

MINUTES OF COUNCIL

A regular session of Troy City Council was held on Monday, April 20, 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: William G. Rozell President of Council

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

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

INTRODUCTION & OATH OF OFFICE: Aaron Colvin, newly appointed Firefighter Level 2 and EMT was introduced and his Oath of Office administered by Mayor Oda.

MINUTES: The Clerk gave a summary of the minutes of the April 6, 2026, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Whidden, seconded by Mrs. Westfall, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

Community & Economic Development: Mrs. Snee, Chairman, reported as follows:

1. Committee recommends legislation be prepared supporting the recommendation of the Troy Planning Commission to approve the Final Record Plan of Phase 2 of the Somerset reserve Planned Development – Residential (PD-R) and the dedication of Right-of-Way. This development is located at the southwest corner of Nashville Road and W. Market Street.
2. Committee recommends legislation be prepared extending moratoriums by an additional 90-day period commencing May 31, 2026 regarding:
 - Accepting new applications and the issuance of permits related to Community-Oriented Residential Social Service Facilities.
 - Accepting new applications and the issuance of permits related to Automobile Fuel Dispensing Stations and Automobile Service Stations.

Both moratoriums are connected to the current development of the new Unified Development Code (UDC) that will combine the City's Zoning Code, Subdivision Regulations, the Sign Code, Fence Code and related zoning matters into a single document. The current moratoriums run through May 30, 2026. Committee supports emergency legislation so that the moratoriums are continuous. Committee also asked that Council be provided with a draft copy of the UDC when it is provided to the Planning Commission and would like to see the UDC process accomplished as quickly as possible.

Report submitted by Hickman, Twiss and Snee.

Community Partnerships Committee: Mrs. Westfall, Chairman, reported as follows:

1. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into a seven-year Full Services Street Lighting Agreement with Miami Valley Lighting, LLC with such agreement retroactive to January 1, 2026. So that the new agreement can be executed prior to the end of April, Committee supports emergency legislation.
2. Committee recommends legislation be prepared authorizing a lease between the Board of Park Commissioners and the Community Improvement Corporation of Troy, Ohio (CIC) for the property known as the Barn in the Park so that the CIC can handle future sub-leases of the property. So that a lease can be executed as soon as possible for the Barn in the Park, Committee supports emergency legislation. The recommendation is subject to being approved by the CIC at their meeting on April 22.
3. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into an agreement with the Troy Area Chamber of Commerce for the 2026 Troy Strawberry Festival; provide for the standard Notwithstanding Legislation; and authorize activation of a portion of the DORA Temporary Activation Boundary. So that the temporary liquor permit application can be submitted by the Chamber, Committee supports emergency legislation.

Reports submitted by Schilling, Whidden and Westfall.

CITIZEN COMMENTS ON COMMITTEE REPORTS OR AGENDA ITEMS

Regarding the moratorium on gasoline stations (O-19-2026), the following spoke regarding a possible gasoline station at the corner of SE corner of S. County Road 25A and Dye Mill Road.

- Rebecca Simpson, Attorney with Finney Law, 635 Main Street, Cincinnati, Ohio, spoke for her client Mandeep Singh. She stated she appreciated being able to speak at the recent committee meeting, stating that Mr. Singh had been working with the City regarding plans to build a gasoline station starting in 2023 with a zoning change, it was agreed that an application had not been presented based on the Troy process, but significant information had been exchanged with the City and money spent to the point that Mr. Singh would like to have an exemption from the moratorium or know that there would not be a further moratorium to delay the possibility of an application being presented for work to start during the construction season.
- Mandeep Singh, 8050 Vegas Circle, West Chester, Ohio, who wishes to construct a gasoline station at the location, stated he started working with the City in August, 2023, and was trying to get one thing approved at a time, the building was approved, and he would like an exemption to be considered an applicant.
- Matthew Ward with Rhinovations, 9674 Colerain Avenue, Cincinnati, Ohio discussed that much delay in being able to start construction would take the project beyond the construction season.
- In response to Mr. Phillips, it was stated that Mr. Singh had only just provided the City in information regarding the BUSTR process.
- Brad Boehringer, 105 Crestwood, stated his belief that this is a matter of definition, and it is his opinion that Mr. Singh should be considered as submitting an application based on what he has provided to the City under the current code and the City should not use waiting on the UDC to be finalized as delaying.

