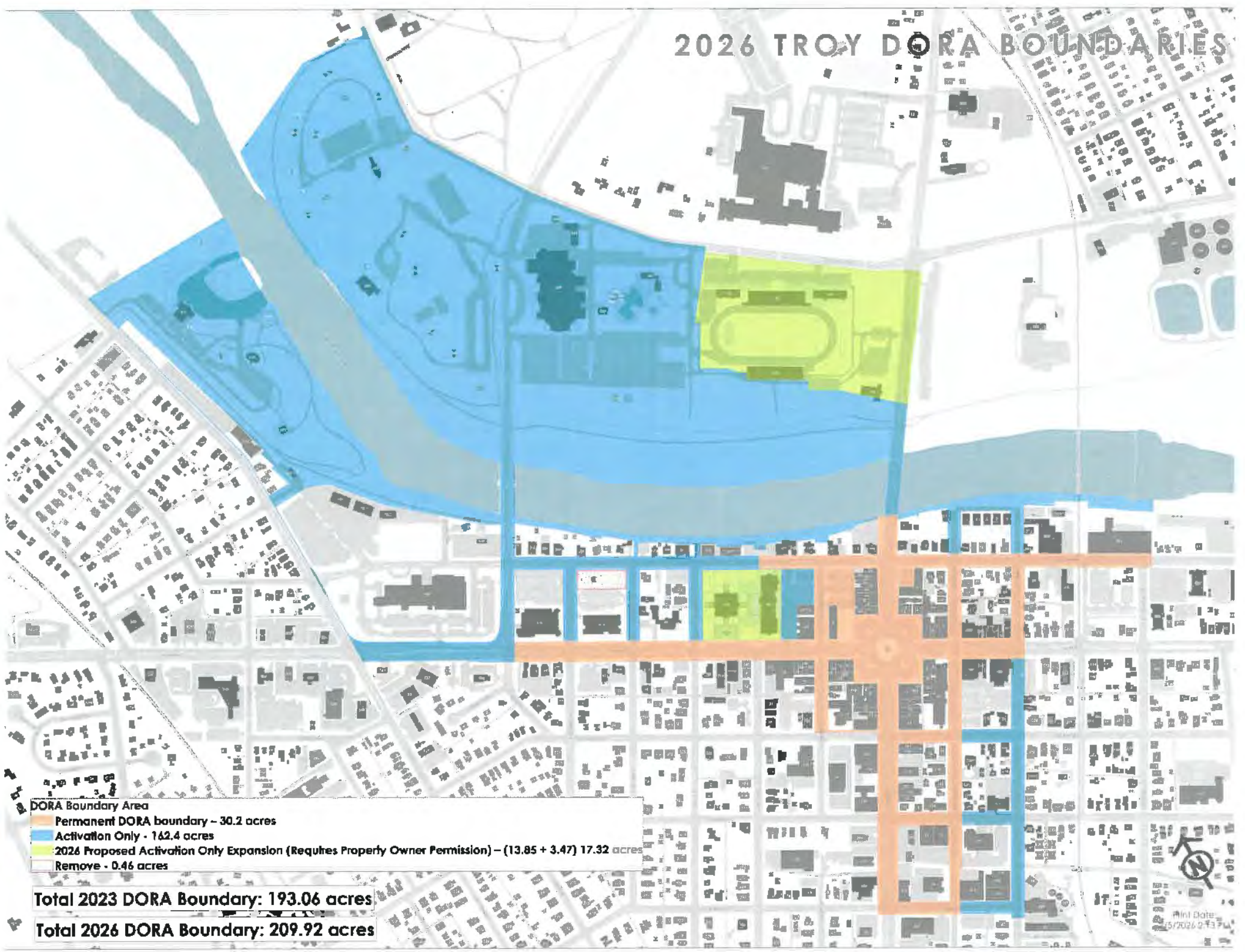


2026 TROY DORA BOUNDARIES



MINUTES OF COUNCIL

A regular session of Troy City Council was held on Monday, February 17, 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 Phillips, followed by the Pledge of Allegiance.

INTRODUCTIONS/OATH OF OFFICE: The Oath of Office was provided to the following by Mayor Oda: recently appointed Firefighter/Paramedics - Carter Schumann, Drew Sherman and recently appointed Fire Department EMT - Zachary Kendall.

RECYCLING AWARD PRESENTATION: Mayor Oda made a presentation to Kim Weaver, recipient of the Rumpke "Look Who Is Recycling" quarterly reward program for the 4th Quarter 2025.

MINUTES: The Clerk gave a summary of the minutes of February 2, 2026, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Whidden, seconded by Mr. Twiss, these minutes were approved by unanimous roll call vote.

The Clerk gave a summary of the minutes of February 9, 2026, special meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Whidden, seconded by Ms. Hickman, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

Buildings & Utilities Committee: Mrs. Marshall, Chairman, reported that Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for rebuilding of Parkson Screen #1 at the Wastewater Treatment Plant at a cost not to exceed \$220,000. Report submitted by Phillips, Snee and Marshall.

Community & Economic Development Committee: Mrs. Snee, Chairman, reported that Committee recommends legislation be prepared to provide for the three legislative items required by state law related to the McAdams Annexation, a Type II Expedited annexation from Concord Township of 0.667 acres located at 3110 W. Fenner Road. To meet the timeline of the state law for an expedited annexation, the Committee supports emergency legislation. Report submitted by Hickman, Twiss and Snee.

Personnel Committee: Ms. Hickman, Chairman, gave an oral report that Mayor Oda has requested Council consent to the appointment of Amy LeVan to the Human Relations Commission. A motion was made by Ms. Hickman, seconded by Mr. Phillips, that Council consents to the appointment of Amy LeVan to the Human Relations Commission for a term commencing immediately through December 31, 2028. Motion approved by unanimous roll call vote.

Recreation & Parks Committee: Mr. Whidden, Chairman, reported as follows:

1. Committee that legislation be prepared authorizing the Director of Public Service and Safety to execute the Treasure Island Park Non-Ticketed Use Agreements for the June 20 and August 1, 2026 concerts at Treasure Island Park and that legislation be prepared to authorize the temporary activation of an area of the DORA for the concerts on June 20, July 4, and August 1.
2. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to execute grant acceptance documents and related documents with The Troy Foundation and the UVMC Community Benefit Fund for the turf portion of the replacement playground equipment at Duke Park. The committee also recommends that the legislation include authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Artificial Turf Project at a cost not to exceed \$190,000. Committee supports emergency legislation so that documents can be executed without delay and the artificial turf ordered and scheduled for installation as soon as possible.
3. Committee recommends Council accept this report by a motion and vote to provide staff with direction on the following items (which are discussed in the detailed report) regarding the Park & Recreation Master Plan until such time as legislative action is needed:

- That City staff proceed to issue Request for Proposals (RFPs) for qualified consultants to provide proposals related to the detailed design and preparation of specifications based on Option 1A and Phase II of the Troy Aquatic Park (TAP), as outlined in the Park & Recreation Master Plan.
- That reappropriation legislation be presented and approved for \$3.05 Million to include:
 - A. \$ 500,000 - to fund a project to replace the playground equipment at Community Park, including an ADA-accessible artificial turf surface.
 - B. \$2,500,000 - Phase I of the Irrigation System and Related Improvements Project at Miami Shores Golf Course to replace an irrigation system that has exceeded its useful life and is requiring significant repairs.
 - C. \$ 50,000 - Fund the design of the Phase II maintenance improvements at the TAP, which will include improvements to the concession area, This design will be through an amendment to the current design agreement with MSA Architects, which company designed the Phase I maintenance improvements which are currently being finalized for authorized bidding.
- That the five-year Capital Improvement Plan includes a commitment of up to \$410,000 for funding a restroom facility, lighting upgrades and site furnishings at the Joe Reardon Skate Park as part of the on-going private fundraising efforts of Troy City Skatepark Unite (TCSU). We note that this commitment should be predicated on TCSU signing a Shared Use Agreement to establish clear ownership, maintenance and operating responsibilities, etc. (copy of entire Committee Report attached to original minutes)

Reports submitted by Hickman, Westfall and Whidden.

Discussion. In response to Mr. Whidden, Mr. Titterington commented that the estimate regarding the Miami Shores irrigation system was increased from \$2.1 M when the committee met to \$2.5 M based on the estimate provided by the landscape architect based on a more detailed design that will require additional piping for a water line connection from Staunton Road to the golf course.

A motion was made by Mrs. Snee, seconded by Mr. Phillips, that Council accept the report of the Recreation & Parks Committee Regarding the Recommendations Related to Park & Recreation Master Plan. Motion approved by unanimous roll call vote.

Streets & Sidewalks Committee: Mr. Phillips, Chairman, reported as follows:

1. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into a professional services agreement with Strand Associates, Inc. of Cincinnati, Ohio to design the West Market Street Reconstruction Project, Phase 1 and Phase 2 at a total cost not to exceed \$300,000. The project area is between Kenton Way and 2423 W. Market Street, and it is anticipated that design would be completed in the fall of 2026, with construction during the spring of 2027.
2. Committee recommends that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the 2026 Paving Program at a cost not to exceed \$1,500,000.

Reports submitted by Schilling, Marshall and Phillips.

RESOLUTION NO. R-8-2026

RESOLUTION 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 REBUILDING OF PARKSON SCREEN #1 PROJECT AT THE WASTEWATER TREATMENT PLANT

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-9-2026

RESOLUTION 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 2026 PAVING PROGRAM

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-10-2026

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH STRAND ASSOCIATES, INC. OF CINCINNATI OHIO, FOR DESIGN SERVICES FOR THE WEST MARKET STREET RECONSTRUCTION PROJECT, PHASE 1 AND PHASE 2

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-11-2026

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO, TO ACCEPT GRANTS FROM THE UVMC COMMUNITY BENEFIT FUND AND THE TROY FOUNDATION, AND TO EXECUTE ANY RELATED DOCUMENTS FOR AN ARTIFICIAL TURF PROJECT AT THE PAUL G. DUKE PARK; 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 ARTIFICIAL TURF PROJECT AT THE PAUL G. DUKE PARK; 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: Twiss, Westfall, Severt, Hickman, Snee, Phillips, Marhsall, Whidden and Schilling.

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-12-2026

RESOLUTION ESTABLISHING MUNICIPAL SERVICES FOR CERTAIN TERRITORY CONTAINING 0.667 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.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-13-2026

RESOLUTION ESTABLISHING BUFFER REQUIREMENTS FOR CERTAIN TERRITORY CONTAINING 0.667 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. Twiss moved for suspension of rules requiring three readings. Motion seconded by Mrs. Snee.

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-14-2026

RESOLUTION CONSENTING TO THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 0.667 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, TO THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

ORDINANCE NO. O-5-2026

ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO EXECUTE A TREASURE ISLAND NON-TICKETED USE AGREEMENT FOR 2026 EVENTS AT TREASURE ISLAND PARK

This Ordinance was given first title reading.

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

ORDINANCE NO. O-6-2026

ORDINANCE PERMITTING USE OF CERTAIN REAL PROPERTY IN THE DESIGNATED OUTDOOR REFRESHMENT AREA FOR USE AS A DESIGNATED OUTDOOR REFRESHMENT AREA FOR EVENTS ON JUNE 20, 2026, JULY 4, 2026, AND AUGUST 1, 2026

This Ordinance was given first title reading.

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

COMMENTS OF THE MAYOR: Mayor Oda announced that Joshua Deal was promoted to the position of Police Sergeant effective February 15, 2026.

COMMENTS OF DIRECTOR OF PUBLIC SERVICE AND SAFETY: Mr. Titterington commented that by the end of the week there will be a request in the February 23 committee packet for a request for a Resolution of Necessity regarding the Downtown Streetscape and Safety Project and also a report in response to earlier questions of Mrs. Westfall.

COMMENTS OF MEMBERS OF COUNCIL:

- Members of Council offered congratulations to the newly sworn in Firefighters.
- Ms. Hickman commented that she will be hosting an open meeting for anyone who wishes to attend on February 28 at 9:00 a.m. at 22 E. Franklin Street.
- In response to Mr. Whidden, Mr. Titterington stated that permission has not yet been provided to release the name of the band that will be performing a concert on June 6, 2026.
- Mr. Whidden thanked the public that attended this meeting and also noted that citizens can provide written comments at any time to the Clerk of Council.
- Mrs. Snee commented that the At-Large Council Members will host an "Ask A Council Member" discussion group on Saturday, March 7, 2026, 9:00-10:00 a.m. at the Miami County Safety Building, Commissioners' Meeting Room. That meeting will be followed by a tour of the Miami County Jail Facility for those interested.

CITIZEN COMMENTS:

Cindi Westfall, 110 Hampton Place, stated that her late husband was a firefighter; she had placed a firefighter emblem (Maltese Cross) flag holder at his grave site in Riverside Cemetery and had been told by Cemetery staff that as it is not a military flag holder, staff could not guarantee it would not be removed during an annual cleanup period. Mrs. Westfall requested that the City change the regulations to permit emblem flag holders of first responders to not be removed as military emblem flag holders are not removed.

-Mr. Titterington stated this request would be looked into and Mrs. Westfall contacted; that the Cemetery Regulations are an administrative function; that the long-stand policy is that the military emblem flag holders are not removed during the cleanup periods; there are concerns with addressing "one-off" requests and how those requests may increase; and suggested if someone wanted to place a non-military emblem flag holder that it be placed in a landscaped area or in the poured foundation.

-Ms. Westfall commented that she would prefer not to have to place the holder in a landscaped area or foundation and asked that the regulations be changed to allow the emblem flag holder of first responders to be treated the same as military emblem flag holders.

-Council President Rozell and some members of Council supported Mrs. Westfall's request being considered.

There being no further business, Council adjourned at 8:08 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Buildings & Utilities Committee
SUBJECT: BIDDING CEMETERY RESIDENCE/OFFICE AREA RENOVATION

DATE: February 23, 2026

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

On February 23, this Committee met to review bidding the renovation of the former residence and office area at Riverside Cemetery. This project will provide more professional and private areas for staff to conduct business and meet with citizens.

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 advertise for bids and enter into a contract for the renovation of the Riverside Cemetery former residence/office area at a total cost not to exceed \$310,000.

Respectfully submitted,

Bobby W. Phillips

Lynne B. Snee

Kristie L. Marshall, Chairman
Buildings & Utilities Committee

DETAILED REPORT:

This Committee met February 23, 2026, regarding authorizing bidding the project to renovate the Riverside Cemetery former residence/office area. This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Schilling, Severt, Whidden and Westfall, the Director of Public Service and Safety, citizens, and members of the City staff.

