

MINUTES OF COUNCIL

A regular session of Troy City Council was held on Monday, August 3, 2026 at 7:00 p.m. in Council Chambers, City Hall.

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

Presiding Officer: Bobby W. Phillips President of Council Pro Tem

Others Present: William G. Rozell Acting 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 Severt, followed by the Pledge of Allegiance.

INTRODUCTION: Members of the Troy-Takahashi Student Exchange Program were introduced. The group leave August 7 for Takahashi City, Japan (Troy's Sister City) and returns August 16.

MINUTES: The Clerk gave a summary of the minutes of the July 20, 2026, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Twiss, seconded by Mr. Whidden, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

Finance Committee: Mr. Severt, Chairman, reported as follows:

1. Committee supports the recommendation of the City Auditor and recommends that legislation be prepared to authorize bank depository agreements with U.S. Bank National Association; First Financial Bank; Fifth Third Bank, National Association; Park National Bank; Minster Bank; and Greenville Federal. With the August 22 expiration of the current agreements, the Committee supports the legislation being presented as an emergency measure.
2. Committee recommend that legislation be prepared authorizing the Director of Public Service and Safety to file grant applications and execute related documents to the U.S. Economic Development Administration (EDA) under the FY 2025 Disaster Supplemental Grant Program for funding for utility work for the Industrial Park North Improvements. Committee supports emergency legislation so that the City's application can be submitted for consideration as soon as possible.
3. Committee recommends that legislation be prepared to amend the CDBG Economic Development Loan to Speakeasy Ramen, LLC for the property at 101 W. Main Street to permit interest-only payments for four months commencing September 1, 2026. Committee noted that payments are being made in compliance with the terms and conditions of the loan agreement. Committee supports emergency legislation so that the interest-only payments can commence September 1.
4. Committee recommends that legislation be prepared supporting the recommendation of the Loan Review Committee that a new loan be approved from the Small Business Development (SBD) Revolving Loan Fund to Smiths' Boathouse Restaurant, LLC for funds to assist with improvements to the City owned Treasure Island Marina building located at 439 N. Elm Street. This loan would be combined with an existing loan for a total loan amount of \$197,666.96. Committee supports emergency legislation so that the SBD loan can be closed without delay.
5. Committee recommends legislation be prepared approving a new CDBG ED RLF loan to Synergy Point LLC, dba Rudy's Smokehouse, in the amount of \$294,160.84 to fund restaurant equipment for the location at 111 W. Water Street. Committee supports emergency legislation so that a CDBG ED RLF application can be submitted to the ODOD, and the loan can be closed without delay.

Reports submitted by Westfall, Whidden and Severt.

Safety & Health Committee: Mr. Twiss, Chairman, reported as follows:

1. Committee recommends that legislation be prepared amending Ordinance Section 505.15 to aligning it with current veterinary practice, making it easier to enforce, and ensuring that responsible pet owners are not subject to citation solely because they have received a valid three-year rabies vaccination or their dog is not wearing the vaccination tag. Legislation will provide for a rabies vaccination to be considered current for the period specified on the vaccination certificate issued by the administering veterinarian, and that the owner or keeper of a dog shall, upon request of a law enforcement officer, provide proof that the dog has a current rabies vaccination.
2. Committee recommends that legislation be prepared that would prohibit persons from living and/or residing in an automobile, trailer, house trailer, camper, van, truck, pickup truck, recreational vehicle, boat or other vehicle or equipment on the Public Right-of-Way. Committee supports emergency legislation so that the provision can be effective as soon as possible. The purpose of the legislation is to have more specific language to assure that the Police Department can provide enforcement.

Reports submitted by Severt, Phillips and Twiss.

Discussion: Regarding the report related to prohibiting vehicles from being used for human habitation, Mr. Severt commented that he will make a motion that the subject be returned to Committee for further review. He commented that this is based on conversations with the Director of Law and review of two Supreme Court decisions, and he believes the process should be slowed down for additional review as to what is appropriate and applicable.

Streets & Sidewalks Committee: Mr. Phillips, Chairman, reported that Committee recommends that the Resolution of Necessity be prepared for Phase 17 of the Sidewalk Replacement/Missing Gap Program. Phase 17 includes 14 parcels that have been identified where the sidewalks need to be installed. Phase 17 generally includes, 2525 and 2569 W. Main Street, 597 and 603 Dellwood Drive, parcels along Stony Creek Road and South Lane, and various properties and ADA ramps throughout the City. Property owners will be notified and given a date to obtain the permit for the sidewalk work. Properties for which permits are not obtained will then be included in a project bid by the City, with the property owners later paying the City for that work or having the cost assessed to the property tax. Report submitted by Schilling, Marshall and Phillips.