-Mr. Titterington confirmed Mr. Severt's understanding that if the UDC was approved prior to the moratorium expiration, the moratorium would be automatically lifted.

-Mr. Schilling asked Mr. Titterington if he knew what the new regulations would be regarding gas stations in the UDC and questioned if the City has had any issues with the operations of the 22 existing gasoline stations. Mr. Titterington advised that there have been some code violations. The moratorium was to provide time to clarify in the UDC how to address zoning code parameters related to gasoline stations, that he has not reviewed the UDC wording, and that Council would determine the final wording. Mr. Schilling commented that it does not make sense to him why this is being addressed.

-Mrs. Westfall asked if there is anything in the proposed UDC that would prevent Mr. Singh's gas station from going forward. Mr. Titterington stated that as an application has not been submitted, that is not known. Mrs. Westfall stated she felt somewhat duped as she was not made aware of the information that had been submitted over a long time period when it was said there were no applications for gas stations. Mr. Titterington commented that the information exchanged was not an application.

-Ms. Hickman asked about the last contact with Mr. Singh prior to the moratorium, with Mr. Titterington advising that information would be provided.

-There was discussion regarding a possible timeline for the UDC, Mr. Titterington stated staff would like it to be presented to the Planning Commission at the first May meeting. It was noted that the plan is to give the draft document to the Planning Commission and Council at the same time, and Council can make comments to the Commission during that review. Mr. Rozell and Mr. Schilling asked that the Planning Commission permit public comments during the review of the UDC. Mr. Titterington stated that would be discussed with the Planning Commission Chairman, but he anticipated public comment being permitted. Mr. Titterington commented that the Planning Commission may want to hold a public hearing on the UDC, which is optional, and then there would be a later public hearing required by Council, and there are required time limits for notices related to public hearings. In response to questions, Mr. Kerber stated that there are factors involved in the timing to present the document to the Planning Commission and a lot to be reviewed for the UDC process, and he cannot guarantee the final time frame. It was also noted that the consultant was not able to provide the Law Director with a draft within the initially discussed timeframe.

-Mr. Severt asked Mr. Davis if he can assure Council that 90 days from now, we have done everything within our power so that we can address the concerns of Mr. Singh. Mr. Davis stated that staff will do their best and mentioned that Council could look at the gas station section of the UDC first and separate from the other review. Mrs. Snee commented that a committee may be agreeable to consider if it could be done and still be part of the comprehensive review. Mr. Kerber cautioned that there could be issues of trying to isolate one subject from the total review based on the UDC to be a uniform application of many code sections. Mr. Severt commented that he may not be favorable to further moratorium extensions.

-In response to Ms. Hickman, Mr. Titterington stated there is not a separate application related to gas stations versus other subjects, that someone can give information to the City, but the City cannot accept an application related to gas stations during the moratorium. He also advised that Mr. Singh has not completed an application.

- Steve Hendriksen, 975 Dickerson, suggested Council put their heads together and do what is fair about Mr. Singh wanting to bring another gas station to Troy and if Council does not want another gas station, Council should say that.

RESOLUTION NO. R-24-2026

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO, TO ENTER INTO A FULL SERVICE STREET LIGHTING AGREEMENT WITH MIAMI VALLEY LIGHTING, LLC AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-18-2026

ORDINANCE ACCEPTING THE FINAL RECORD PLAN OF THE SOMERSET RESERVE PLANNED DEVELOPMENT – RESIDENTIAL PHASE 2 AND THE DEDICATION OF RIGHT-OF-WAY

This Ordinance was given first title reading.

