



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

MONDAY, AUGUST 24, 2026, 6:00 PM

Buildings & Utilities Committee

(Marshall [Chm.], Phillips, Snee)

1. Provide a recommendation to Council regarding amending Resolution No. R-35-2025 for the amount of the first year of the agreement with Agri-Sludge, Inc. for Biosolids Management at the Wastewater Treatment Plant to be \$950,000.
2. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into a design agreement with Universal Construction Corporation of Cincinnati, Ohio to commence the design portion of the Police Department Renovation Project and the procurement of replacement windows at a cost not to exceed \$675,000 following the design-build contract provisions of the ORC.

Community & Economic Development Committee

(Snee [Chm.], Hickman, Twiss)

1. Provide a recommendation to Council regarding 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

Finance Committee

(Severt [Chm.], Whidden, Westfall)

1. Provide a recommendation to Council regarding declaring as surplus and authorizing the sale of some vehicles, equipment and items no longer needed for a municipal purpose.

Recreation & Parks Committee

(Whidden [Chm.], Hickman, Westfall)

1. Provide a recommendation to Council regarding 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.
2. Provide a recommendation to Council regarding increasing the authorization for the Troy Aquatic Park Maintenance Project to \$2,582,000. Consideration of emergency legislation is requested so that the contract can be awarded for construction to proceed.
3. Provide a recommendation to Council regard bidding authorization related to the Miami Shores Irrigation System Replacement Project:
 - Authorize the Director of Public Service and Safety to advertise for bids and enter into a contract for the new irrigation system at Miami Shores Golf Course at a cost not to exceed \$2,500,000.
 - 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 Golf Course at a cost not to exceed \$275,000.

Streets & Sidewalks Committee

(Phillips [Chm.], Schilling, Marshall)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to submit an application to OPWC for funding the McKaig and Ridge Avenue Realignment Project, and to execute any necessary agreements if funding is received. Based on the application deadline of October 9, consideration of emergency legislation is requested.

Other Committees/items may be added

8-21-2026

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

**BUILDINGS &
UTILITIES COMMITTEE**



MEMORANDUM

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

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

DATE: August 18, 2026

SUBJECT: AMENDING AUTHORIZATION AMOUNT IN RESOLUTION NO. R-35-2025 RELATED TO AGREEMENT FOR BIOSOLIDS MANAGEMENT

RECOMMENDATION:

That Council amends Resolution No. R-35-2025 to approve the amount of the first year agreement to be \$950,000.

BACKGROUND:

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.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of amending Resolution No. R-35-2025 for the amount of the first year of the agreement with Agri-Sludge, Inc. to be \$950,000.





TROY
OHIO

B M

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

937-335-1725

Patrick.Titterington@troyohio.gov

MEMORANDUM

PJB

TO: Mr. Rozell, President of Council
FROM: Patrick E. J. Titterington, Director of Public Service and Safety
DATE: August 20, 2026
SUBJECT: REQUEST TO AUTHORIZE DESIGN OF THE POLICE DEPARTMENT RENOVATION PROJECT, FOLLOWING DESIGN-BUILD PROCESS OF THE ORC; PROCUREMENT OF WINDOWS

RECOMMENDATION:

That Council authorizes design services by Universal Contracting Corporation of Cincinnati, Ohio, for the Police Department Renovation Project, following the Ohio Revised Code (ORC) process of Design-Build for this project. This design portion of the contract, including the cost of procuring replacement window, would be in the amount of \$675,000.

BACKGROUND:

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.

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 contractor to commence design and to procure the windows, which require a four-to-five-month lead time. This authorization would be 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.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into a design agreement with Universal Construction Corporation of Cincinnati, Ohio to commence the design portion of the Police Department Renovation Project and the procurement of replacement windows at a cost not to exceed \$675,000.