In early 2025, Council authorized a project of bidding and contracting the renovation of the Cemetery residence/office area and the Sarah Hayner Dickey Memorial Chapel located in Riverside Cemetery at a cost not to exceed \$295,000. The bids for that work exceeded the authorization. In October, work to renovate just the chapel was authorized in the amount of \$62,790. The amount of \$310,000 was then included in the 2026 Cemetery Endowment Fund (Fund 672) to renovate the former residence and office area. The general scope of the residence/office area project is to create a welcoming and more functional office area with renovation of the entire area by adding in a new ceiling, lighting and flooring, restroom, ADA accommodations, additional storage, changing doors/cosmetics for office entrance, creating additional parking spaces, and minor landscaping. The end result will include more professional and private areas for staff to conduct business and meet with citizens.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the renovation of the Riverside Cemetery former residence/office area at a total cost not to exceed \$310,000.

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 Partnerships Committee
SUBJECT: AMEND PROFESSIONAL SERVICES AGREEMENT WITH BURGESS & NIPLE, INC. REGARDING
206 S. MARKET STREET ABANDONED GAS STATION PROJECT

DATE: February 23, 2026

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

This Committee met February 23 regarding an amendment to the professional services agreement with Burgess & Niple, Inc. of Columbus, Ohio, for continued environmental remediation services at the abandoned gas station site at 206 S. Market Street. The City has received a grant to fully fund the completion of this remediation work.

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

This Committee recommends that legislation be prepared authorizing the Director of Public Service and Safety to execute an amendment to the professional services agreement with Burgess & Niple, Inc. in the amount of \$350,000 for the additional environmental remediation services at 206 S. Market Street, for a total agreement related to this address in the amount of \$532,948.

Respectfully submitted,

Jeffrey A. Schilling

Jeffrey G. Whidden

Susan M. Westfall, Chairman
Community Partnerships Committee

DETAILED REPORT:

This Committee met February 23, 2026, regarding an amendment to the professional services agreement with Burgess & Niple, Inc. of Columbus, Ohio, for continued environmental remediation services at 206 S. Market Street. This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Marshall, Phillips, Snee and Severt, citizens, and members of the City staff.

In 2022, the City of Troy received a \$250,000 Ohio Abandoned Gas Station (AGS) Grant to investigate and remediate the former gas station site at 206 S. Market Street. On December 19, 2022, Council adopted Resolution R-87-2022 authorizing an agreement with Burgess & Niple, Inc. to perform required environmental services towards the goal of obtaining a BUSTR No Further Action (NFA) letter and preparing the property for future redevelopment in the amount of \$182,948. The balance of the grant was for demolition and pre-application environmental assessment work. Using the initial grant funds, Burgess & Niple completed soil borings and groundwater monitoring, submitted a BUSTR Tier 1 Investigation Report, performed an Interim Response Action involving excavation and disposal of petroleum-contaminated soil, developed a BUSTR-approved Remedial Action Plan, and conducted an initial remedial injection to address contaminated groundwater. The City has now been awarded an additional \$350,000 AGS Grant to continue groundwater remediation and complete the cleanup process. The remaining work includes additional remedial treatment injections, groundwater sampling and quarterly monitoring, evaluation of remediation effectiveness, preparation and submission of a Remedial Completion Report to BUSTR, abandonment of monitoring wells, and obtaining the NFA letter. The work under this additional grant can also be performed by Burgess & Niple, which company provided a not to exceed amount of \$350,000. With the initial agreement, the total agreement with Burgess & Niple will be \$532,948.

Committee member Schilling suggested the City impose a fee related to existing gas stations that would provide funds should other gas station sites require environmental cleanup. It was explained that such cleanup is regulated at the state level by BUSTR and there is no legal provision for the City to impose such fees.

RECOMMENDATION:

This Committee recommends that legislation be prepared authorizing the Director of Public Service and Safety to execute an amendment to the professional services agreement with Burgess & Niple, Inc. in the amount of \$350,000 for the additional environmental remediation services at 206 S. Market Street, for a total agreement related to this address in the amount of \$532,948.

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

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council

DATE: February 23, 2026

FROM: Recreation & Parks Committee

SUBJECT: BIDDING INSTALLATION OF AN ARTIFICIAL TURF PROJECT AT TROY COMMUNITY PARK

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

On February 23, Committee members Westfall and Whidden met regarding authorizing bidding the Artificial Turf Project at Troy Community Park. Funding for this project will be included in a reappropriation. The plan is to bid this turf project with the already approved turf project at Paul G. Duke Park.

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 advertise for bids and enter into a contract for the Artificial Turf Project at Troy Community Park a cost not to exceed \$220,000. Committee supports emergency legislation so that both turf projects can be bid as soon as possible.

Respectfully submitted,

Madison P. Hickman

Susan M. Westfall

Jeffrey G. Whidden Chairman
Recreation & Parks Committee

DETAILED REPORT:

Committee members Westfall and Whidden met February 23, 2026, regarding authorizing bidding the artificial turf project at Troy Community Park. This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Marshall, Phillips, Schilling, Severt and Snee, the Director of Public Service and Safety, citizens, and members of the City staff.

At the Council meeting held February 17, 2026, Council approved a committee report supporting a future reappropriation that included \$500,000 for replacement playground equipment at Community Park and the installation of an ADA-accessible artificial turf surface. Council also authorized bidding the project to install a similar turf surface at Duke Park. Staff has requested bidding both turf installation projects at the same time as there may be some economies with a contractor performing both projects.

It was noted that a walkway will be installed from the parking lot to the playground equipment as part of the project.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Artificial Turf Project at Troy Community Park a cost not to exceed \$220,000. Committee supports emergency legislation so that both turf projects can be bid as soon as possible.

cc: Council
Mayor
Mr. Kerber
Mr. Frigge
Mr. Titterington
Clerk
file
staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Streets & Sidewalks Committee
SUBJECT: ODOT PRELIMINARY CONSENT LEGISLATION, PAVING W. MAIN STREET FROM WESTON ROAD TO EXPERIMENT FARM ROAD

DATE: February 23, 2026

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

This Committee met February 23 regarding the preliminary consent legislation requested by the Ohio Department of Transportation (ODOT) related to ODOT paving W. Main Street from Weston Road to Experiment Farm Road during the third quarter of State FY 2027. The City will be responsible for paying ODOT 20% of the project costs.

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

This Committee recommends that the ODOT consent legislation for the paving of W. Main Street from Weston Road to Experiment Farm Road be approved. Based on the ODOT format, this Committee supports emergency legislation.

Respectfully submitted,

Kristie L. Marshall

Jeffrey A. Schilling

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

This Committee met February 23, 2026, regarding the preliminary consent legislation requested by the Ohio Department of Transportation (ODOT) related to ODOT resurfacing W. Main Street from Weston Road to Experiment Farm Road. This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Severt, Snee, Westfall and Whidden, citizens, and members of the City staff.

In the third quarter of State FY 2027 work plan, ODOT is planning a paving project on W. Main Street from Weston Road to Experiment Farm Road. The City is responsible for 20% of the project cost, currently preliminarily estimated at \$135,200. ODOT has provided the preliminary consent legislation to be enacted.

RECOMMENDATION:

This Committee recommends that the ODOT consent legislation for the paving of W. Main Street from Weston Road to Experiment Farm Road be approved. Based on the ODOT format, this Committee supports emergency legislation.

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

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council
FROM: Streets & Sidewalks Committee
SUBJECT: GRANT APPLICATIONS TO ODNR FOR MULTI-USE TRAIL ALONG W. MARKET STREET

DATE: February 23, 2026

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

This Committee met February 23 regarding grant application opportunities with the Ohio Department of Natural Resources (ODNR) for the Clean Ohio Trail Fund (COTF) and Recreational Trails Program (RTP) funding to support construction of a shared multi-use trail along W. Market Street from Nashville Road to the ODOT garage (bridge deck). Grants could fund up to \$500,000 of a project currently estimated at nearly \$800,000.

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

This Committee recommends that legislation be prepared authorizing the Director of Public Service and Safety to execute and file grant applications with the Ohio Department of Natural Resources for the Clean Ohio Trail Fund and Recreational Trails Program funding for the W. Market Street Shared Multi-use Trail Project. So that funding applications can be submitted prior to the March 16 deadline, this Committee supports emergency legislation.

Respectfully submitted,

Kristie L. Marshall

Jeffrey A. Schilling

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

This Committee met February 23, 2026, regarding grant applications to the Ohio Department of Natural Resources (ODNR) for the Clean Ohio Trail Fund (COTF) and Recreational Trails Program (RTP) funding to support construction of a shared multi-use trail along W. Market Street from Nashville Road to the ODOT garage (bridge deck). This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Severt, Snee, Westfall and Whidden, citizens, and members of the City staff.

The City of Troy is planning multi-phased roadway improvements along W. Market Street (State Route 55). Phases 1 and 2 of the roadway projects, from Kenton Way to the bridge deck near the ODOT garage (2423 SR 55 W) have received funding assistance through the Ohio Public Works Commission (OPWC). These phases include construction of a 10-foot-wide shared multi-use trail on the north side of the roadway extending to the bridge deck. Pending award of ODNR grant funding, the City proposes extending the 10-foot-wide shared multi-use trail west from Kenton Way to Nashville Road. This segment will be bid as an alternate to the primary roadway project. From Nashville Road to Kenton Way, the existing sidewalk will be reconstructed and widened to create a 10-foot-wide shared multi-use trail, providing continuous connectivity east to the bridge deck. The project will enhance pedestrian and bicycle connectivity, improve safety along the corridor, and expand access to Troy's downtown and recreational network. Construction of this connectivity trail is consistent with recommendations in the City of Troy Comprehensive Plan and Complete Streets and Trails Plan.

The estimated total construction cost for the trail only from Nashville Road to the bridge deck is approximately \$786,000. The Clean Ohio Trail Fund and Recreational Trails Program grants administered by ODNR provide funding assistance for trail development projects. The City may request up to a combined total of \$500,000 from both grant programs. If awarded, grant funding would offset local costs associated with construction of the trail component of the W. Market Street Phase 1 and 2 roadway improvements and the extension of the trail to Nashville Road. The grant application deadline is March 16.

RECOMMENDATION:

This Committee recommends that legislation be prepared authorizing the Director of Public Service and Safety to execute and file grant applications with the Ohio Department of Natural Resources for Clean Ohio Trail Fund and Recreational Trails Program funding for the W. Market Street Shared Multi-use Trail Project. So that funding applications can be submitted prior to the March 16 deadline, this Committee supports emergency legislation.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council

DATE: February 23, 2026

FROM: Streets & Sidewalks Committee

SUBJECT: DOWNTOWN SAFETY & STREETScape REPLACEMENT PROJECT – RESOLUTION OF NECESSITY

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

This Committee met February 23, 2026, regarding recommending the Resolution of Necessity for the sidewalk portion of the Downtown Safety and Streetscape Replacement Project. City staff provided information, including that the recommended estimated assessments represent a 64% discount when compared to the standard past practice applied to the 19 previous sidewalk assessment phases, the waiving of assessments related to replacement of aluminum lower-level access doors, and the cost of upsizing utility service lines. The Committee discussed concerns about the impact this project is likely to have on downtown businesses during the long construction period, even with discounted assessments and costs being waived.

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

It is the recommendation of this Committee that there not be any assessments levied for the 2026-2027 Downtown Safety and Streetscape Replacement Project and that all project costs will be paid by City taxpayers. With this recommendation, there is no need for a Resolution of Necessity to be prepared. It is noted that this recommendation was supported on the record by all members of Council present at the meeting.

Respectfully submitted,

Jeffrey A. Schilling

Kristie L. Marshall

Bobby W. Phillips Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

This Committee met February 23, 2026, regarding recommending the Resolution of Necessity for the sidewalk portion of the Downtown Safety and Streetscape Replacement Project. This meeting was also attended by Mayor Oda, Council President Rozell, Council Members Severt, Snee, Westfall and Whidden, citizens, and members of the City staff.

The Downtown Sidewalk and Safety Streetscape Replacement Project boundaries are the four quadrants of the public square, North Market Street from the square to Water Street, South Market Street from the square to Franklin Street, East Main Street from the square to Mulberry Street, and West Main Street from the square to Cherry Street. This project will replace 41,735 square feet of concrete (sidewalk, base under the new pavers, and curbing) on sixty privately-owned and five public parcels. The estimated total construction cost of all safety, streetscape and utility components of this project is approximately \$11.3 million and will include new water main and service lines, stormwater system upgrades, crosswalk safety enhancements, redesign of the roundabout pavement and center island, a new Prouty Plaza layout, and new curbing, brick pavers, concrete, signage, and landscaping in front of all 65 properties.

Staff provided a great deal of information, a copy of which is attached to this report. Staff recommended Council approve a Resolution of Necessity limiting concrete sidewalk replacement responsibility of each property owner within the construction boundaries of the 2026-2027 Downtown Safety and Streetscape Replacement Project to a standard five-foot width by frontage linear footage length plus enclosed outdoor dining concrete of four properties (Agave & Rye, Purebred, The Caroline, and Haren's Market). The recommended assessments represent a 64% discount when compared to the standard past practice applied to the 19 previous sidewalk assessment phases. Staff also recommended waiving other historically applied assessments for any aluminum lower-level access doors needing replacement, as well as the significant cost of upsizing utility service lines as part of the water main replacement portion of this project, all of which would normally be charged to the individual benefiting property. Information provided also detailed the future impact to the General Fund in providing the discount and waiving of certain fees.

This Committee appreciates the detail of information that has been provided. We discussed that this project is likely to have a negative impact on downtown businesses. During the 2026-2027 construction period, there will be road and sidewalk closures, making it difficult for shoppers to access businesses. To support our downtown businesses and stakeholders, the members of this committee stated their opinions that this project should go forward without any assessments being levied and with all project costs being paid by the City taxpayers. The comments of the committee members were supported on the record by the other members of Council in attendance.

RECOMMENDATION:

It is the recommendation of this Committee that there not be any assessments levied for the 2026-2027 Downtown Safety and Streetscape Replacement Project and that all project costs will be paid by the City. With this recommendation, there is no need for a Resolution of Necessity to be prepared.

It is noted that the next step regarding this project will be the request that Council authorize the bidding of the project once the final plans are completed and the consultant provided a final project estimate.

cc: Council, Mayor, Law Director, Auditor, Director of Public Service and Safety, Clerk, staff, media
encl.

MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: February 18, 2026

SUBJECT: ***Downtown Safety and Streetscapes Replacement Project Resolution of Necessity***

RECOMMENDATION:

That Council approves a Resolution of Necessity limiting concrete sidewalk replacement responsibility of each property owner within the construction boundaries of the 2026-2027 Downtown Safety and Streetscapes Replacement Project to a standard five-foot width by frontage linear footage length plus enclosed outdoor dining concrete of four properties (Agave & Rye, Purebred, The Caroline, and Haren's Market).