CITIZEN COMMENTS ON COMMITTEE REPORTS OR AGENDA ITEMS

Regarding O-32-2026:

-Nicki Demarr, 514 Peters Ave. – The Ordinance is not the solution to homelessness; citations will only accelerate the problem; some cities provide open parking lots or make arrangements for people to stay in hotels.

-Brad Boehringer, 105 Crestwood Dr. – It would be cruel to criminalize homelessness; suggested the legislation be stopped.

-Deb Hogshead, 421 S. Plum St. – The cost of dealing with citations will not help the situation and will punish the vulnerable; it would be better to find the persons housing.

-Tonya Catron, 725 S. Mulberry St. – The proposed Ordinance is going to an extreme to deal with the unhoused who have no resources.

-Heather Sturgill, 323 E. Main St. – She questioned what will happen to the vehicle, that impound fees will make the situation worse; incarceration a person will negatively impact their ability to work; and she asked if the Police Department offers to help the person access resources.

-Jules Sturgill, 323 E. Main St. – Reading the criteria, someone could be cited who was not living in a vehicle; a visiting friend in a RV that accesses utilities could be cited; the proposal seems cruel and unusual.

Other Subjects:

-Steve Hendriksen, 975 Dickerson Dr. - Commented about the reversal of keeping legislation regarding gasoline stations in the Unified Development Code (UDC), now being reviewed by the Planning Commission, to the Commission recommending it be a stand-alone change to the current zoning code.

-Matt Broom, 1435 Edinburg Dr. - Asked about the justification for the interest only payments for four months for Speakeasy Ramen. Mr. Severt explained that it is while the business is in transition from the type of foods served and that the payments are not forgiven but added on to the end of the loan.

RESOLUTION NO. R-39-2026

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO FILE A GRANT APPLICATION WITH THE U.S. ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) UNDER THE FY 2025 DISASTER SUPPLEMENTAL GRANT PROGRAM FOR FUNDING TO SUPPORT UTILITY IMPROVEMENTS ON EXPERIMENT FARM ROAD, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-40-2026

RESOLUTION AMENDING THE LOAN TO SPEAKEASY RAMEN, LLC FOR LOAN ASSISTANCE FROM THE CDBG ECONOMIC DEVELOPMENT REVOLVING LOAN FUND AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-41-2026

RESOLUTION APPROVING THE APPLICATION OF SMITH'S BOATHOUSE RESTAURANT, LLC FOR ASSISTANCE FROM THE SMALL BUSINESS DEVELOPMENT REVOLVING LOAN FUND AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

Mr. Twiss moved for adoption. Motion seconded by Ms. Hickman.

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-42-2026

RESOLUTION APPROVING THE APPLICATION OF SYNERGY POINT LLC FOR LOAN ASSISTANCE FROM THE CDBG ECONOMIC DEVELOPMENT REVOLVING LOAN FUND AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-43-2026

RESOLUTION DECLARING THE NECESSITY OF PHASE 17 OF THE SIDEWALK REPLACEMENT AND MISSING GAP PROGRAM IN THE CITY OF TROY, OHIO

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-44-2026

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO PROVIDE ADDITIONAL PAYMENT TO THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE CITY'S SHARE OF THE PROJECT COST OF RESURFACING IMPROVEMENTS TO EXPERIMENT FARM ROAD FROM NORTH CORPORATION LIMIT TO WEST MAIN STREET (SR 41) WITHIN THE CORPORATION LIMIT OF THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

Mr. Twiss moved for adoption. Motion seconded by Ms. Hickman.

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

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-29-2026

AN ORDINANCE DECLARING A MORATORIUM EXTENSION FOR A PERIOD OF NINETY (90) DAYS ON THE PROCESSING, ISSUANCE, AND APPROVAL OF NEW APPLICATIONS FOR COMMUNITY-ORIENTED RESIDENTIAL SOCIAL SERVICE FACILITIES AND ON THE PROCESSING, ISSUANCE, AND APPROVAL OF NEW APPLICATIONS FOR AUTOMOBILE FUEL DISPENSING STATIONS AND AUTOMOBILE SERVICE STATIONS IN THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Ordinance was given first title reading and failed a motion for amendment on July 6, 2026.
Given second title reading on July 20, 2026.
Given third title reading.

Mr. Snee moved for adoption. Motion seconded by Mr. Twiss.
Yes: Hickman, Whidden, Phillips, Snee, Twiss and Marshall.
No: Schilling and Westfall.
Abstain: Severt (due to a professional conflict).