**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**

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



TROY PLANNING COMMISSION

MEMORANDUM

TO: Mr. Rozell, President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: July 27, 2026
SUBJECT: **PROPOSED REZONING - PARCEL D08-011550, LOCATED AT 28 W. CANAL STREET, 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**

On July 8, 2026, the Troy Planning Commission considered the rezoning of Parcel Number D08-011550, located at 28 W. Canal Street, from two zoning districts of B-3, Central Business District, and R-5, Single-Family Residential District, to one zoning district of R-5, Single-Family Residential District. The applicant is Heather Sturgill, the owner of the property who resides at 28 W. Canal Street. The applicant filed this application at the request of the City so that the parcel would not have two zoning districts.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that Parcel Number D08-011550, located at 28 W. Canal Street, be rezoned from B-3, Central Business District, and R-5, Single-Family Residential District, to R-5, Single-Family Residential District, based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code
- 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.

Attached is a copy of the information reviewed by the Commission, as well as copies of the principal permitted uses of both the B-3 and R-5 Zoning Districts. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the August 17, 2026 meeting of Council.

encl.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: July 2, 2026

SUBJECT: 28 W. Canal Street – Rezoning Request

BACKGROUND:

A request by the owner, Heather Sturgill, for the Planning Commission to consider the rezoning of 28 W. Canal Street (Parcel ID: D08-011550) from split zoning of B-3 Central Business District and R-5 Single Family Residential District to R-5 Single Family Residential. The property is located west of S. Market Street.

The land is currently used as a single-family dwelling. The surrounding zoning districts include the B-3 General Business district to the east, M-2 Light Industrial District and B-3 General Business district to the south and the R-5 Single Family Residential District to the west. Please see attached Exhibit A – Zoning Map.

DISCUSSION:

The Zoning Code describes the proposed R-5 zoning district as “designed to accommodate single-family dwellings on lots with areas of at least six thousand (6,000) square feet per dwelling unit. This district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future.”

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

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

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

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

The changing condition that led to this rezoning request is the property owner wishes to fix the split zoning issue on the property. The principal structure is split between two zoning districts, the B-3 Central Business District and the R-5 Single Family Residential District.

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

The proposed use is compatible and similar to the residential uses that currently exist to the west.

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

Adequate utilities are being provided to the property in reference.

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

In the vicinity of the subject property, there is no available vacant land for development with the R-5 zoning classification.

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

Not applicable in this request.

PUBLIC HEARING:

Due to the straightforward nature of the rezoning request and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning will correct the issue of split zoning on the subject property. Staff recommends the Planning Commission provide a positive recommendation to City Council for the proposed rezoning based upon the following:

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



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

Date Requested: 06-16-2026
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 6/16/26
Accepted by [Signature]
Filing Fee Pd. [Signature]
Receipt # 20260312

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

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

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 28 W Canal St.

being lot number(s) D08-011550 from B-3 to R-5
(Parcel Identification Number) (Street Address) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

Name Heather Sturgill
Address 323 E Main St
City Troy
State Ohio
Zip Code 45373-3410
Phone No. 5138858666
Fax No. _____
Email Sturgill.Heather@gmail.com

APPLICANT

Name Heather Sturgill
Address _____
City Troy
State Ohio
Zip Code 45373-3410
Phone No. 5138858666
Fax No. _____
Email Sturgill.Heather@gmail.com

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

PLEASE PROVIDE THE FOLLOWING:

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

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

Heather Stungel

(Applicant Signature)

Subscribed and sworn to before me this 22nd day of June, 2026

My Commission Expires July 07, 2029
(Month/Date/Year)



KIERRA HOPKINS
Notary Public
State of Ohio
My Comm. Expires
July 7, 2029

Kierra Hopkins

(Notary Public)

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

REQUIRED DOCUMENTS:

☐

EXHIBIT A Reasons for Zoning Reclassification

☐

EXHIBIT B Legal Description

☐

EXHIBIT C Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses

☐

EXHIBIT D Site Map with Zoning & Owners within 250 feet of parcel

☐

EXHIBIT E Property Owners List within 250 feet of parcel

☐

Labels Two (2) Sets of Mailing Labels of Property Owners

☐

Copies (1) Complete Sets in a reproducible format 11"x17"

☐

Map(s) One (1) County Tax Map(s)

☐

Filing Fee Check issued to City of Troy for \$250.00

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading:

2nd:

3rd:

PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved:

Denied:

CITY COUNCIL ACTION

Ordinance Number:

Effective Date:

Revised 10/25/11

Exhibit A

Reasons for Seeking a Change in the Zoning Classification

We are requesting that the zoning classification of this parcel be changed to more accurately reflect its long-standing residential use, surrounding land uses, and the character of the immediate area. The proposed zoning change would not introduce a new use to the property; rather, it would align the zoning designation with how the property has historically existed and been used.