BACKGROUND AND ANALYSIS:

The 2026-2027 Project: The Downtown Sidewalk and Safety Streetscape Replacement Project (Project) boundaries are the four quadrants of the public square, North Market Street from the square to Water Street, South Market Street from the square to Franklin Street, East Main Street from the square to Mulberry Street, and West Main Street from the square to Cherry Street (Attachment I). This project will replace 41,735 square feet of concrete (sidewalk, base under the new pavers, and curbing) on sixty privately-owned and five public parcels.

The estimated total construction cost of all safety, streetscape and utility components of the Project is approximately \$11.3 million and will include new water main and service lines, stormwater system upgrades, crosswalk safety enhancements, redesign of the roundabout pavement and center island, a new Prouty Plaza layout, and new curbing, brick pavers, concrete, signage, and landscaping in front of all 65 properties. All privately-owned properties in the Project boundaries are recommended for a discounted assessment, as the most recent streetscape project was completed over 10 years ago. In fact, staff is recommending an average discount of 64% over the City's standard assessment practice.

History of Sidewalk Assessments in Troy: Since 1996, the City has administered an annual sidewalk inspection program, the costs of which have been assessed to the adjacent property owners (with the exception of two community-wide impact projects that included state and federal grants). The entire city has been inspected and assessed at least once, in 19 phases. City Council, from 1996-2024 has required repairs on over 3,600 properties and has authorized over \$3.6 million in bid construction contracts for nearly 2,100 of those properties. Assessments have averaged approximately \$1,757 per property owner (Attachment II). Phases have never differentiated between residential and commercial properties and the same assessment process has been applied regardless of property type. The policies, procedures, and practices the City has followed are required by Ohio Revised Code (ORC) Sections 727 & 729 (Attachment III).

History of Sidewalk Assessments in Downtown Troy: Prior to 1999, Troy's downtown did not have a comprehensive and cohesive streetscape. In 1999 and 2003, City Council approved the design and construction of the features that exist today. Downtown property owners were responsible through assessments to pay for the costs of the concrete and City Council approved five-year assessments.



Initially, the recommended assessment would have applied to 100% of the concrete costs from building front to curb line, resulting in a total assessment of \$105,621 – which was based on concrete costs of \$5 per square foot. That assessment cost, in today's \$16.50 per square foot estimated concrete cost would be \$348,000. After appeals to the Assessment Equalization Board (AEB), the AEB recommended a 20% discount (or a reduction of approximately \$21,000) be applied and City Council concurred.

Council Questions and Concerns: On July 25, 2025, Councilwoman Westfall emailed a series of questions related to the sidewalk assessment, specifically related to the treatment of the downtown properties as compared to a standard sidewalk assessment phase. A copy of that email is included as Attachment IV. Staff apologizes for the length of delay, during which time Councilwoman Westfall requested updates on October 6th and November 3rd of 2025 and February 2, 2026. However, as noted in the recommendations below, our research, review and analysis regarding the impact of any modification to the standard program was comprehensive and, as a result, very time consuming. While several of the seventeen questions have been answered above, the following answers are offered in sequence with Attachment IV:

1. **Formal Policy:** The formal policy is provided in ORC Section 727 and 729 (Attachment III);
2. **Difference from West Main Phases 1 & 2:** There is no Phase 3 of the West Main Street project. Phases 1 & 2 included significant state and federal grant funding, including a lengthy right-of-way easement process;
3. **Equity of assessment for commercial vs. residential:** Yes it would be equitable IF staff was actually recommending identical treatment of downtown properties compared to the 3,641 other property owners impacted over the past 28 years. However, as you can see in the 2026 Recommendation section below, staff is recommending an inequitable assessment by comparison, one that provides to the private property owners a 64% average discount over the standard assessment (Attachment V);
4. **Policy differences for a business district:** See #1 above;
5. **Properties that made recent replacements:** Staff's general policy has always been to only provide credit for sections that are less than 10 years old. No sections are eligible for a credit;
6. **Reassessment if assessed in the last 5-10 years:** No;
7. **Documentation of recent repairs:** See #5 above;
8. **Total projected assessment:** While there is no Phase 3 of the West Main Street project, per Attachment V, a full assessment of repairs to the 60 affected private properties is estimated at \$606,022. However, staff's recommendation, which would include a 64% discount, would be estimated at \$217,223, for a savings of \$388,799;
9. **Individual assessments:** The recommended calculation for each property would be limited to the square foot equivalent of a section that would be five-foot wide by the length of the property's frontage. The four properties with fenced in outdoor dining areas will also be assessed the actual concrete square footage cost (Agave & Rye, Purebred, The Caroline, and Haren's Market). The recommended assessment estimate for each property is included in Attachment V. Attachment VI includes the detailed hypothetical schedule of the entire assessment process. Per Timeline item #3, each property owner will be notified individually once City Council passes the Resolution of Necessity and files it with the Clerk of Council;
10. **Per-parcel estimates:** See Attachment V;
11. **Payment options:** Property owners can either pay the assessment after bidding and construction has occurred or over five years as an assessment on their property tax bills. Note

that the latter option includes a 5% administrative fee that is charged by Miami County and not collected by the City;

12. **Formal appeal policy:** See Attachment VI, #4-6;

13. **Previously approved appeals:** In the past 10 years, 15 property owners out of 1,322 have filed appeals. In 2015, 3 of the 167 property owners (in the 2016 construction year) received a 25% discount; in 2017, 11 of the 60 property owners received a 67% discount; and in 2022, 1 of the 163 property owners received a 42% discount.

14. **Criteria for appeal:** Appeals may only be granted where an assessment was incorrectly measured or calculated;

15. **Financial burden:** See #3 above. Covid, as well as the West Main Street project affected all residential and commercial properties (not just the downtown) in many different ways. The recommended 64% discount is more substantial compared to the other 19 phases, including all discounts made by the AEB. The staff-recommended discount has a very real impact on our 5-year General Fund Forecast. The original 2026-2030 Forecast (with a higher beginning balance adjusted upwards upon closing the 2025 financial statements) is included as Attachment VII. That Forecast estimates that the ending fund balance in the next five years will decrease by \$28,547,083.

By contrast, if City Council was to waive the entire \$606,022 in private property assessments, the five-year fund balance decrease would grow to \$29,031,901 (Attachment VIII). Finally, if Council adopts staff's recommendation to waive 64% of the assessments (or \$388,799), the Forecast is still negatively impacted by \$28,858,122 (Attachment IX);

16. **Property owner notification:** See #9 above; and,

17. **Economic impact assessment of downtown business viability:** Staff is not aware of any economic impact analysis nor do we believe one is feasible due to the myriad factors that may influence a business' success or failure (operating philosophy, hours of operations, product selection, marketing, business acumen, competition, etc.).

2026 Recommendations:

Staff requests that Council approve a Resolution of Necessity limiting concrete sidewalk replacement responsibility of each property owner within the construction boundaries of the 2026-2027 Downtown Safety and Streetscapes Replacement Project to a standard five-foot width by frontage linear footage length plus enclosed outdoor dining concrete of four properties (Agave & Rye, Purebred, The Caroline, and Haren's Market), as listed in Attachment V.

This substantial reduction is based on the history and analysis provided above, Councilwoman Westfall's questions and concerns, a balancing of equity and fairness compared with assessments for the past 28 years, and the potential financial impact on the City's five-year General Fund forecast.

It should be noted that these recommended assessments represent a 64% discount when compared to the standard past practice applied to the 19 previous sidewalk assessment phases. Additionally, this discount is far more generous than the 20% discount applied to the 1999 & 2003 downtown streetscape program. Finally, staff is recommending waiving other historically applied assessments for any aluminum lower-level access doors needing replacement, as well as the significant cost of upsizing utility service lines as part of the water main replacement portion of this project, all of which would normally be charged to the individual benefitting property.

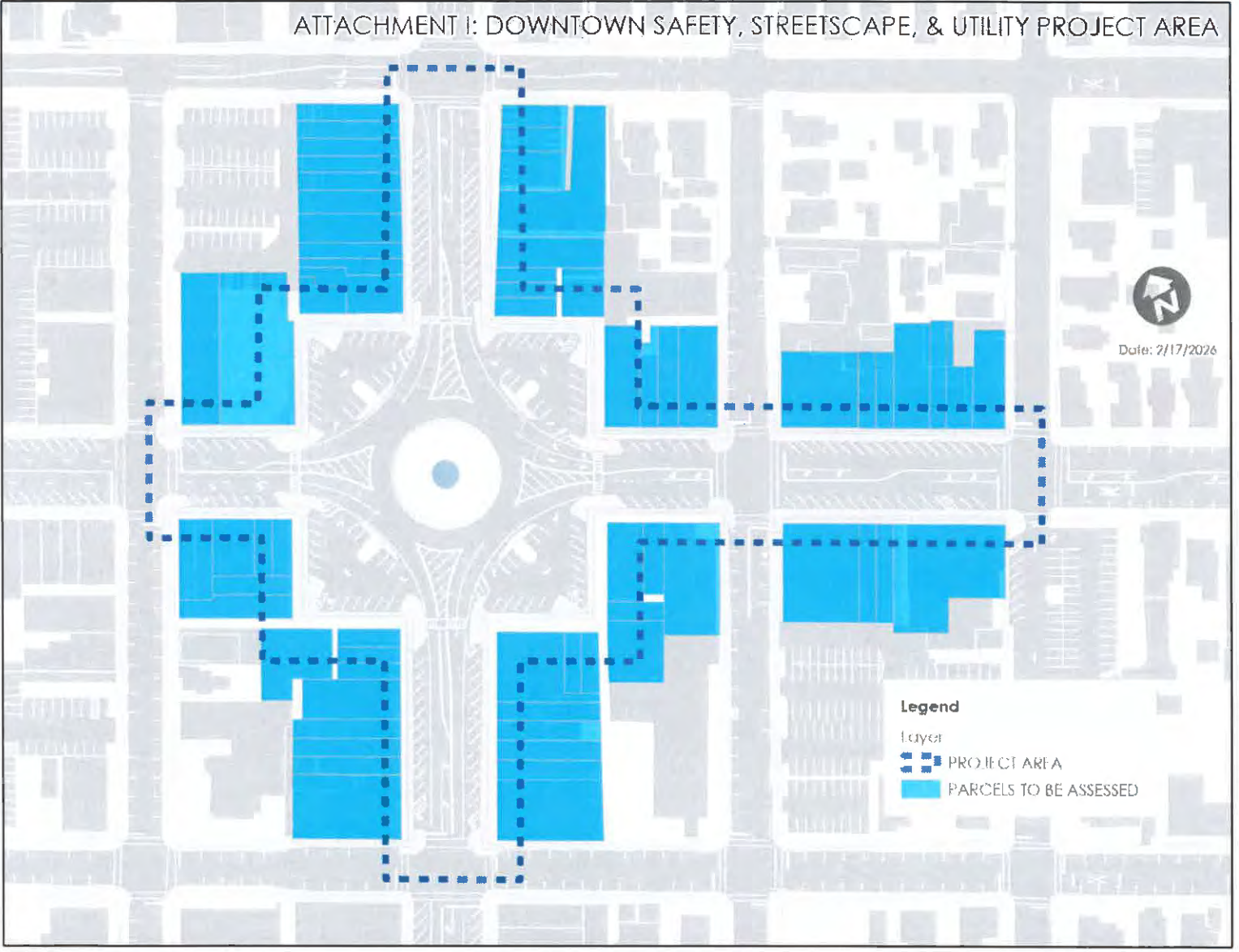
Council's recommended action is the first of a three-step process and, under normal circumstances, given the complexity of the project and the need to notify property owners as soon as possible, we

would ask for consideration of emergency legislation. That remains a staff suggestion. However, at a minimum the second steps of the process, if necessary, will be requested as emergency legislation. Specifically, those two steps could include creating an Assessment Equalization Board (AEB) and any action by Council on AEB recommendations.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Resolution of Necessity for the Downtown Safety and Streetscape Replacement based on the staff recommendations above.

ATTACHMENT I: DOWNTOWN SAFETY, STREETScape, & UTILITY PROJECT AREA



Date: 2/17/2026

Legend

Layer

PROJECT AREA

PARCELS TO BE ASSESSED

ATTACHMENT III



AUTHENTICATED,
OHIO LEGISLATIVE SERVICE
COMMISSION
DOCUMENT #237161

Ohio Revised Code

Section 727.12 Filing plans - resolution of necessity.

Effective: November 1, 1991

Legislation: House Bill 104 - 119th General Assembly

When it is deemed necessary by a municipal corporation to make a public improvement to be paid for in whole or in part by special assessments levied under this chapter, plans, specifications, profiles of the proposed improvement showing the proposed grade of the street and improvement after completion with reference to the property abutting thereon, and an estimate of the cost of the improvement shall be prepared and filed in the office of the clerk of the legislative authority of the municipal corporation and shall be open to the inspection of all persons interested. After such plans, specifications, profiles, and estimate of cost of the improvement have been filed, as provided in this section, the legislative authority of the municipal corporation may declare the necessity for such improvement by the passage of a resolution.

Such resolution shall:

- (A) State the nature and location of the improvement and the lots or parcels of land to be assessed for the improvement;
- (B) Approve the plans, specifications, profiles, and estimate of cost of the proposed improvement on file as provided by this section;
- (C) State what part of the cost of the improvement is to be paid for by the municipal corporation and what part is to be paid for by special assessments;
- (D) State whether the method of levying the special assessments shall be:
 - (1) By a percentage of the tax value of the property assessed;
 - (2) In proportion to the benefits which may result from the improvement;
 - (3) By the foot front of the property bounding and abutting upon the improvement.

ATTACHMENT III



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COMMISSION
DOCUMENT #237161

(E) State the mode of payment, the payment schedule or schedules according to which the special assessments to be levied will be payable, and, if more than one payment schedule is authorized, criteria for use of the different schedules. In no case shall the use of different payment schedules affect the amount of special assessment levied on any lot or parcel of land assessed.

(F) State whether the municipal corporation intends to issue securities in anticipation of the levy of the special assessments;

(G) State whether the municipal corporation intends to issue securities in anticipation of the collection of the special assessments;

(H) Provide for the preparation of an estimated assessment in accordance with the method of assessment set forth in the resolution, showing the amount of the assessment against each lot or parcel of land to be assessed. Such estimated assessment shall be filed in the office of the clerk of the legislative authority of the municipal corporation.

Such resolution may also provide for the assessment to be levied and collected before the improvement for which the assessment is levied is commenced.

The passage of such resolution shall require the concurrence of three-fourths of the members elected to the legislative authority unless petitioned for by the owners of a majority of the front footage or the area to be assessed, in which event the passage of such resolution shall require the concurrence of a majority of such members. Such resolution shall be published as other resolutions are published.

ATTACHMENT III



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DOCUMENT #253554

Ohio Revised Code

Section 727.13 Notice of passage of resolution of necessity and filing of estimated assessment.