ORDINANCE ADOPTED

ORDINANCE NO. O-30-2026

ORDINANCE AUTHORIZING THE DEPOSIT OF PUBLIC FUNDS OF THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Twiss moved for suspension of rules requiring three readings. Motion seconded by Mr. Whidden.
Yes: Hickman, Whidden, Phillips, Snee, Twiss, Westfall, Severt, Marshall and Schilling.
No: None.
Mr. Twiss moved for adoption. Motion seconded by Mr. Severt.
Yes: Whidden, Phillips, Snee, Twiss, Westfall, Severt, Marshall, Schilling and Hickman.
No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-31-2026

AN ORDINANCE AMENDING SECTION 505.15 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO RELATED TO DOG ANTIRABIC VACCINE

This Ordinance was given first title reading.

Mr. Twiss moved for suspension of rules requiring three readings. Motion seconded by Mrs. Snee,
Yes: Phillips, Snee, Twiss, Westfall, Severt, Marshall, Schilling, Hickman and Whidden.
No: None.
Mr. Twiss moved for adoption. Motion seconded by Ms. Hickman.
Yes: Snee, Twiss, Westfall, Severt, Marshall, Schilling, Hickman, Whidden and Phillips.
No: None.

ORDINANCE ADOPTED

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

This Ordinance was given first title reading.

A motion was made by Mr. Severt that this item be referred back to Committee for further review. Motion seconded by Mr. Schilling.
Yes: Twiss, Westfall, Severt, Marshall, Schilling, Hickman, Whidden, Phillips and Snee.
No: None.

MOTION 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.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE & SAFETY: Mr. Titterington noted:

- The National Night Out event will be held August 4 at Troy Community Park.
- The schedule for the Dye Mill Road facility has changed.
- The Adams Street/Staunton Road Roundabout should be opened at the end of the week.
- Regarding O-32-2026, the Police Department has and will continue to advise persons about the social services that are available and will connect citizens with those services if the citizens are willing to do so. The Ordinance came about in response to on-going complaints of neighbors about a person who has been using a vehicle to live in and who was not receptive to offers of assistance.

COMMENTS OF MEMBERS OF COUNCIL:

- Members of Council encouraged participation in the August 4 National Night Out event and thanked citizens for attending this meeting and making comments.
- In response to Ms. Hickman, Mr. Titterington advised that bids will be received for the Downtown Streetscape Program in August and after that the construction schedule will be determined.
- Mr. Severt asked the Police Chief to provide Council with an update regarding the Flock Cameras at one of the September Council meetings.
- Mrs. Westfall commented that it is appreciated if citizens offer solutions as well as comments. She also commented that while the County offers a number of resources, not everyone is agreeable to accepting help from those resources.

CITIZEN COMMENTS:

- Dana Schilling, 1 W. Franklin St. -Stated concerns regarding a Data Center coming into Troy. In response to her comments, Mr. Severt and Mr. Titterington explained that the City did not hire Paul Oberdorfer, President Troy Chamber of Commerce & CEO of the Troy Development Council, as Ms. Schilling's comments included her understanding that Mr. Oberdorfer was responsible for bringing a Data Center to Piqua. Mr. Titterington commented that the Troy has not received any applications related to a Data Center; the Chamber of Commerce can introduce new development but cannot approved developments for the City; the City does not have the land required for a Data Center; there is farmland outside the City but that land would have to be annexed and Council has to consent to annexations; the Unified Development Code being discussed has a number of controls related to Data Centers, including that it would have to be submitted as a PD, which has controls including that Council could require items such as traffic impact studies and buffers. Ms. Schilling stated she may contact the Township and County regarding Data Centers.
- Brad Boehinger, 105 Crestwood Dr. – Commented that a CIC could sign NDAs and suggested that was what occurred in Piqua; and commented that an annexation cannot be denied. Mr. Kerber advised that Council has consent controls over annexation applications. Mr. Boehringer suggested there be a moratorium on the public habitation in vehicles legislation so there could be a study to see what resources are available in the County to assist people.
- Heather Sturgill, 323 E. Main St. – suggested there be a job audit for new businesses to determine the level of jobs needed and appropriate wages. She also suggested there be a district where the owner of a property with an accessory dwelling unit has to live in their property at least half the year to help avoid absentee landlord issues. Mr. Titterington commented that for new loan applications, a business is required to provide data on number of jobs being created and salaries. He also stated that the County had a housing audit prepared a few years ago and the County Metropolitan Housing has a report on housing needed and he will inquire about having those reports on the City website. Ms. Hickman commented that the proposed UDC has a section on micro units to help address housing concerns.

There being no further business, Council adjourned at 8:35 p.m.

Clerk of Council

President of Council