Until only a few months ago, this property consisted of four separate parcels. Of those four parcels, only two—the parcel containing the house and the parcel directly behind it—were partially zoned B-3 Central Business District, while the remaining parcels were zoned R-5 Single Family Residential. Despite the partial B-3 designation, neither the house nor the property has ever been used for commercial purposes. The property has consistently functioned as a residential property.

- D08-011530 = R-5
- D08-011535 = R-5
- D08-011555 = R-5 & B-3
- D08-011550 = R-5 & B-3

The block containing the subject parcel is significantly longer than the blocks immediately to the north. The eastern block to the north is zoned B-3 Central Business District, while the western block is zoned OR-1 Office-Residential. We believe the partial B-3 designation may have resulted from a mapping or boundary decision made many years ago. The B-3 zoning line that partially crossed D08-011555 and D08-011550 (now consolidated as D08-011550) appears to align with the edge of the city block across the street that is zoned B-3 Central Business District rather than with the historical use or development pattern of this property. As a result, the current zoning does not appear to reflect how the property has ever actually been used.

The zoning pattern in the surrounding area is mixed, with multiple zoning classifications located within the same block. Properties adjacent to and near the subject parcel are zoned B-3 Central Business District, OR-1 Office-Residential, M-2 Light Industrial, and R-5 Single Family Residential. This variety of zoning classifications demonstrates that the area is not exclusively commercial in nature and supports consideration of a zoning designation that better aligns with the property's actual use and location.

Given these differing zoning patterns and the unique size and configuration of the subject block, revisiting the zoning classification would help create a more logical and consistent zoning transition within the area.

For these reasons, we respectfully request approval of the proposed zoning change. The requested zoning would more accurately reflect the property's historic and continued residential use, provide consistency with the surrounding development pattern, and correct a zoning designation that does not appear to correspond with the property's actual use or character. Approval of this request would better align the zoning map with existing conditions while supporting a logical and orderly zoning pattern within the neighborhood.

Exhibit B

Parcel	Address	Owner	Appraised
DC6-011550	28 W CANAL ST	STURGILL HEATHER & GERALD	\$251,500.00

LOCATION VALUATION LEGAL NOTES RESIDENTIAL AGRICULTURAL COMMERCIAL SALES LAND IMPROVEMENTS TAX			
Legal			
Legal Acres	0.0800	Homestead Reduction	N
Legal Description	IN LOT 889 6 IN LOT 889 32	Owner Occupied	N
Land Use	510 - Single family Dwlg owner occup	Foreclosure	N
Neighborhood	01300	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$3,094.94	Divided Property	N
Routing Number	050628.1-18-010-00		

Exhibit C

Existing Zoning:

- B-3 (*Central Business District*) to the east; and
- R-5 (*Single Family Residential: 6,000 SqFt.*) to the west

Existing and Proposed Uses:

- Existing use: single family residential
- Proposed use: single family residential

ZEMAITIS REPLAT

PLAT BOOK 31 PAGE 72
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Pt. 7-Pt. 8 OUTLOT Pt. 888-Pt. 889 INLOT TROY CORPORATION MIAMI COUNTY OHIO STATE

MIAMI COUNTY RECORDER
DAVID E. HANSEN
2026P-00020
PRESENTED FOR RECORD
MIAMI COUNTY, OHIO
05/20/2026 02:43:59 PM
RECORDED
RECORDING FEE
PAGES 1



0 10 20 40
Graphic Scale in Feet
1"=20'

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S8001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin In Monument Box
- △ Metal Fence Post

References

Miami County Engineer's Record of Land Surveys
Volume 55, Page 68
Volume 57, Page 95
Volume 58, Page 8
Volume 81, Page 14
Miami County Engineer's Record of Land Surveys
Volume 13, Page 83
Miami County Recorder's Plat Records
Volume 26, Page 58

Based on Bearings:
GPS State Plane
System, NAD83(2011) Adjustment,
Unadvised, Ohio South Zone,
O.D.G.T. RTN/CORS Network.