Effective: April 12, 2021

Legislation: Senate Bill 259 - 133rd General Assembly

(A) Notice of the passage of a resolution of necessity and the filing of the estimated assessment under section 727.12 of the Revised Code, shall, after the estimated assessment has been made and filed as provided by section 727.12 of the Revised Code, be served by the clerk of the legislative authority, or a person designated by such clerk, upon the owners of the lots or parcels of land to be assessed for the proposed improvement, in the same manner as service of summons in civil cases, or by certified mail addressed to such owner at the owner's last known address or to the address to which tax bills are sent, or by a combination of the foregoing methods.

(B)(1) If it appears by the return of service or the return of the certified mail notice that one or more of the owners cannot be found, such owners shall be served by either or both of the following methods:

(a) Publication of the notice once in a newspaper of general circulation within the municipal corporation;

(b) Publication of the notice on the web site of the municipal corporation.

(2) The notice shall also set forth the place where such estimated assessments are on file and are open for public inspection.

(C) The return of the person serving the notice or a certified copy thereof or a returned receipt for notice forwarded by certified mail accepted by the addressee or anyone purporting to act for the addressee shall be prima-facie evidence of the service of notice under this section.



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COMMISSION
DOCUMENT #242051

Ohio Revised Code

Section 727.15 Objection filed by owner.

Effective: January 1, 1962

Legislation: House Bill 262 - 104th General Assembly

The owner of any lot or parcel of land who objects to the amount or apportionment of, or the assessment against such lot or parcel as set forth in the estimated assessment filed under section 727.12 of the Revised Code, shall file such objection, in writing, with the clerk of the legislative authority within two weeks from the date of completion of the notice required under section 727.13 of the Revised Code. Such objection shall include the address for mailing of the notice provided in section 727.16 of the Revised Code. An owner who fails to so file an objection shall be deemed to have waived any objection.



AUTHENTICATED,
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COMMISSION
DOCUMENT #250973

Ohio Revised Code

Section 727.16 Assessment equalization board.

Effective: January 1, 1962

Legislation: House Bill 262 - 104th General Assembly

In the event the owner of any lot or parcel of land to be assessed objects to the amount or apportionment of the estimated assessment or to the assessment against such lot or parcel, as provided in section 727.15 of the Revised Code, the legislative authority of the municipal corporation shall appoint an assessment equalization board, consisting of three disinterested freeholders of the municipal corporation, and shall fix the time and place for the hearing by such board of such objections, and the clerk of the legislative authority shall notify, by certified mail, the persons so objecting of the time and place of such hearing. Such notice shall be mailed at least five days before the date of such hearing. In the event that all lands within the municipal corporation are to be subject to assessment, the assessment equalization board shall consist of three disinterested freeholders from the county outside the municipal corporation.



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COMMISSION
DOCUMENT #243272

Ohio Revised Code

Section 727.17 Powers and duties of board.

Effective: January 1, 1962

Legislation: House Bill 262 - 104th General Assembly

On the day appointed by the legislative authority of the municipal corporation for that purpose, the assessment equalization board appointed under section 727.16 of the Revised Code, shall meet and take an oath before a proper officer to honestly and impartially discharge its duties. It shall at such meeting or at any adjournment thereof, hear and determine all objections to the estimated assessment which have been filed under section 727.15 of the Revised Code, and shall equalize such estimated assessments as it thinks proper to conform to the standards prescribed in the resolution adopted under section 727.12 of the Revised Code.

If the board determines to increase the estimated assessment against any lot or parcel of land or to assess any lot or parcel of land not included in the estimated assessment and the owner of such lot or parcel of land has not filed an objection to the estimated assessment under section 727.15 of the Revised Code, the board shall notify such owner by certified mail of such fact and set a time and place for a hearing on such increase or assessment. Such notice shall be mailed at least five days before the date of such hearing.

After the completion of all hearings provided for by this section the board shall report to the legislative authority its recommendations including any changes which should be made in the estimated assessment.

The legislative authority may approve or disapprove the report including any changes recommended by the board in the estimated assessment.

In the event the legislative authority disapproves the report of the board it shall appoint a new equalization board and shall fix the time and place for the hearing by such board of objections to the estimated assessments. Such new board shall have the same powers and duties and shall proceed in the same manner as the original board.



Ohio Revised Code

Section 727.23 Ordinance for public improvement.

Effective: January 1, 1962

Legislation: House Bill 262 - 104th General Assembly

The legislative authority of a municipal corporation which has adopted a resolution under section 727.12 of the Revised Code declaring the necessity for a public improvement shall, after the expiration of the time for filing claims for damages under section 727.18 of the Revised Code, and, in the event objections to the estimated assessment have been filed under section 727.15 of the Revised Code, and the report of the assessment equalization board has been approved under section 727.17 of the Revised Code, determine whether or not it will proceed with proposed improvement.

In the event the legislative authority determines to proceed with the improvement it shall pass an ordinance which shall:

(A) State the intention of the legislative authority to proceed with the improvement in accordance with the provisions of the resolution of necessity adopted under section 727.12 of the Revised Code;

(B) Adopt the estimated assessment prepared and filed in accordance with the resolution of necessity passed under section 727.12 of the Revised Code, or, in the event objections to such estimated assessment have been filed under section 727.15 of the Revised Code, adopt the estimated assessment approved by the legislative authority under section 727.17 of the Revised Code;

(C) State whether or not claims for damages filed in accordance with section 727.18 of the Revised Code shall be judicially inquired into before commencing or after completing the proposed improvement.

ATTACHMENT III



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COMMISSION
DOCUMENT #256583

Ohio Revised Code

Section 727.25 Procedure for ordinance of assessment.

Effective: March 15, 1982

Legislation: House Bill 342 - 114th General Assembly

After the actual cost of a public improvement authorized under section 727.23 of the Revised Code has been ascertained, the legislative authority of the municipal corporation shall by ordinance assess, in the manner provided in the resolution of necessity adopted under section 727.12 of the Revised Code, upon the lots and lands enumerated in the estimated assessment adopted under section 727.23 of the Revised Code, that portion of the total cost of the improvement to be paid for by special assessments and such assessments as to each lot or parcel of land, shall be increased or decreased in the same proportion to the estimated assessment on each such lot or parcel of land as the actual cost of the improvement bears to the estimated cost of the improvement upon which the estimated assessment was based. Such assessments shall be payable as provided in the resolution of necessity adopted under section 727.12 of the Revised Code, and shall be final upon the adoption of the ordinance provided for in this section, unless the ordinance and resolution are amended pursuant to section 727.251 of the Revised Code. No publication of the ordinance provided for in this section need be made under the provisions of sections 731.21 and 731.22 of the Revised Code.

Assessments made under this section shall be filed with the clerk of the legislative authority and shall be open to public inspection.



AUTHENTICATED,
OHIO LEGISLATIVE SERVICE
COMMISSION
DOCUMENT #243194

Ohio Revised Code

Section 729.02 Resolutions of necessity for construction or repair of sidewalks, curbs, or gutters.

Effective: January 1, 1962

Legislation: House Bill 262 - 104th General Assembly

When it is deemed necessary by a municipal corporation to require the construction or repair of sidewalks, curbs, or gutters within the municipal corporation by the owners of the lots or lands abutting thereon, the legislative authority of the municipal corporation shall cause plans, specifications, and an estimate of the cost of such construction or repair to be prepared, showing the location and dimensions of such sidewalks, curbs, or gutters and the specifications for the construction or repair thereof, and filed in the office of the clerk of the legislative authority. After such plans, specifications, and estimate of cost have been filed, as provided in this section, the legislative authority may declare the necessity for the construction or repair of such sidewalks, curbs, or gutters by the adoption of a resolution which shall:

(A) Approve the plans, specifications, and estimate of cost of the proposed construction or repair on file as provided by this section;

(B) Describe the lots and lands abutting upon the sidewalks, curbs, or gutters to be constructed or repaired by the termini of the improvement or by street address;

(C) Set forth that such sidewalks, curbs, or gutters shall be constructed or repaired by the owners of the lots or lands abutting thereon in accordance with the specifications on file in the office of the clerk of the legislative authority of the municipal corporation;

(D) Set forth the time within which such sidewalks, curbs, or gutters shall be constructed or repaired by the owners of the lots and lands abutting thereon, which shall not be less than thirty days from the date of service of notice under section 729.03 of the Revised Code, on the owner of the lots or lands;

(E) State that in the event such sidewalks, curbs, or gutters are not constructed or repaired by the owners of the lots and lands abutting thereon in accordance with such plans and specifications and within the time prescribed in this resolution, the municipal corporation will so construct or repair

ATTACHMENT III



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COMMISSION
DOCUMENT #243194

such sidewalks, curbs, or gutters and assess the cost thereof against the lots and lands abutting thereon.

ATTACHMENT III



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COMMISSION
DOCUMENT #242775

Ohio Revised Code

Section 729.03 Notice to construct or repair sidewalks, curbs, and gutters.

Effective: January 1, 1962

Legislation: House Bill 262 - 104th General Assembly

Notice of the passage of a resolution of necessity under section 729.02 of the Revised Code shall be served by the clerk of the legislative authority, or a person designated by such clerk, upon the owners of the lots or lands abutting upon the sidewalks, curbs, or gutters to be constructed or repaired in the same manner as service of summons in civil cases, or by certified mail addressed to such owner at his last known address or to the address to which tax bills are sent, or by a combination of the foregoing methods. If it appears by the return of service or the return of the certified mail notice that one or more of the owners cannot be found, such owners shall be served by publication of the notice once in a newspaper of general circulation within the municipal corporation. The return of the person serving the notice or a certified copy thereof or a returned receipt for notice forwarded by certified mail accepted by the addressee or anyone purporting to act for him shall be prima-facie evidence of the service of notice under this section. Such notice shall also set forth the place where the specifications governing the construction or repair of such sidewalks, curbs, or gutters are on file, the time within which the owner of such lot or parcel of land may construct or repair such sidewalks, curbs, or gutters, and that in the event such owner does not construct or repair such sidewalks, curbs, or gutters in accordance with such specifications and within such time, the municipal corporation will construct or repair such sidewalks, curbs, or gutters and assess the costs thereof against the lot or land of such owner.

ATTACHMENT III



AUTHENTICATED,
OHIO LEGISLATIVE SERVICE
COMMISSION
DOCUMENT #243196

Ohio Revised Code

Section 729.04 Assessment of costs of improvements.

Effective: October 9, 1963

Legislation: Senate Bill 19 - 105th General Assembly

Upon the expiration of the time within which sidewalks, curbs, or gutters shall be constructed or repaired by the owner of the lots or lands abutting thereon as set forth in the resolution adopted under section 729.02 of the Revised Code, the sidewalks, curbs, or gutters not constructed or repaired by the owners of the lots and lands abutting thereon shall be constructed or repaired by the municipal corporation in accordance with the resolution adopted under section 729.02 of the Revised Code, and the legislative authority of the municipal corporation shall, upon the completion of such construction or repair, assess the cost thereof against the lots or lands abutting thereon.

In anticipation of the collection of the cost of the construction or repair of such sidewalks, curbs, or gutters from the owners of the lots or lands abutting thereon, the legislative authority of the municipal corporation may provide for the issuance of bonds or notes and the proceeds thereof shall be used to pay for the construction or repair of such sidewalks, curbs, or gutters.



AUTHENTICATED,
OHIO LEGISLATIVE SERVICE
COMMISSION
DOCUMENT #243200

Ohio Revised Code

Section 729.07 List of estimated assessments.

Effective: January 1, 1962

Legislation: House Bill 262 - 104th General Assembly

Upon completion of the construction or repair of sidewalks, curbs, or gutters under sections 729.01 to 729.05, inclusive, of the Revised Code, or the installing of sewer or water connections under section 729.06 of the Revised Code, the total cost of such construction, repair, or installation as defined in section 727.08 of the Revised Code, shall be ascertained and reported to the legislative authority by its clerk, and the legislative authority shall cause a list of estimated assessments to be prepared. Such list shall include the total cost of such construction, repair, or installation to each lot or land abutting upon such construction, repair, or installation and shall be filed in the office of the clerk of the legislative authority and be available for public inspection.

ATTACHMENT III



AUTHENTICATED,
OHIO LEGISLATIVE SERVICE
COMMISSION
DOCUMENT #243201

Ohio Revised Code

Section 729.08 Publication of notice of estimate.

Effective: September 29, 2011

Legislation: House Bill 153 - 129th General Assembly

The legislative authority of the municipal corporation shall cause a notice to be published for three consecutive weeks in a newspaper of general circulation in the municipal corporation or as provided in section 7.16 of the Revised Code, stating that such list of estimated assessments has been made and is on file in the office of the clerk of the legislative authority for the inspection and examination of persons interested therein.

If any person objects to an assessment on such list, the person shall file the objection in writing with the clerk of the legislative authority within two weeks after the expiration of the notice provided in this section.

ATTACHMENT III



AUTHENTICATED,
OHIO LEGISLATIVE SERVICE
COMMISSION
DOCUMENT #235980

Ohio Revised Code

Section 729.09 Adoption of assessment ordinance.

Effective: August 25, 1981

Legislation: House Bill 68 - 114th General Assembly

The clerk of the legislative authority shall deliver the objections received under section 729.08 of the Revised Code to the legislative authority of the municipal corporation. The legislative authority shall review the written objections and shall adopt an ordinance levying upon the lots and lands enumerated in the list of estimated assessments the amounts set forth on such list with such changes or corrections as the legislative authority shall determine to be proper after consideration of the written objections filed under section 729.08 of the Revised Code. Such ordinance shall state the number of annual installments, not exceeding ten, over which the assessments shall be payable and shall establish a period of time during which the assessments shall be payable in cash.

ATTACHMENT IV

 Outlook

Re: Clarification

From Susan Westfall <smwest4sons@hotmail.com>

Date Fri 7/25/2025 5:44 PM

To Patrick Titterington <patrick.titterington@troyohio.gov>; Susan Westfall <Susan.Westfall@troyohio.gov>

Cc Todd Severt <severtlaw@gmail.com>; Lynne Snee <sneemom3@yahoo.com>; William Rozell <william.rozell@troyohio.gov>; Bobby Phillips <bobby.phillips@troyohio.gov>; Samuel Pierce <samuel.pierce@troyohio.gov>; Kristie Marshall <kristie.marshall@troyohio.gov>; Bill Twiss <bill.twiss@troyohio.gov>; Jeffrey Schilling <jeffrey.schilling@troyohio.gov>; Jeffrey Whidden <jeff.whidden@troyohio.gov>; John Frigge <john.frigge@troyohio.gov>; Grant Kerber <grant.kerber@troyohio.gov>; Mayor Robin Oda <mayor.robin.oda@troyohio.gov>

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Sounds good, thank you.

