Follow up 9/2.
20260531	8/27/2026	Austin Eidemiller	231 S UNION ST	3	PROPERTY MAINTENANCE	Open	8/26 AE Received complaint of peeling paint on the house and garage. Sent friend notice. Follow up 9/28/26
20260532	8/27/2026	Austin Eidemiller	1118 SCOTT ST	3	OVERSIZE PARKING	Closed	8/26 AE Received complaint of oversized vehicles and unlicensed vehicles. No oversized vehicles present. Red mustang appears inoperable. Sent to PD. Closed.
20260530	8/27/2026	Austin Eidemiller	831 S MARKET ST	3	PROPERTY MAINTENANCE	Closed	8/26 AE Received complaint of structural neglect; garage door falling in. Incorrect address. Unfounded.
20260554	9/1/2026	Taylor Bruner	512 E CANAL ST	3	PROPERTY MAINTENANCE	Closed	9/1 Complaint for structural decay. Address does not exist. Close
20260555	9/1/2026	Taylor Bruner	428 FLORAL AVE	3	TRASH & DEBRIS	Closed	9/1 Complaint for pallets and misc items leaning against garage. Address does not exist. Close
20260556	9/1/2026	Taylor Bruner	303 MOREHEAD ST	3	OUTDOOR STORAGE	Closed	9/1 Complaint for inoperable scooter, four-wheeler, and pallets stored outside. Address does not exist. Close
20260560	9/1/2026	Taylor Bruner	11 ELMWOOD AVE	3	SHRUBBERY OVERGROWN	Open	9/1 Complaint for low hanging tree limb. Doing inspection 9/2
20260513	8/25/2026	Taylor Bruner	1022 E RACE DR	3	OUTDOOR STORAGE	Open	8/27 Complaint for outdoor storage. Doing inspection 9/2.
20260516	8/25/2026	Taylor Bruner	1102 S CLAY ST	3	OUTDOOR STORAGE	Open	8/27 Complaint for outdoor storage of tires. Also, junk vehicle and untagged trailer. Sent vehicles to PD. Doing inspection 9/2.
20260517	8/25/2026	Taylor Bruner	304 E FRANKLIN ST	3	SHRUBBERY OVERGROWN	Open	8/27 Complaint for overgrowth of right-of-way and yard. Doing inspection 9/2.
20260518	8/25/2026	Taylor Bruner	228 S UNION ST	3	OUTDOOR STORAGE	Open	8/27 Complaint for outdoor storage of paint cans along garage. Doing inspection 9/2.
20260519	8/25/2026	Taylor Bruner	1221 S MULBERRY ST	3	ZONING PROBLEM	Closed	8/27 Complaint for trailer in yard with items stored in it. Sent to Troy PD. Close
20260520	8/25/2026	Taylor Bruner	234 ELLIS ST	3	OUTDOOR STORAGE	Open	8/27 Complaint for outdoor storage. Doing inspection 9/2.
20260508	8/25/2026	Taylor Bruner	1122 SCOTT ST	3	ZONING PROBLEM	Closed	8/27 Complaint for Trailer in yard. Sent to Troy PD. Close
20260511	8/25/2026	Taylor Bruner	222 E MAIN ST	3	PROPERTY MAINTENANCE	Open	8/27 Complaint for race car with flat tires in rear of property. Spoke to owner to address. Follow up 9/8
20260503	8/25/2026	Taylor Bruner	1119 LONG ST	3	TRASH & DEBRIS	Open	8/27 Complaint for Refuse/trash left exposed for 4+ weeks. Doing inspection 9/2.
20260504	8/25/2026	Taylor Bruner	1008 S WALNUT ST	3	OUTDOOR STORAGE	Open	8/27 Complaint for welding supplies on porch, outdoor storage behind garage. Doing inspection 9/2.
20260505	8/25/2026	Taylor Bruner	1003 LINCOLN AVE	3	PROPERTY MAINTENANCE	Open	8/27 Complaint for garage collapsing, building material in yard. Doing inspection 9/2.
20260550	9/1/2026	Andrew Burgei	1540 DEAN CIR	4	OUTDOOR STORAGE	Open	8/31 Received complaint. Outdoor storage. Photos taken. Tent in place. Sent letter. Follow up 10/1.