Certified to conform with
Miami County Survey Requirements
Paul S. Hushkang, P.E.
Miami County Engineer
05/18/2026
Deputy Date

Approval by the City of Troy Engineer

This plat was reviewed and approved by the City of Troy Engineer this 18th day of May, 2026.

City of Troy Engineer

Description

Replat of Part of Outlot 7, Part of Outlot 5, Part of Inlot 888, and Part of Inlot 889, City of Troy, Miami County, Ohio. As devised to Thomas Anthony and Mary Margaret Zemaitis by 2016OR-01985 and 2016OR-05026



Prepared By: Michael W. Cozatt
MICHAEL W. COZATT
P.S. #8001
5/20/26
Date

COZATT ENGINEERING COMPANY
Civil Engineer
1100 Wayne St. Suite 1140
Troy, OH 45375
Job No. 01024
File Name: C:\Jobs\2024\01024\01024survey.dwg
Drawn by: DMC - Checked by: MWC

FEE 43.20

By: David E. Hansen
MIAMI CO. RECORDER
BY: [Signature]
DEPUTY

APPROVED AND TRANSFERRED
THIS 28th DAY OF May, 2026

By: Matthew W. Gearhart
MIAMI CO. AUDITOR
DEPUTY

Acknowledgment

Be it remembered that on this 28th day of May, 2026, Thomas Anthony and Mary Margaret Zemaitis, acknowledged this replat, in the City of Troy, Miami County, Ohio, to be their free and voluntary act and deed.

Thomas Anthony Zemaitis
Mary Margaret Zemaitis

Notary Public, State of North Carolina-Iredell County

Be it remembered that on this 28th day of May, 2026, before me, the undersigned, a notary public in and for said county and state, personally appeared Thomas Anthony and Mary Margaret Zemaitis, representatives of the above signed, to me known, and acknowledged the signing and execution of the within plat to be their free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public
My commission expires 12/19/2030

TANA GABRIELA DAVISO O'DONNELL
NOTARY PUBLIC
IREDELL COUNTY, NC
My Commission Exp: 12/26/2030

I hereby certify that the above plotted land is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys.

B-3, CENTRAL BUSINESS DISTRICT, PRINCIPAL PERMITTED USES

1143.15 B-3 CENTRAL BUSINESS DISTRICT.

(a) Purpose. The "B-3" Central Business District is intended to accommodate office concentrations and the great variety of retail stores and related activities which occupy the prime area within the central business district, and which serve the entire metropolitan area. High intensity and large bulk development characterize the central business district area. It is intended that this district not be mapped outside the downtown area.

(b) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- Accountant's office.
- Apparel stores - retail sales.
- Architect's office.
- Art and school supplies - retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Auction sales.
- Automobile accessories - retail sales, including incidental installation.
- Automobile parking garages.
- Automobile parking lots.
- Bakeries - retail sales.
- Banks and financial institutions.
- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books - retail sales.
- Business, civic, fraternal association and labor meeting rooms.
- Cabinet shops.
- Cameras and photo supplies - retail sales.
- Candy and confectionery - retail sales.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco - retail sales.
- Dancing schools.
- Department stores.
- Drug stores - retail sales.
- Dry cleaning and laundromats.
- Eating place - carry out.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Engineer's office.
- Florists.
- Food stores - retail sales.
- Gift shops.
- Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Grocery, meat and fish - retail sales.
- Gymnasiums.
- Hardware - retail sales.
- Health studios and clubs.
- Hobby shops - retail sales.
- Hotels and motels.
- Insurance agent's office.
- Jewelry - retail sales.
- Leather goods and luggage - retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Newsstand - retail sales.
- Nursing homes.
- Office supplies and stationary - retail sales.
- Optical goods - retail sales.
- Paint, glass and wallpaper - retail sales.
- Pet sales and supplies - retail sales.