From: Patrick Titterington <patrick.titterington@troyohio.gov>

Sent: Friday, July 25, 2025 5:36 PM

To: Susan Westfall <Susan.Westfall@troyohio.gov>

Cc: smwest4sons@hotmail.com <smwest4sons@hotmail.com>; Todd Severt <severtlaw@gmail.com>; Lynne Snee <sneemom3@yahoo.com>; William Rozell <william.rozell@troyohio.gov>; Bobby Phillips <bobby.phillips@troyohio.gov>; Samuel Pierce <samuel.pierce@troyohio.gov>; Kristie Marshall <kristie.marshall@troyohio.gov>; Bill Twiss <bill.twiss@troyohio.gov>; Jeffrey Schilling <jeffrey.schilling@troyohio.gov>; Jeffrey Whidden <jeff.whidden@troyohio.gov>; John Frigge <john.frigge@troyohio.gov>; Grant Kerber <grant.kerber@troyohio.gov>; Mayor Robin Oda <mayor.robin.oda@troyohio.gov>

Subject: Re: Clarification

Susan:

We will review these questions and provide the answers. Note that some of the information will not be known until the final design is completed, specifically related to the estimated concrete assessments to each property owner.

Patrick

ATTACHMENT IV

On Jul 25, 2025, at 4:34 PM, Susan Westfall <Susan.Westfall@troyohio.gov> wrote:

Patrick,

To clarify our recent text messages, I'm following up with several questions regarding the sidewalk assessment policy as it relates to Phase 3 of the downtown streetscape project. These questions are in response to recent concerns voiced by downtown business and property owners who are seeking clarity, fairness, and transparency from the city.

Please provide written responses to the following:

Assessment Policy & Fairness

1. What is the city's formal policy on sidewalk assessments for commercial vs. residential property owners? Please provide the applicable ordinance or policy document.
2. Why were property owners in Phases 1 and 2 not assessed, while downtown property owners in Phase 3 will be? What policy or funding change led to this shift?
3. Does the city consider it equitable to assess small downtown businesses—already impacted by multiple years of construction, COVID, and property vacancies—the same way as a residential sidewalk project?
4. Is there a separate sidewalk policy for the downtown business district? If not, has the city considered implementing one based on the unique challenges this area faces?

Timing & Recent Improvements

5. What is the city's position on properties that have replaced sidewalks in recent years at their own expense? Will they be exempt from this assessment or credited accordingly?
6. If a downtown property owner was previously assessed for sidewalk work in the last 5–10 years, will they be reassessed under Phase 3?
7. Will property owners be allowed to present documentation of recent repairs to avoid double-assessment and who makes these decisions?

ATTACHMENT IV

Costs & Transparency

8. What is the total projected assessment cost to affected building owners in Phase 3?
9. How will individual assessments be calculated, and when will property owners be notified of their estimated costs?
10. Can you provide a per-linear-foot or per-parcel estimate for budgeting purposes?
11. Will the city offer payment plans or any financial hardship accommodations for impacted property owners?

Appeals Process

12. You've previously stated that assessments may be appealed. What is the formal process and policy for appeal, and when will property owners be informed of this right?
13. How many sidewalk assessment appeals has the city approved in the last 10 years?
14. What are the criteria used for evaluating and deciding appeals?

Context & Equity

15. Given the multi-year disruption from construction related to Phases 1 and 2, the prior IOOF building situation, and the impact of COVID, how does the city justify placing an additional financial burden on downtown property owners at this time?
16. What outreach or notification efforts has the city made (or plans to make) to prepare owners for Phase 3 assessments?
17. Has any economic impact assessment been conducted to measure how additional financial burdens may affect business viability downtown?

I would appreciate a response, so we can continue this dialogue with the downtown community in a transparent and informed manner.

Sincerely,

Susan Westfall

ATTACHMENT V: DISCOUNT IMPACT OF RECOMMENDED V STANDARD ASSESSMENT CALCULATIONS

#	Business Name	Address			Property Owner	Linear Footage	Total Sq. Footage	Standard Cost	Recom'd Cost	Estimated Savings	% Discount
1	Grandpa Joe's Candy Shop	1 East	Main	St	Troy Community Works	144	2,622.2	\$ 43,266	\$ 11,468	\$ 31,799	73%
2	Haren's Market	2 East	Main	St	Chacres LLC	122	2,289	\$ 37,769	\$ 19,140	\$ 18,629	49%
3	ReU Juicery	5 East	Main	St	Matthew E Erwin	19	266	\$ 4,389	\$ 1,568	\$ 2,822	64%
4	Polished Nail Salon	6 East	Main	St	BS Preston Enterprises LLC	22	308	\$ 5,082	\$ 1,815	\$ 3,267	64%
5	The Olive Oasis	7 East	Main	St	E D Land Company LLC	22	308	\$ 5,082	\$ 1,815	\$ 3,267	64%
6	The Collecti Bros/Howard Hanna	9 & 11 East	Main	St	Patch Place 1 LLC	42	588	\$ 9,702	\$ 3,465	\$ 6,237	64%
7	First Presbyterian Church of Troy	20 South	Walnut	St	First Presbyterian Church of Troy	76	1,141	\$ 18,827	\$ 6,270	\$ 12,557	67%
8	Total Team/Ulbrich's/Grove Designs	101-107 East	Main	St	Lodge IORM 22	84	1,176	\$ 19,404	\$ 6,930	\$ 12,474	64%
9	Mojo's Bar & Grill	109 East	Main	St	Douglas A Boyle	19	266	\$ 4,389	\$ 1,568	\$ 2,822	64%
10	The Cabinet Shop of Troy	100 East	Main	St	Robert E Conard	81	1,134	\$ 18,711	\$ 6,683	\$ 12,029	64%
11	Purebread Coffee Co.	110 East	Main	St	Kimmel Ohio LLC	18	252	\$ 4,158	\$ 1,485	\$ 2,673	64%
12	Unoccupied	111 East	Main	St	Geraldine F Smith &@{3}	19	266	\$ 4,389	\$ 1,568	\$ 2,822	64%
13	Purebread Coffee Co.	112 East	Main	St	Kimmel Ohio LLC	18	252	\$ 4,158	\$ 2,805	\$ 1,353	33%
14	Crossroads Estate Sales	113 - 115 East	Main	St	Phyllis A Primm	37	518	\$ 8,547	\$ 3,053	\$ 5,495	64%
15	K's Hamburger Shop	117 East	Main	St	Marcia J Ryan	21	294	\$ 4,851	\$ 1,733	\$ 3,119	64%
16	K's Hamburger Shop	117 East	Main	St	Marcla J Ryan	25	350	\$ 5,775	\$ 2,063	\$ 3,713	64%
17	Hatfield House	121 East	Main	St	Hatfield Management LLC	35	490	\$ 8,085	\$ 2,888	\$ 5,198	64%
18	Cake Alchemy	121 NE	Public Square		Yellow Equities	47	863.5	\$ 14,248	\$ 3,465	\$ 10,783	76%
19	Baker's Locksmith LLC	101 NW	Public Square		Bakers Key Investments LLC	50	875	\$ 14,438	\$ 3,713	\$ 10,725	74%
20	For All Seasons	2 West	Main	St	Heather M Davey(TOD)&Robert M Davey(TOD)	82	1,508	\$ 24,882	\$ 6,765	\$ 18,117	73%
21	Pop Up at 4 W. Main	4 West	Main	St	Heather M Davey(TOD)&Robert M Davey(TOD)	22	308	\$ 5,082	\$ 1,815	\$ 3,267	64%
22	Around About Books	6 & 8 West	Main	St	Heather M Davey(TOD)&Robert M Davey(TOD)	22	308	\$ 5,082	\$ 1,815	\$ 3,267	64%
23	The Mayflower/Troy Provisions	9 & 11 West	Main	St	Busted Brick Realty Group LLC	40	580	\$ 9,570	\$ 3,300	\$ 6,270	66%
24	Winans/Troy Family Bike Shop	10 & 12 West	Main	St	Heather M Davey(TOD)&Robert M Davey(TOD)	37	518	\$ 8,547	\$ 3,053	\$ 5,495	64%
25	Ruby's Beauty Salon	1 North	Market	St	Cross Crick Farm LP	85	1,612.5	\$ 26,606	\$ 7,013	\$ 19,594	74%
26	Agave & Rye	2 North	Market	St	2 N Market LLC	100.5	1,707	\$ 28,166	\$ 16,541	\$ 11,624	41%
27	Tokyo Peking	3 North	Market	St	Fernandez-Willis Properties LLC	16	224	\$ 3,696	\$ 1,320	\$ 2,376	64%
28	5 N. Market St. Apartments	5 North	Market	St	Fernandez-Willis Properties LLC	15	210	\$ 3,465	\$ 1,238	\$ 2,228	64%
29	6 N. Market St. Apartments	6 North	Market	St	2 N Market LLC	18	252	\$ 4,158	\$ 1,485	\$ 2,673	64%
30	Unoccupied	8 North	Market	St	Betty Lou Langer (TOD)	17	238	\$ 3,927	\$ 1,403	\$ 2,525	64%
31	Unoccupied	9 North	Market	St	Fuentes Luis Arturo	27	378	\$ 6,237	\$ 2,228	\$ 4,010	64%
32	Thrush & Sony/Durnell Maier Law	10 North	Market	St	3 North Ridge LLC	31	496	\$ 8,184	\$ 2,558	\$ 5,627	69%
33	The Rec	11 North	Market	St	Troy Recreation Assoc. Inc	40	560	\$ 9,240	\$ 3,300	\$ 5,940	64%
34	Submarine House	14 North	Market	St	McDonald-Stevens LLC	25	350	\$ 5,775	\$ 2,063	\$ 3,713	64%
35	Knuckleheads Barber Company	16 North	Market	St	Bastian Sandra	19	266	\$ 4,389	\$ 1,568	\$ 2,822	64%
36	Trader's Market	18 North	Market	St	Clean Green Warriors LLC	18	252	\$ 4,158	\$ 1,485	\$ 2,673	64%
37	Trader's Market	20 North	Market	St	Clean Green Warriors LLC	18	252	\$ 4,158	\$ 1,485	\$ 2,673	64%
38	Affinity Salon	22 North	Market	St	Four Little Diamonds LLC	19	266	\$ 4,389	\$ 1,568	\$ 2,822	64%
39	Remax	24 North	Market	St	Efficacy Enterprises LLC	19	266	\$ 4,389	\$ 1,568	\$ 2,822	64%
40	OH! Boba	217 SE	Public Square		ADM Real Estate Holdings LLC	18	378	\$ 6,237	\$ 1,485	\$ 4,752	76%
41	David Fair Annex	221-227 SE	Public Square		ADM Real Estate Holdings LLC	22	362	\$ 5,973	\$ 1,403	\$ 4,571	77%
42	David Fair on the Square	301 SE	Public Square		David L Fair(TOD) & Marla F Fair(TOD)	20	300	\$ 4,950	\$ 1,238	\$ 3,713	75%
43	David Fair Interiors	303 SE	Public Square		David L Fair(TOD) & Marla F Fair(TOD)	18	360	\$ 5,940	\$ 1,485	\$ 4,455	75%
44	The Bakehouse	319 SW	Public Square		Heather M Davey(TOD)&Robert M Davey(TOD)	42	740	\$ 12,210	\$ 3,053	\$ 9,158	75%

ATTACHMENT V: DISCOUNT IMPACT OF RECOMMENDED V STANDARD ASSESSMENT CALCULATIONS

#	Business Name	Address	Property Owner	Linear Footage	Total Sq. Footage	Standard Cost	Recom'd Cost	Estimated Savings	% Discount
45	Troy Sports Center	401 SW Public Square	Heather M Davey(TOD)&Robert M Davey(TOD)	25	400	\$ 6,600	\$ 1,650	\$ 4,950	75%
46	405 Offices Entrance	405 SW Public Square	Heather M Davey(TOD)&Robert M Davey(TOD)	20	400	\$ 6,600	\$ 1,650	\$ 4,950	75%
47	Insightful Eyewear	4 South Market St	Heather M Davey(TOD)&Robert M Davey(TOD)	88.5	1644	\$ 27,126	\$ 7,301	\$ 19,825	73%
48	The Caroline	5 South Market St	Stemelcar LLC	153	2500	\$ 41,250	\$ 20,873	\$ 20,378	49%
49	Insightful Eyewear	6 South Market St	Heather M Davey(TOD)&Robert M Davey(TOD)	17	221	\$ 3,647	\$ 1,403	\$ 2,244	62%
50	Expressions of the Home	6 South Market St	Heather M Davey(TOD)&Robert M Davey(TOD)	17	221	\$ 3,647	\$ 1,403	\$ 2,244	62%
51	Crafted & Cured	8 South Market St	5-7 Holdings LLC	40	520	\$ 8,580	\$ 3,300	\$ 5,280	62%
52	Cambria	9 South Market St	Jay A & Lisa A Harris	20	260	\$ 4,290	\$ 1,650	\$ 2,640	62%
53	Village Salon	11 South Market St	Berner Estates LLC	20	260	\$ 4,290	\$ 1,650	\$ 2,640	62%
54	In Renovation	12 South Market St	Loft at Mayos Hall LLC	39	507	\$ 8,366	\$ 3,218	\$ 5,148	62%
55	The 3 Weird Sisters Studio	13 South Market St	Tecumseh of Troy LLC	20	260	\$ 4,290	\$ 1,650	\$ 2,640	62%
56	The 3 Weird Sisters Studio	15 South Market St	Tecumseh of Troy LLC	20	260	\$ 4,290	\$ 1,650	\$ 2,640	62%
57	In Renovation	16 South Market St	Loft at Mayos Hall LLC	20	260	\$ 4,290	\$ 1,650	\$ 2,640	62%
58	In Renovation	16 South Market St	Loft at Mayos Hall LLC	20	260	\$ 4,290	\$ 1,650	\$ 2,640	62%
59	Frontier Communications	17-19 South Market St	General Telephone Co of Ohio	64	934.4	\$ 15,418	\$ 5,280	\$ 10,138	66%
60	The Morris House	1 West Franklin St	Miami Met Housing Auth	67	871	\$ 14,372	\$ 5,528	\$ 8,844	62%
ASSESSED SUBTOTALS				2,342	36,729	\$ 606,022	\$ 217,223	\$ 388,799	
Average Estimated Assessment Discount									64%
61	City of Troy Police Station	120 East Main St	City of Troy	114	1,653.0	\$ 27,275	\$ 9,405	\$ 17,870	0%
62	Prouty Plaza	1 West Main St	City of Troy	196.5	3,353.0	\$ 55,325	\$ 15,799	\$ 39,526	0%
63	The Rec Parking Lot	2 East Water St	City of Troy	23	322.0	\$ 5,313	\$ 1,898	\$ 3,416	0%
64	The Rec Parking Lot	2 East Water St	City of Troy	25	350.0	\$ 5,775	\$ 2,063	\$ 3,713	0%
65	The Rec Parking Lot	2 East Water St	City of Troy	41	574.0	\$ 9,471	\$ 3,383	\$ 6,089	0%
SUBTOTAL CITY FACILITIES COST				311	5,006	\$ 82,599	\$ 25,204	\$ 57,395	0%
GRAND TOTAL				2,653	41,735	\$ 688,621	\$ 242,426	\$ 446,195	65%

ATTACHMENT VI

ORC Section 727 – Special Assessment Public Improvement

Timeline:

1. City prepares plans, specs, cost estimate, and estimated assessments which are filed with the clerk and open for public inspection.
2. Legislative authority passes a Resolution of Necessity, which is then filed with the Clerk of Council. No owner notification required at this point, only publication of the resolution.
3. **After estimated assessments are filed, the clerk must serve notice on each affected property owner through personal service, certified mail, or both.** If an owner cannot be found, newspaper and/or city website notice are published.
 - a. Notice includes that a resolution has passed, the estimated assessment amount, and where assessments can be found.
4. **Owners have a 2-week period after completion of notice to file written objections.** If there is no objection, the owner is considered to have waived objections. There is no additional notice unless an objection is filed.
 - a. If an owner objects, the City is to appoint an equalization board and set a hearing date and time. The objecting owner gets a certified mail notice of the hearing that must be sent at least 5 days before the hearing.
5. The board hears objections and may adjust assessments. If the board increases someone's assessment who did not object that owner must also get a certified mail notice at least 5 days before the hearing.
6. A recommendation is made to the legislative authority (City Council).
7. After the objection period ends and the equalization board report has been approved, an ordinance to proceed with improvement is adopted.
8. Construction occurs.
9. After the project cost is finalized, the City passes an ordinance levying final assessments. Assessments are adjusted proportionally to actual cost, filed, and open for inspection. Assessments become final upon adoption.