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

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

No: None.

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

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

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-19-2026

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.

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

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

No: None.

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

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

No: Schilling.

ORDINANCE ADOPTED

ORDINANCE NO. O-20-2026

ORDINANCE AUTHORIZING THE BOARD OF PARK COMMISSIONERS TO ENTER INTO A LEASE WITH THE COMMUNITY IMPROVEMENT CORPORATION OF TROY, OHIO, REGARDING THE BARN IN THE PARK PROPERTY LOCATED WITHIN TROY COMMUNITY PARK 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: Twiss, Westfall, Phillips, Snee, Whidden, Severt, Hickman, Schilling and Marshall.

No: None.

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

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

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-21-2026

ORDINANCE AUTHORIZING THE USE OF PUBLIC AREAS FOR THE 2026 TROY STRAWBERRY FESTIVAL; NOTWITHSTANDING CONFLICTING PROVISIONS OF THE TROY CODIFIED ORDINANCES; FURTHER APPROVING THE USE OF AN AREA FOR THE SALE OF BEER SUBJECT TO THE ISSUANCE OF PROPER PERMITS BY THE STATE OF OHIO AND PROCUREMENT OF LIQUOR LIABILITY INSURANCE; AND AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT WITH THE TROY AREA CHAMBER OF COMMERCE THEREFOR, AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

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

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

No: None.

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

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

No: Twiss.

ORDINANCE ADOPTED

ORDINANCE NO. O-22-2026

ORDINANCE PERMITTING USE OF CERTAIN REAL PROPERTY IN THE DESIGNATED OUTDOOR REFRESHMENT AREA FOR USE AS A DESIGNATED OUTDOOR REFRESHMENT AREA FOR THE TROY STRAWBERRY FESTIVAL JUNE 5 THROUGH JUNE 7, 2026, AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

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

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

No: None.

Mrs. Westfall moved for adoption. Motion seconded by Mrs. Snee.

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

No: Twiss.

ORDINANCE ADOPTED

PRESENTATION BY Jennifer Knisley, Child Advocacy Center, provided an annual update on the program and statistics. She noted that there has been a 40% increase in cases in Miami County from the prior report, with a total of 193 Miami County cases, 24 of which are in Troy. She also commented that where the national average is \$2,579 to serve a child, the local average is \$1,295. Ms. Knisley thanked the City for the support of the program.

COMMENTS OF MAYOR ODA: The Mayor thanked Ms. Knisley for providing the update.

COMMENTS OF MEMBERS OF COUNCIL:

-Ms. Hickman commented that she recently met with a citizen who expressed comments on a number of subjects, and that she also attended Mrs. Hayner's Tea at the Troy-Hayner Cultural Center.

-Several members of Council congratulated the new Firefighter and thanked Ms. Knisley for the update and the work provided by her agency.

-Mrs. Westfall asked about the request of the Miami-Metropolitan Housing Authority to view some of the schools, with Mr. Titterington stating that there has been a tour of Heywood School and staff are meeting with Ms. Beach to discuss options.

-Mrs. Snee noted that the City Beautification Committee will be planting a tree on Arbor Day, April 24, to recognize Steve Baker and his contributions to the community.

-Mr. Severt noted that the Troy Historic Preservation Alliance is hosting a meeting at the Troy-Miami County Public Library on April 28 regarding their request to expand Troy's Public Square Historic District.

STAFF COMMENTS:

Development Director Tim Davis commented that the Development Department will be sending out letters to property owners within the Public Square Historic District to clarify the location of the April 28 meeting.

PUBLIC COMMENTS:

At the request of Brad Boehringer, Mr. Phillips discussed the differences between the CASA program and the services of the Child Advocacy Center

There being no further business, Council adjourned at 8:14 p.m.

Clerk of Council

President of Council