- Photo studios.
- Private clubs.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television - sales, service and repair.
- Railroad stations - passenger.
- Real estate broker's office.
- Repair part - retail sales.
- Rescue missions.
- Residential use on second story or above.
- Retail and service uses.
- Rooming houses.
- Sales offices and service centers.
- Schools - primary, intermediate and secondary - public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores - retail sales.
- Watch, clock and jewelry repair.

R-5 SINGLE FAMILY RESIDENTIAL DISTRICT, PRINCIPAL PERMITTED USES

(a) Purpose. The "R-5" Single-Family Residence District is designed to accommodate single-family dwellings on lots with areas of at least six thousand (6,000) square feet per dwelling unit. This district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future. The Comprehensive Plan describes the R-5 District as high density.

(b) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- Adult Family Home.
- Churches, chapels, temples, synagogues.
- Family Home.
- Foster Family Home.
- Public parks, playgrounds and community centers.
- Public utility.
- Schools - primary, intermediate and secondary - public or private.
- Single family dwellings.

FINANCE COMMITTEE



MEMORANDUM

TO: Mr. William Rozell, President of Council
FROM: Patrick E. J. Titterington
DATE: August 19, 2026
SUBJECT: SURPLUS PROPERTY

RECOMMENDATION:

That Council authorizes the sale of the below listing of surplus items.

SUMMARY:

Departments have provided a listing of vehicles, equipment and another item to be declared as surplus that have an estimated value in excess of \$1,000.00. As provided by the ORC, Council action is required to dispose of property with a value of \$1,000.00 or more. The City plans to use the internet auction site, GovDeals, to advertise the sale of the items. The internet company does receive a percentage of the sale price, usually 7%-7.5%. When the items are placed on the GovDeals site, there will also be a few items that have a value of less than \$1,000.00, for which legislative consideration is not required. The list of items to be declared as surplus by Council is below.

REQUESTED ACTION:

It would be appreciated if you would assign to a committee of Council consideration of declaring the below items as surplus and authorize the sale of the items.

Description	Category	VIN/Serial	Est. Value
2000 Chevy Silverado	Vehicle	1GCGK24RXYR168250	\$4,500.00
2004 CAT 420D Backhoe	Equipment	CAT0420DKFDP20595	\$4,500.00
2004 Chevrolet C4500 Bucket Truck	Vehicle	1GBE4C12X4F517079	\$20,000.00
2005 Ford F250	Vehicle	1FTSX21545EA33992	\$11,000.00
2011 Ford F250	Vehicle	1FD7X2B69BEA59699	\$11,000.00
2012 Chevy Malibu	Vehicle	1G1ZA5EU7CF398279	\$1,500.00
2019 Ford Explorer Interceptor	Vehicle	1FM5K8AR2KGB45525	\$1,500.00
2020 Ford Explorer	Vehicle	1FM5K8AB7LGD09700	\$5,000.00
Herrlinger Park Pole Barn			\$15,000.00



RECREATION & PARKS COMMITTEE



MEMORANDUM

TO: Mr. William Rozell, President of Council

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

DATE: August 18, 2026

SUBJECT: **RECOMMENDATION OF BOARD OF PARK COMMISSIONERS – PROFESSIONAL SERVICES AGREEMENT FOR DESIGN OF DUKE PARK PHASES 1 AND 3**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into a Professional Services Agreement with American Structurepoint, Inc. for the Redesign of Duke Park, Phases 1 and 3.

BACKGROUND:

On March 3, 2026, the Board of Park Commissioners adopted the Park and Recreation Master Plan. This included a recommendation for a comprehensive redesign and expansion of the Paul G. Duke Park (Duke Park), with suggested improvements to 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

To commence the process, staff 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 this project.