ATTACHMENT VII: 2026-2030 GENERAL FUND FORECAST (WITH MCD GF OBLIGATION AFTER 25' BOOKS CLOSED)

	Notes	2026	2027	2028	2029	2030
Beginning FB	1	\$63,388,177	\$41,395,376	\$33,161,590	\$36,612,702	\$23,347,521
Revenues	2	\$45,687,228	\$46,144,100	\$46,605,541	\$47,071,597	\$47,542,313
Bond Proceeds	3	\$0	\$0	\$15,000,000	\$0	\$0
Total Resources		\$109,075,405	\$87,539,476	\$94,767,132	\$83,684,299	\$70,889,834
Operating Expenses	4	\$37,456,736	\$39,704,140	\$42,086,389	\$44,611,572	\$47,288,266
MCD GF Obligation	5	\$51,273	\$416,346	\$441,326	\$467,806	\$495,874
Street Paving	6	\$1,500,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000
27th Payroll	7	\$0	\$0	\$869,314	\$0	\$0
Capital Needs	8	\$28,164,620	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000
PRMP Implementation	9	\$0	\$5,000,000	\$5,000,000	\$5,000,000	\$0
Debt Service	10	\$507,400	\$507,400	\$1,007,400	\$1,507,400	\$1,507,400
Total Expenses		\$67,680,029	\$54,377,886	\$58,154,429	\$60,336,778	\$58,041,541
Ending Fund Balance		\$41,395,376	\$33,161,590	\$36,612,702	\$23,347,521	\$12,846,293
Target Fund Balance	11	\$19,362,618	\$20,486,320	\$22,302,444	\$24,190,036	\$25,528,383
% Fund Balance Coverage	12	213.79%	161.87%	164.16%	96.52%	50.33%

Notes:

2/12/2026

1. 2026 Beginning Fund Balance is based on actual fund balances as of 1/1/26 after 2025 financial books were closed by Auditor's Office
2. 2026 revenue estimates based on City Auditor; 2027-2030 estimated at 1% annual growth
3. Assumes borrowing to finance Council's Park and Recreation Master Plan (PRMP) priorities up to \$15 million
4. 2026 expenses per City staff recommendations; 2027-2030 based on 6% annual inflation for COLA, healthcare, and inflationary increases
5. Impact of Miami County deciding not to collect MCD assessment; calc for 2026=2025 assessment - Est FB; 2027 = double 2026 assessment; 2028-30=2027 x 6% annual increase
6. 2026 Street paving as recommended per annual inspection and grading; 2027 and beyond includes repaving 2-3 miles of alleys annually
7. Accounting anomaly due to calendar timing of payrolls, a 27th payroll will next occur in 2028
8. 2026 as recommended; 2027-2030 assume arbitrary but level amount
9. Assumes 3-year construction implementation of up to \$15 million in PRMP improvements starting in 2027
10. 2026 Debt Service includes TI and Arena bond. 2027 adds \$500,000 for 1/2 year PRMP financing, 2028-2030 adds another \$500,000 for full-year annual PRMP debt service
11. Target balance equals 125% of debt service plus 50% of annual operating budget, consistent with Utility Fund policies
12. Coverage % is gauge of how close to target annual fund balance is. 100% or greater shows positive fiscal health

ATTACHMENT VIII: 2026-2030 GENERAL FUND FORECAST (NO DT SIDEWALK ASSESSMENT)

	Notes	2026	2027	2028	2029	2030
Beginning FB	1	\$63,388,177	\$41,274,172	\$32,919,182	\$36,249,089	\$22,862,704
Revenues	2	\$46,687,228	\$46,144,100	\$46,605,541	\$47,071,597	\$47,542,313
(Lost DT Sidewalk Assessments)		(\$121,204)	(\$121,204)	(\$121,204)	(\$121,204)	(\$121,204)
Bond Proceeds	3	\$0	\$0	\$15,000,000	\$0	\$0
Total Resources		\$108,954,200	\$87,297,067	\$94,403,519	\$83,199,481	\$70,283,812
Operating Expenses	4	\$37,456,736	\$39,704,140	\$42,086,389	\$44,611,572	\$47,288,266
MCD GF Obligation	5	\$51,273	\$416,346	\$441,326	\$467,806	\$495,874
Street Paving	6	\$1,500,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000
27th Payroll	7	\$0	\$0	\$869,314	\$0	\$0
Capital Needs	8	\$28,164,620	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000
PRMP Implementation	9	\$0	\$5,000,000	\$5,000,000	\$5,000,000	\$0
Debt Service	10	\$507,400	\$507,400	\$1,007,400	\$1,507,400	\$1,507,400
Total Expenses		\$67,680,029	\$54,377,886	\$58,154,429	\$60,336,778	\$58,041,541
Ending Fund Balance		\$41,274,172	\$32,919,182	\$36,249,089	\$22,862,704	\$12,343,271
Target Fund Balance	11	\$19,362,618	\$20,486,320	\$22,302,444	\$24,190,036	\$25,528,383
% Fund Balance Coverage	12	213.16%	160.69%	162.53%	94.51%	47.96%

Notes:

2/12/2026

- 2026 Beginning Fund Balance is based on actual fund balances as of 1/1/26 after 2025 financial books were closed by Auditor's Office
- 2026 revenue estimates based on City Auditor; 2027-2030 estimated at 1% annual growth
- Assumes borrowing to finance Council's Park and Recreation Master Plan (PRMP) priorities up to \$15 million
- 2026 expenses per City staff recommendations; 2027-2030 based on 6% annual inflation for COLA, healthcare, and inflationary increases
- Impact of Miami County deciding not to collect MCD assessment; calc for 2028=2025 assessment - Est FB; 2027 = double 2026 assessment; 2028-30=2027 x 6% annual increase
- 2026 Street paving as recommended per annual inspection and grading; 2027 and beyond includes repaving 2-3 miles of alleys annually
- Accounting anomaly due to calendar timing of payrolls, a 27th payroll will next occur in 2028
- 2026 as recommended; 2027-2030 assume arbitrary but level amount
- Assumes 3-year construction implementation of up to \$15 million in PRMP improvements starting in 2027
- 2028 Debt Service includes TI and Arena bond, 2027 adds \$500,000 for 1/2 year PRMP financing, 2028-2030 adds another \$500,000 for full-year annual PRMP debt service
- Target balance equals 125% of debt service plus 50% of annual operating budget, consistent with Utility Fund policies
- Coverage % is gauge of how close to target annual fund balance is. 100% or greater shows positive fiscal health

ATTACHMENT IX: 2026-2030 GENERAL FUND FORECAST (36% DT SIDEWALK ASSESSMENT)

	Notes	2026	2027	2028	2029	2030
Beginning FB	1	\$63,388,177	\$41,317,616	\$33,006,071	\$36,379,423	\$23,036,482
Revenues	2	\$45,687,228	\$46,144,100	\$46,605,541	\$47,071,597	\$47,542,313
(Lost DT Sidewalk Assessments)		(\$77,700)	(\$77,700)	(\$77,700)	(\$77,700)	(\$77,700)
Bond Proceeds	3	\$0	\$0	\$15,000,000	\$0	\$0
Total Resources		\$108,997,645	\$87,383,957	\$94,533,852	\$83,373,260	\$70,501,035
Operating Expenses	4	\$37,456,736	\$39,704,140	\$42,086,389	\$44,611,672	\$47,288,266
MCD GF Obligation	5	\$51,273	\$416,346	\$441,326	\$467,806	\$495,874
Street Paving	6	\$1,500,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000
27th Payroll	7	\$0	\$0	\$869,314	\$0	\$0
Capital Needs	8	\$28,164,620	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000
PRMP Implementation	9	\$0	\$5,000,000	\$5,000,000	\$5,000,000	\$0
Debt Service	10	\$507,400	\$507,400	\$1,007,400	\$1,507,400	\$1,507,400
Total Expenses		\$67,680,029	\$54,377,886	\$58,154,429	\$60,336,778	\$58,041,541
Ending Fund Balance		\$41,317,616	\$33,006,071	\$36,379,423	\$23,036,482	\$12,459,494
Target Fund Balance	11	\$18,362,618	\$20,486,320	\$22,302,444	\$24,190,036	\$25,526,383
% Fund Balance Coverage	12	213.39%	161.11%	163.12%	95.23%	48.81%

Notes:

- 2026 Beginning Fund Balance is based on actual fund balances as of 1/1/26 after 2025 financial books were closed by Auditor's Office
- 2026 revenue estimates based on City Auditor; 2027-2030 estimated at 1% annual growth
- Assumes borrowing to finance Council's Park and Recreation Master Plan (PRMP) priorities up to \$15 million
- 2026 expenses per City staff recommendations; 2027-2030 based on 6% annual inflation for COLA, healthcare, and inflationary increases
- Impact of Miami County deciding not to collect MCD assessment; calc for 2026=2025 assessment - Est FB; 2027 = double 2026 assessment; 2028-30=2027 x 6% annual increase
- 2026 Street paving as recommended per annual inspection and grading; 2027 and beyond includes repaving 2-3 miles of alleys annually
- Accounting anomaly due to calendar timing of payrolls, a 27th payroll will next occur in 2028
- 2026 as recommended; 2027-2030 assume arbitrary but level amount
- Assumes 3-year construction implementation of up to \$15 million in PRMP improvements starting in 2027
- 2026 Debt Service includes T1 and Arena bond, 2027 adds \$500,000 for 1/2 year PRMP financing, 2028-2030 adds another \$500,000 for full-year annual PRMP debt service
- Target balance equals 125% of debt service plus 50% of annual operating budget, consistent with Utility Fund policies
- Coverage % is gauge of how close to target annual fund balance is. 100% or greater shows positive fiscal health

2/12/2026

RESOLUTION No. R-15-2026

Dayton Legal Blank, Inc.

RESOLUTION 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 RENOVATION OF THE RIVERSIDE CEMETERY RESIDENCE/OFFICE AREA

WHEREAS, City staff recommended that both the Cemetery residence/office area be renovated; and

WHEREAS, funds for the project were included in the 2026 budget; and

WHEREAS, the Council of the City of Troy, Ohio, concurs in having such renovation work performed.

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 advertise for bids and enter into a contract for the renovation of the Riverside Cemetery residence/office area, in accordance with the plans and specifications now on file in the Office of the Director of Public Service and Safety, at a cost not to exceed Three Hundred Ten Thousand Dollars and no/100 Dollars (\$310,000.00).

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-16-2026

Dayton Legal Blank, Inc.

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AMENDMENT TO THE AGREEMENT WITH BURGESS & NIPLE, INC. OF COLUMBUS, OHIO, FOR ADDITIONAL ENVIRONMENTAL SERVICES FOR THE ABANDONED GAS STATION PROJECT AT 206 S. MARKET STREET

WHEREAS, the Council of the City of Troy, Ohio, approved Resolution No. R-87-2022, authorizing a professional services agreement with Burgess & Niple, Inc. of Columbus, Ohio to perform certain environmental professional services necessary to investigate and clean up the abandoned Gas Station property at 206 S. Market Street, in an amount cost not to exceed One Hundred Eighty-two Thousand, Nine Hundred Forty-eight Dollars and no/100 (\$182,948.00); and

WHEREAS, the City of Troy, Ohio, has been awarded an additional Ohio Abandoned Gas Station Grant in the amount of Three Hundred Fifty Thousand Dollars and no/100 (\$350,000.00) to continue groundwater remediation and complete the environmental cleanup process at 206 S. Market Street; and

WHEREAS, City staff has recommended that the professional services agreement with Burgess & Niple, Inc. be amended for the performance of the additional work required for the environmental cleanup the abandoned Gas Station property at 206 S. Market Street, with a goal to attain a No Further Action (NFA) letter from the Bureau of Underground Storage Tank Regulations (BUSTR) to make the property more attractive for future development; and

WHEREAS, the Firm of Burgess & Niple, Inc. will provide the additional services set forth above for this project at a cost not to exceed Three Hundred Fifty Thousand Dollars and no/100 (\$350,000.00)

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 an amendment to the 2022 environmental professional services agreement with the firm of Burgess & Niple, Inc. to perform all additional work necessary to investigate and cleanup the abandoned Gas Station property at 206 S. Market Street, with a goal to attain a No Further Action (NFA) letter from the Bureau of Underground Storage Tank Regulations (BUSTR) at a cost not to exceed Three Hundred Fifty Thousand Dollars and no/100 (\$350,000.00) for a total agreement cost for this abandoned gas station project not to exceed Five Hundred Thirty-two Thousand, Nine Hundred Forty-eight Dollars and no/100 (\$532,948.00).

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-18-2026

Dayim Legal Blank, Inc.

A RESOLUTION AUTHORIZING PRELIMINARY PARTICIPATORY CONSENT AND COOPERATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR RESURFACING OF STATE ROUTE 41 (WEST MAIN STREET) FROM WESTON ROAD TO EXPERIMENT FARM ROAD WITHIN THE CORPORATION LIMIT OF THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

PID No. : 110895
County/Route/Section : MIA-41-11.14
Agreement No:

The following is a Resolution enacted by the City of Troy of Miami County, Ohio, hereinafter referred to as the Local Public Agency (LPA).

SECTION I – Project Description:

WHEREAS, the Council of the City of Troy, Miami County, Ohio, has determined the need for the described project:

This project will resurface State Route 41 (West Main Street) from SLM 11.14 to 11.72, in the City of Troy, Ohio.