Violation Activity Summary

August 12, 2026 - September 2, 2026

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20260551	9/1/2026	Andrew Burgei	1533 DEAN CIR	4	TALL GRASS/WEEDS	Closed	8/31 Complaint received. Tall grass and weeds. No violation. Close case.
20260563	9/1/2026	Andrew Burgei	1312 MCKAIG AVE	4	SIGN VIOLATION	Closed	8/31 Flag banners in place. AB reached out to MMHA director. Director forwarded information to property management company with the instructions that they should be taken down immediately. 9/1 Banners still present. Director gave AB permission to remove. Signs removed. Close case.
20260535	8/27/2026	Andrew Burgei	317 W MARKET ST	4	TALL GRASS/WEEDS	Open	8/27 Tall grass and weeds. Sent certified. Follow up 9/8.
20260483	8/19/2026	Andrew Burgei	1545 WILLIAMSBURG PL	4	PROPERTY MAINTENANCE	Closed	8/19 Received complaint about drainage. Final grading still needed. Met neighbor on site. Final grading still needed. No violation. Discussed options for drainage of 1531 Williamsburg Pl. Close case.
20260487	8/24/2026	Taylor Bruner	1439 LEGACY CT	4	FENCE NO PERMIT	Open	5/24 Complaint for installation of a fence with no permit. Issued a stop-work order. Contractor applied for permit. Waiting for review by ENG Staff due to Detention Basin. Follow up 9/4
20260484	8/20/2026	Andrew Burgei	53 HEATHER RD	5	BRUSH LETTER	Closed	8/20 Brush at curb. Sent certified. Follow up 8/27. 8/27 Cleaned up. Close case.
20260525	8/27/2026	Austin Eidemiller	725 LAKE ST	5	PROPERTY MAINTENANCE	Closed	8/26/26 Received complaint of property maintenance and tall grass and weeds. Unfounded as address doesnt exist. Close
20260552	9/1/2026	Taylor Bruner	309 S DORSET RD	5	ZONING PROBLEM	Open	9/1 Change of name, no permit and new signage with no permits. Spoke to owner to address. Follow up 9/8
20260553	9/1/2026	Taylor Bruner	2317 W MAIN ST	5	ZONING PROBLEM	Open	9/1 Change of name, no permit and new signage with no permits. Spoke to owner to address. Follow up 9/8
20260559	9/1/2026	Taylor Bruner	149 S RIDGE AVE	5	SHRUBBERY OVERGROWN	Open	9/1 Complaint for low hanging tree limb. Doing inspection 9/2
20260533	8/27/2026	Taylor Bruner	602 BRANFORD RD	5	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Doing inspection 9/2.
20260521	8/25/2026	Taylor Bruner	1083 W MAIN ST	5	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Spoke to owner to address. Follow up 9/2.
20260490	8/24/2026	Taylor Bruner	1344 SANDERS CT	5	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Doing inspection 9/2.
20260493	8/24/2026	Taylor Bruner	817 N DORSET RD	5	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Doing inspection 9/2.
20260489	8/24/2026	Taylor Bruner	2502 ABERDEEN CT	6	SHRUBBERY OVERGROWN	Open	8/27 Complaint for overgrowth. Doing inspection 9/2.
20260491	8/24/2026	Taylor Bruner	199 CHAPEL DR E	6	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Doing inspection 9/2.
20260497	8/24/2026	Taylor Bruner	2523 NEW CASTLE DR	6	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Doing inspection 9/2.
20260498	8/24/2026	Taylor Bruner	2405 WATERFORD DR	6	TALL GRASS/WEEDS	Open	8/27 Complaint for Tall grass and weeds. Doing inspection 9/2.

September 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 City Offices Closed 	8 City Council Meeting 7:00 pm Council Chambers	9 Planning Commission Meeting 3:30 pm Council Chambers	10	11 	12
13	14 Council Committee Meeting 6:00 pm Council Chambers	15	16 Recreation Board Meeting 4:00 Hobart Arena Human Relations Commission Meeting 6:00 pm Council Chambers	17	18	19
20	21 City Council Meeting 7:00 pm Council Chambers	22	23 Planning Commission Meeting 3:30 pm Council Chambers	24	25	26
27	28 Council Committee Meeting 6:00 pm Council Chambers	29	30			