At this time, an agreement would cover Phases 1 and 3 only, which are:

Phase 1	Preliminary Design Services
Phase 3	Park Management & Operations Services Review

American Structurepoint, Inc. has provided a not to exceed cost of \$615,000 for Phases 1 and 3. Phase 2 includes 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 Board of Park Commissioners met on August 17, 2026, and approved a motion recommending that Troy City Council authorize a Professional Services Agreement with American Structurepoint, Inc. for Phases 1 and 3 of the Redesign of Duke Park Project at a cost not to exceed \$615,000.

REQUESTED ACTION:

It would be appreciated if you would assign a Committee of Council 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.





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

MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: August 20, 2026

SUBJECT: REQUEST TO INCREASE AUTHORIZATION – AWARD CONTRACT FOR TROY AQUATIC PARK MAINTENANCE PROJECT

RECOMMENDATION:

That Troy City Council increases the authorization for the Troy Aquatic Park (TAP) Maintenance Project to \$2,582,000 so that a contract can be awarded to Brumbaugh Construction, Inc., the lowest bidder on the project.

BACKGROUND:

Council recently increased the authorization for the Troy Aquatic Park Maintenance Project to \$2,500,000. The bid opening was held July 30. Two bids were received. The low bid was from Brumbaugh Construction, Inc. in the amount of \$2,582,000. Previous bidders on this project declined to bid as they have been awarded other projects and cannot take on additional work. Based on that information, it does not seem prudent to re-bid this project. Waiting another year would likely result in rising costs for both materials and labor.

The Recreation Board met on August 20 and has approved a recommendation that Council increase the authorization to the bid amount so that a contract can be awarded. This will allow the project to start as soon as a contract can be executed, with the work to be accomplished prior to the start of the 2027 swim season. Further, 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.

Because of the timing, consideration of emergency legislation is requested.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of increasing the authorization for the Troy Aquatic Park (TAP) Maintenance Project to a cost not to exceed \$2,582,000 as recommended by the Troy Recreation Board.



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

937-335-1725

Patrick.Titterington@troyohio.gov

MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: August 19, 2026

SUBJECT: BIDDING FOR NEW IRRIGATION SYSTEM AT MIAMI SHORES

RECOMMENDATION:

That Troy City Council authorizes 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:

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.

BACKGROUND:

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.

It is noted that the total amount exceeds the amount of the reappropriation and may require an additional reappropriation.

REQUESTED ACTION:

On August 17, the Board of Park Commissioners approved a recommendation to Troy City Council as follows:

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

**STREETS &
SIDEWALKS
COMMITTEE**



MEMORANDUM

TO: Mr. William Rozell, President of Council

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

DATE: August 17, 2026

SUBJECT: **OPWC ROUND 41 GRANT APPLICATION – MCKAIG AVENUE AND RIDGE AVENUE REALIGNMENT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to apply to the Ohio Public Works Commission (OPWC) for funding the McKaig Avenue and Ridge Avenue Realignment Project and to execute any necessary agreements if funds are awarded.

BACKGROUND:

For OPWC Round 41, staff is requesting funds to make improvements to McKaig Avenue at both its intersections with South Ridge Avenue. Currently these exist as 3-way stops within 160 feet of each other. These repeated stops cause unnecessary delays and confusion in travel along both roads. With the planned demolition of Heywood School this realignment will also help to provide greater flexibility in the redesign and reuse of the properties. This project will also include the upgrade of an existing sanitary lift station and other needed sanitary improvements in the area.

The pre-design estimate is \$1,650,224 with \$600,000 being requested in OPWC funding. Design would begin in 2027 with construction anticipated in 2028.

REQUESTED ACTION:

It would be appreciated if you would assign a Committee of Council authorizing the Director of Public Service and Safety to submit an application to OPWC for funding McKaig and Ridge Avenue Realignment Project, and to execute any necessary agreements if funding is received. Based on the application deadline of October 9, consideration of emergency legislation is requested.