NOW THEREFORE, be it Resolved by the Council of the City of Troy of Miami County, Ohio (LPA) as follows:

SECTION II – Consent Statement:

Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above-described project as detailed in the LPA-ODOT-Let Agreement entered into between the parties, if applicable.

SECTION III – Cooperation Statement:

The LPA shall cooperate with the Director of Transportation in the development and construction of the above-described project and shall enter into an LPA Federal ODOT Let Project Agreement, if applicable, as well as any other agreements necessary to develop and construct the Project.

The LPA agrees to participate in the cost of the project improvements along West Main Street.

The LPA further agrees to pay 100% of the cost of those features requested by the LPA which are determined by the State and Federal Highway Administration to be unnecessary for the Project.

The LPA further agrees that change orders and extra work contracts required to fulfill the construction contracts shall be processed as needed. The State shall not approve a change order or extra work contract until it first gives notice, in writing, to the LPA. The LPA shall contribute its share of the cost of these items in accordance with other sections herein.

The LPA further agrees to pay 100% of the cost to install and/or repair curb ramps at all necessary intersections to ensure compliance with the Americans with Disabilities Act.

SECTION IV - Authority to Sign:

The LPA hereby authorizes the Director of Public Service and Safety of the City of Troy, Ohio to enter into and execute contracts with the Director of Transportation which are necessary to develop plans for and to complete the above-described project; and to execute contracts with ODOT pre-qualified consultants for the preliminary engineering phase of the Project.

Upon request of ODOT, the Director of Public Service and Safety of the City of Troy, Ohio is also empowered to execute any appropriate documents to affect the assignment of all rights, title, and interests of the City of Troy, Ohio to ODOT arising from any agreement with its consultant in order to allow ODOT to direct additional or corrective work, recover damages due to errors or omissions, and to exercise all other contractual rights and remedies afforded by law or equity.

SECTION V – Utilities and Right-of-Way Statement:

The LPA agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. The LPA also understands that right-of-way costs include eligible utility costs.

The LPA agrees that all utility accommodation, relocation and reimbursement will comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION VI – Maintenance:

Upon completion of the Project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the Project in accordance with all applicable State and Federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial provisions, as necessary, for the maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

SECTION VII - Emergency Measure:

This Resolution is hereby 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 to expedite the highway project and to promote highway safety; 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-19-2026

DuBois Legal Blank, Inc.

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO FILE AN APPLICATION WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES REGARDING THE RECREATIONAL TRAILS PROGRAM (RTP) AND THE CLEAN OHIO TRAILS FUND (COTF) PROGRAM FOR THE WEST MARKET STREET SHARED MULTI-USE TRAIL PROJECT, AND DECLARING AN EMERGENCY

WHEREAS, the State of Ohio, through the Ohio Department of Natural Resources, administers financial assistance for public recreation purposes, through the Recreational Trails Program (RTP) and the Clean Ohio Trails Fund (COTF); and

WHEREAS, the City of Troy, Ohio desires financial assistance under the Recreational Trails Program (RTP) and the Clean Ohio Trails Fund (COTF) for the West Market Street Shared Multi-use Trail Project.

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

SECTION I: That the Council of the City of Troy, Ohio approves filing an application for Recreational Trails Program (RTP) and the Clean Ohio Trails Fund (COTF).

SECTION II: That the Director of Public Service and Safety of the City of Troy, Ohio, is hereby authorized to file an application with the Ohio Department of Natural Resources and to provide all information and documentation to become eligible for possible funding assistance related to the West Market Street Shared Multi-use Trail Project.

SECTION III: That the City of Troy, Ohio, does agree to obligate the funds required to satisfactorily complete the proposed project and become eligible for reimbursement under the terms and conditions of the Recreational Trails Program (RTP) and the Clean Ohio Trails Fund (COTF) Program.

SECTION IV: 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 the applications for the Recreational Trails Program (RTP) and the Clean Ohio Trails Fund (COTF) Program grants must be submitted by March 16, 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. 0-7-2026

Dayton Legal Blank, Inc.

**ORDINANCE AMENDING ORDINANCE NO. O-33-2025
APPROPRIATING FUNDS NECESSARY FOR THE VARIOUS
DEPARTMENTS AND OFFICES OF THE CITY OF TROY,
OHIO, FOR THE YEAR 2026**

BE IT ORDAINED by the Council of the City of Troy, Ohio, at least two-thirds of the members duly elected thereto concurring as follows:

SECTION I. That Section II of Ordinance No. O-33-2025, as set forth below, is hereby repealed in its entirety:

FUND	TOTAL	TRANSFER
<u>"SECTION II.</u> GENERAL FUND	\$ 26,870,049	\$ 17,505,000 "

SECTION II. That Section II of Ordinance No. O-33-2025 is hereby enacted as follows:

<u>"SECTION II.</u> GENERAL FUND	\$ 26,870,049	\$ 20,555,000 "
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SECTION III. That Section XL of Ordinance No. O-33-2025, as set forth below, is hereby repealed in its entirety:

<u>"SECTION XI.</u> PARK & RECREATION CAPITAL IMPROVEMENT FUND	\$ 2,710,550	\$ None "
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SECTION IV. That Section XL of Ordinance No. O-33-2025 is hereby enacted as follows:

<u>"SECTION XI.</u> PARK & RECREATION CAPITAL IMPROVEMENT FUND	\$ 5,760,550	\$ None "
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SECTION V. That Section XLVIII of Ordinance No. O-33-2025 is hereby enacted as follows:

"That if an item has been included in the annual appropriation and is available to purchase through the State Department of Administrative Services Bidding procedures as set forth in Ohio Revised Code Section 125.04, the purchase of that item may be authorized by the appropriate contracting official or Board without any additional legislative authorization."

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

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

ITEMS OF INTEREST

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

FROM: Patrick E. J. Titterington, City Director



DATE: February 27, 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. Phase 2 additional CIP items are progressing, and the contractor is onsite working on completing the thickener work.
 - 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 Update:
 - The Miami County Home & Outdoor Living Show was held February 13-15. The event was well attended.
 - The Troy Skating Club hosted their Winter Skating Competition on Sunday, February 22. This was their first time hosting this event.
 - WGI will be returning to Hobart Arena for two weeks in April. There will be an all day event held on April 16.
 - Troy Aquatic Park 2026 Season Passes went on sale on December 1. There have been 109 passes sold plus nine grandparents passes.
 - Girls' softball registration deadline was February 13. Teams are being finalized. We will be playing against Vandalia, Tipp City, Englewood and Miami East.
 - Summer Programs Registrations will begin April 1.
- Park Department Update:
 - Community Park restrooms renovation is nearing completion. New partitions will be delivered and installed by staff in the next couple of weeks.
 - Winter tree removals are almost finished. There are still trees along the bike path at Miami Shores Golf Course to remove and stumps to grind.
 - Weather permitting, the installation of the new playground equipment at Duke Park is scheduled to begin the week of March 9.
 - Improvements to the Archer Park baseball infields approved in the 2026 budget will begin soon. This work includes replacing the infield with the same material that is used at Duke Park. This will greatly improve playability and reduce the number of game cancellations due to rain.
- Employment Update:
 - Officer Joshua Deal was promoted to the position Sergeant effective February 15.

Items of Interest
February 27, 2026

- The Dye Mill Road Compost Facility will open for the season on March 3. The compost facility accepts compost materials including grass, brush, leaves, garden refuse (excluding fruit) and rocks. Concrete cannot be accepted at the facility. The facility will be open Tuesday - Thursday 10:00 a.m. to 6:00 p.m. and Saturday 9:00 a.m. to 3:00 p.m. On March 16 the facility will start their summer hours which are Monday – Friday 8:00 a.m. to 6:00 p.m. and Saturday 9:00 a.m. to 3:00 p.m.
- City Staff will begin the annual spring clean-up of Riverside and Rosehill Cemeteries on March 15. Citizens are asked to remove wreaths, ground-mounted displays, and any other items or decorations by March 15. New cemetery decorations can be placed starting April 15. The Rules and Regulations can be found at <https://troyohio.gov/225/Cemetery>. Administration is actively working on rules and regulations that would allow First Responders flag holders to be installed on graves with permission and acknowledgement of the owners.
- The annual “Spring Neighborhood Clean-up Week” is April 6 through April 10. This is the time when residents are permitted to exceed the capacity of the refuse cart and place additional bagged household refuse out for collection. Brush and yard waste regulations will also be relaxed during this week with brush not having to be tied/bundled and yard waste not having to be in a biodegradable bag. Grass clippings and leaves must be placed in a biodegradable bag.
- Attached is the Snow Removal Report for the 2025-2026 winter season.

Calendar of Meetings

March 2	7:00 p.m.	City Council Meeting
March 3	4:00 p.m.	Board of Park Commissioners Meeting
March 9	6:00 p.m.	City Council Committee Meeting
March 11	3:30 p.m.	Planning Commission Meeting
March 16	7:00 p.m.	City Council Meeting
March 18	4:00 p.m.	Recreation Board Meeting
March 25	3:30 p.m.	Planning Commission Meeting
March 30	6:00 p.m.	Council Committee Meeting

Upcoming Events Downtown

March 14	12:00 p.m.	St. Patrick's Day Pub Crawl
March 26	5:00 p.m.	Annual Trivia Night & Spark Awards

Upcoming Events at Hobart Arena

March 6-7		OHSAA Wrestling Tournament
March 14-15		Ohio FIRST Lego League Robotics State Championships
March 28	7:30 p.m.	World Championship Ice Racing

Reports from other departments are attached.

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

Enclosure

cc: Department Heads

MONTH	SALT			BEET JUICE			UNLEADED			DIESEL			REG LABOR		OT LABOR		EVENT TOTAL (\$/EVENT)	TOTAL SPENT TO DATE	TOTAL SALT REMAINING (TONS)	EVENT DESCRIPTION (M = Mains; S = Secondaries; B = Bridges; All = All Streets)
	(TONS)	\$/TON	\$/EVENT	(GAL)	\$/GAL	\$/EVENT	(GAL)	\$/GAL	\$/EVENT	(GAL)	\$/GAL	\$/EVENT	(HOURS)	\$/EVENT	(HOURS)	\$/EVENT				
	0.00	\$62.12	\$ -	0.0	\$1.37	\$ -	0.0	\$2.30	\$ -	0.0	\$3.12	\$ -	\$ -			\$ -	\$0.00	600.00	500 tons on order	
November 10, 2025 7:00AM-10:30AM	44.00	\$62.12	\$2,733.28	0.0	\$1.37	\$0.00	0.0	\$2.30	\$0.00	37.0	\$3.12	\$115.44	17.50	\$538.85	3.00	\$238.20	\$3,823.77	\$3,823.77	556.00	Set Mains and Secondaries
December 1, 2025 8:00PM-11:30PM	50.00	\$62.12	\$3,106.00	0.0	\$1.37	\$0.00	0.0	\$2.30	\$0.00	70.0	\$3.12	\$218.40	0.00	\$0.00	24.50	\$1,244.20	\$4,586.60	\$9,192.46	506.00	Set Mains and Secondaries
December 2, 2025 4:30AM-2:30PM	42.00	\$62.12	\$2,600.04	0.0	\$1.37	\$0.00	130.0	\$2.30	\$299.00	150.0	\$3.12	\$468.00	124.00	\$4,048.17	20.00	\$1,028.48	\$8,480.68	\$16,643.14	464.00	Plow all roads
December 2, 2025 9:30PM-12:30PM	1.00	\$62.12	\$62.12	0.0	\$1.37	\$0.00	0.0	\$2.30	\$0.00	5.0	\$3.12	\$15.60	0.00	\$0.00	3.00	\$238.20	\$315.92	\$16,959.06	483.00	Set N. Market, Adams, Broadford Bridge
December 11, 2025 9:30AM-3:00PM	0.25	\$62.12	\$574.81	0.0	\$1.37	\$0.00	0.0	\$2.04	\$0.00	25.0	\$2.86	\$66.50	5.50	\$175.40	0.00	\$0.00	\$618.51	\$17,775.57	453.75	Brining Roads
December 13, 2025 1:30PM-3:15AM	127.00	\$62.12	\$7,889.24	0.0	\$1.37	\$0.00	130.0	\$2.04	\$265.20	230.0	\$2.86	\$661.80	0.00	\$0.00	171.50	\$8,520.55	\$17,286.70	\$35,062.38	328.75	Plow all roads
December 19, 2025 7:30AM-10:00AM	56.50	\$62.12	\$3,509.78	0.0	\$1.37	\$0.00	0.0	\$2.04	\$0.00	35.0	\$2.66	\$93.10	20.00	\$668.45	0.00	\$0.00	\$4,269.33	\$39,331.69	777.17	508.52 Salt Delivery 12/17 & 12/18 Set Mains and Secondaries
December 30, 2025 11:30PM-2:30AM	62.00	\$62.12	\$3,851.44	0.0	\$1.37	\$0.00	0.0	\$2.24	\$0.00	105.0	\$2.66	\$279.30	0.00	\$0.00	25.00	\$1,231.10	\$5,381.83	\$44,693.62	715.17	Salt Mains and Secondaries
January 1, 2026 6:30AM-10:00AM	69.00	\$62.12	\$4,286.28	0.0	\$1.37	\$0.00	0.0	\$2.24	\$0.00	105.0	\$2.66	\$279.30	0.00	\$0.00	21.50	\$1,224.17	\$5,789.75	\$50,483.37	646.17	Set Mains and Secondaries
January 14, 2026 10:30PM-2:00AM	62.00	\$62.12	\$3,851.44	0.0	\$1.37	\$0.00	5.0	\$2.24	\$11.20	105.0	\$2.66	\$279.30	0.00	\$0.00	24.50	\$1,298.08	\$5,440.00	\$55,923.37	584.17	Salt Mains and Secondaries
January 15, 2026 8:00AM-11:30AM	31.00	\$62.12	\$1,925.72	0.0	\$1.37	\$0.00	0.0	\$2.24	\$0.00	105.0	\$2.66	\$279.30	24.50	\$928.35	0.00	\$0.00	\$3,033.37	\$58,956.74	553.17	Clean up of roads
January 19, 2026 9:00AM-8:00AM	3.00	\$62.12	\$186.36	0.0	\$1.37	\$0.00	0.0	\$2.24	\$0.00	5.0	\$2.66	\$13.30	0.00	\$0.00	3.00	\$183.39	\$383.05	\$59,339.79	550.17	Salting Bridges
January 22, 2026 9:30AM-2:30PM	6.30	\$72.12	\$454.36	0.0	\$1.37	\$0.00	0.0	\$2.24	\$0.00	30.0	\$2.66	\$79.80	10.00	\$340.95	0.00	\$0.00	\$675.11	\$60,214.90	543.87	Brining Roads
January 23, 2026 9:30AM-2:30PM	5.30	\$72.12	\$382.24	0.0	\$1.37	\$0.00	0.0	\$2.24	\$0.00	30.0	\$2.65	\$79.50	10.00	\$340.95	0.00	\$0.00	\$602.69	\$61,017.59	538.57	Brining Roads
January 25, 2026 2:30AM-2:30AM	0.00	\$72.12	\$0.00	0.0	\$1.37	\$0.00	170.0	\$2.24	\$380.80	420.0	\$2.66	\$1,117.20	0.00	\$0.00	270.20	\$15,442.69	\$16,940.69	\$77,958.28	538.57	Plow all roads
January 26, 2026 7:00AM-7:00PM	77.00	\$72.12	\$5,563.24	0.0	\$1.37	\$0.00	102.0	\$2.24	\$228.48	210.0	\$2.66	\$558.60	100.00	\$3,391.33	36.00	\$1,885.32	\$11,616.97	\$89,575.25	461.57	Plow all roads
January 27, 2026 8:00AM-2:30PM	8.00	\$72.12	\$578.96	0.0	\$1.37	\$0.00	60.0	\$2.24	\$134.40	100.0	\$2.65	\$265.00	66.50	\$2,064.70	0.00	\$0.00	\$3,985.86	\$92,661.11	453.57	Clearing Roads
January 28, 2026 8:00AM-2:30PM	0.00	\$72.12	\$0.00	0.0	\$1.37	\$0.00	15.0	\$2.24	\$33.60	80.0	\$2.85	\$228.00	32.50	\$1,044.81	0.00	\$0.00	\$1,280.41	\$93,941.52	453.57	Clearing Roads
January 29, 2026 8:00AM-2:30PM	0.00	\$72.12	\$0.00	0.0	\$1.37	\$0.00	15.0	\$2.24	\$33.60	40.0	\$2.65	\$106.00	19.50	\$669.78	0.00	\$0.00	\$829.38	\$94,780.90	453.57	Clearing Roads
January 29, 2026 11:00PM-7:00AM	2.00	\$72.12	\$144.24	0.0	\$1.37	\$0.00	5.0	\$2.24	\$11.20	195.0	\$2.85	\$551.75	80.00	\$2,764.16	0.00	\$0.00	\$3,436.35	\$98,217.25	451.57	Clearing Downtown
February 1, 2026 10:00PM-8:00AM	2.00	\$72.12	\$144.24	0.0	\$1.37	\$0.00	0.0	\$2.24	\$0.00	180.0	\$2.65	\$474.00	84.00	\$2,189.28	0.00	\$0.00	\$2,757.52	\$100,974.77	449.57	Clearing Downtown
February 6, 2026 8:00AM-4:30PM	83.00	\$72.12	\$5,985.96	0.0	\$1.37	\$0.00	115.0	\$2.24	\$257.60	175.0	\$2.65	\$463.75	65.00	\$3,312.00	22.00	\$1,154.57	\$11,174.48	\$112,149.25	366.57	Plow all roads
February 6, 2026 9:30AM-12:30PM	71.00	\$72.12	\$5,120.52	0.0	\$1.37	\$0.00	5.0	\$2.24	\$11.20	105.0	\$2.65	\$278.25	0.00	\$0.00	24.00	\$1,256.97	\$6,666.94	\$118,816.19	295.57	Salt Mains and Secondaries
Total	811.35		\$52,947.07	0.0		\$0.00	772.0		\$1,711.08	2,522.0		\$6,820.19	678.0		\$22,390.78	611.20		\$34,947.08	\$118,816.19	

* Compared with 2024-2025 season expenses totaling \$90,588.86 and 530.03 tons of salt used as of February 26, 2025.

Street/Solid Waste – Justin Olivieri, Foreman

- Collected and transported over 253 tons of residential trash since the last report of 211 tons
- Handled recycling complaints and trash complaints
- Collected yard waste bags and bundled brush
- Made five pothole repairs utilizing cold patch
- Placed steel plates on large pothole on St. Rt. 55 near Nashville Road until a cold patch repair can be made
- Posted five 35 mph speed limit signs along West Main Street
- Formed and painted new wooden barricades to replace old and damaged barricades
- Retrieved mowing equipment from being services for upcoming mowing season
- Ordered trash totes for new builds and replacements of damaged totes

Electrical – Daryl Williams, Electrical Foreman

- Marked Ohio Utilities Protection tickets as necessary
- Repaired downtown Christmas mini-lights as necessary
- Bucket truck 5505 – delivered for annual inspection
- Installed flags for President's Day
- Replaced a defective battery backup unit at the intersection of West Main Street and Troy Town Drive
- Installed new wiring for the electric water heater circuit at the Wastewater Treatment Plant Blower Building
- Replaced a capacitor set in Hobart Arena spotlight power supply
- Replaced a defective light over the light and installed a new sample fixture at Hobart Arena
- Replaced a broken tether bracket on an overhead sign at the West Market Street and Barnhart Road intersection
- Replaced a pedestrian pole and associated equipment at the North Market Street and East Water Street intersection
- Began upgrading the lighting fixtures on the ramp at the Lincoln Community Center
- Replaced a 400w High Pressure Sodium Lamp in the Maintenance Facility parking lot

Water Distribution/Sewer Maintenance – Scott Taylor, Utilities Foreman

- Marked numerous Ohio Utilities Protection Service tickets: 478 tickets have been marked for the month of February
- Completed numerous work orders for the Billing and Collection Office
- Investigated 10 high consumption alerts
- Investigated the zero-consumption list
- Replaced 17 meters
- Four water main breaks were repaired
- Continued the CCTV inspection for the 2026 Paving Program
- Investigated numerous frozen water services



Wastewater Treatment Plant – Ken Parks, Superintendent

- Plant staff are working on lift station checks and preventative maintenance work orders.
- On February 24, plant staff attended a training event in the plant conference room on the proper use of Loctite.
- Year-to-Date Dry Tons of Sludge removed – 90.02

Monthly Flow Data

	February - 2022	February - 2023	February - 2024	February - 2025	February - 2026
Daily Average, MGD	8.29	4.63	5.40	5.95	4.28
Daily Max, MGD	13.50	7.16	7.46	7.59	6.29
Daily Min, MGD	5.14	4.02	2.00	4.36	3.22
Monthly Total, Million Gallons	232.12	129.51	156.63	166.59	98.48

Calendar Year Flow Data

	2022	2023	2024	2025	2026
Daily Average, MGD	5.68	5.08	5.26	5.59	3.91
Daily Max, MGD	15.92	13.42	17.76	20.39	6.29
Daily Min, MGD	2.73	1.08	1.14	1.86	3.05
Total Flow Year-to-Date, Million Gallons	2,071.82	1,854.83	1,924.98	2,034.36	211.14

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

Water Treatment Plant – Gary Evans II, Superintendent

- The 2018 AWIA RRA (Risk and Resiliency Assessment) kickoff meeting occurred on Tuesday, February 17.
- The Carbon Dioxide kickoff meeting occurred on Friday, February 20.
- Status of the Chlorine Project:
 - The west foundation, north foundation, and dock floor were poured.
 - The lime fill piping was placed properly.
 - The preparation for the concrete floor pour was completed.

**Items of Interest
Engineering Department
February 27, 2026**

PROJ #	PROJECT TITLE	PROJECT STATUS
2022-002	Casstown Waterline Extension	Council approved an agreement with Miami County in June 2022 related to the design of the waterline extension to Casstown. Troy will own the portion of the waterline along Staunton Road (SR 55) between Stonyridge Avenue and Sayers Road. The County awarded the construction project to Tom's Construction Inc of St. Henry, Ohio in the amount of \$5,421,198. Council authorized the final agreement between the city and Miami County on this project. The City portion of the work is 98% complete. Restoration work will be completed in the spring. The County held a ribbon cutting of the pump station late last week; the pump station is operational.
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.
2023-003	Downtown Safety, Streetscape, and Utilities Improvement Project	<p>Council authorized \$225,000 for LJB Inc. for the conceptual design/study phase of the Downtown Safety, Streetscape, and Utilities Improvement Project. City staff and the design team have hosted two public meetings for feedback from the public. The team received comments and is finalizing a path forward as well as finalizing the design scope. Council authorized the Phase 2 design at a cost of \$617,370. Design continues. Public meetings were held. A presentation to Council as a Committee of the Whole regarding possible Prouty Plaza landscape designs was held February 24, 2025; and a presentation to Council as a Committee of the Whole regarding the Downtown Safety, Streetscape, and Utilities Improvement Project was held March 10, 2025. Comments were analyzed for final design and the final design is progressing. A field review of bollards has taken place for best practices and practical applications in the downtown square. Legislation to amend the LJB Inc. contract for design of Prouty Plaza was approved by Council on August 4, 2025. Detailed Design documents are being reviewed and comments provided back to LJB. Sidewalk assessments and authorization to bid will be forthcoming to Council.</p> <p>Routine design updates and other information will be sent out via streetscape@troyohio.gov. Information can also be found at www.troyohio.gov/streetscape.</p>
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 October 2026.
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. Construction began this week with utilities - water and storm sewer modifications.

**Items of Interest
Engineering Department
February 27, 2026**

PROJ #	PROJECT TITLE	PROJECT STATUS
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 is occurring in the coming weeks.
N/A	Sidewalk Program 2024 (Phase 16) Carriage Crossing and Missing Gap along West Main Street	Phase 16 of the sidewalk program encompasses Carriage Crossing Subdivision and locations of missing gap sidewalks along West Main Street. The contract was awarded to A to Z Maintenance of Troy, Ohio. The project is complete and contract being closed out. Assessments are being finalized.
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. Choice One has been chosen for the design and a kick off meeting will be scheduled.
N/A	City Paving Program	2026 paving list has been compiled. Council authorized bidding the 2026 Paving Program.

SUBDIVISION PROJECTS

2025-013	Sycamore Pointe	The preliminary plan for the Sycamore Pointe Subdivision was approved by the Planning Commission on February 11.
2025-012	Eagles Landing	The development 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	The preliminary plan for The Reserves at Cliff Oaks (previously the Swank Farm along Fenner Road) was approved by the Planning Commission on March 13, 2024. Phase One is approved for housing permits. Phase Two public improvements construction has begun. Staff is reviewing Phase 3 plans.
2024-001	Halifax Villas & Patio Homes PD	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; staff will be requesting the next steps for this phase from Council in the coming months.
2022-013; 2023-012	Halifax	Section 6 received final acceptance from Council, and construction continues. Section 7 housing construction is underway.
2022-014	Fern Way	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	Sections 10 housing construction continues. Section 11 construction of the public improvements is completed; housing construction continues.
2021-11	Liberty Meadows	The preliminary plan for Liberty Meadows was approved by the Planning Commission. Staff is working with the developer to review construction plans for Section One. The Final Plat of Section One was recorded and construction is in progress.

**Items of Interest
Engineering Department
February 27, 2026**

PROJ #	PROJECT TITLE	PROJECT STATUS
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.
2020-19	The Reserve at Washington	The sidewalks are completed.
2018-02	Stonebridge Meadows	Staff is awaiting the maintenance bonds for both sections.
2007-41	Pleasant View Estates	Staff has received questions pertaining to the size of the bridge required for Section 4.



MEMORANDUM

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

FROM: Tim Davis, Development Director

DATE: February 27, 2026

SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that were addressed by the Development Department from February 11, 2026 to February 26, 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 22 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 14 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
February 11, 2026 - February 26, 2026

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
1229 KNOB HILL CT	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	2/23/2026	\$ 100.00
151 W STAUNTON RD	2	Construction Trailer	CONSTRUCTION TRAILER	Taylor Bruner	2/25/2026	\$ 26.00
206 NOTTINGHILL LANE	2	Zoning-Accessory-Residential	SHED	Taylor Bruner	2/17/2026	\$ 25.00
3321 HEATHERSTONE DR	4	Zoning-Accessory-Residential	POOL	Taylor Bruner	2/24/2026	\$ 26.00
438 S DORSET RD	4	Zoning-Accessory-Residential	SHED	Taylor Bruner	2/23/2026	\$ 25.00
1317 RED MAPLE DR	4	Fence Permit	FENCE	Taylor Bruner	2/17/2026	\$ 26.00
1317 RED MAPLE DR	4	Zoning-Residential Addition	POOL	Taylor Bruner	2/17/2026	\$ 103.50
1085 W MAIN ST	4	Sign Permit-Permanent	SIGN PERMIT	Austin Eidemiller	2/17/2026	\$ 50.00
2858 HOYING DR	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	2/17/2026	\$ 100.00
313 ELMWOOD AVE	4	Zoning-Accessory-Residential	SHED	Andrew Burgei	2/12/2026	\$ 26.00
1421 GOLDENROD DR	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	2/12/2026	\$ 103.50
2752 EXECUTIVE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	2/24/2026	\$ 100.00
2746 EXECUTIVE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	2/23/2026	\$ 100.00
1395 COVENT ROAD	6	Fence Permit	FENCE	Andrew Burgei	2/20/2026	\$ 25.00
1304 W MAIN ST	6	Sign Permit-Temporary	TEMP SIGN PERMIT	Taylor Bruner	2/19/2026	\$ 25.00
2301 W MAIN ST	6	Change of Occupancy	OCCUPANCY PERMIT - MOLDAVITE LUXURY SALON	Taylor Bruner	2/18/2026	\$ 50.00
2808 NEW CASTLE DR	6	Zoning-Accessory-Residential	SHED	Taylor Bruner	2/18/2026	\$ 26.00
20 DOTCOM DR	6	Change of Occupancy	OCCUPANCY PERMIT - DDGRID LLC	Taylor Bruner	2/17/2026	\$ 50.00
243 CHAPEL CT	6	Fence Permit	FENCE	Taylor Bruner	2/16/2026	\$ 26.00
2760 EXECUTIVE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	2/12/2026	\$ 100.00

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
2759 EXECUTIVE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	2/12/2026	\$ 100.00
2755 EXECUTIVE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	2/12/2026	\$ 100.00

Violation Activity Summary

February 11, 2026 - February 26, 2026

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20260034	2/25/2026	Taylor Bruner	1017 MAYFIELD DR	1	ZONING PROBLEM	Open	2/26 Car parked in yard. Sent letter. Follow up 3/6
20260035	2/26/2026	Taylor Bruner	1044 N MYSTIC LN	1	TRASH & DEBRIS	Open	2/26 Large amount litter in front yard. Sent letter. Follow up 3/6
20260036	2/26/2026	Taylor Bruner	1465 LEE RD	1	TRASH & DEBRIS	Open	2/26 Large amount of litter on front porch. Sent letter. Follow up 3/6
20260037	2/26/2026	Taylor Bruner	1313 SARATOGA DR	1	ZONING PROBLEM	Open	2/26 Van parked in yard. Sent letter. Follow up 3/6
20260038	2/26/2026	Taylor Bruner	1057 NUTMEG SQ N	1	TRASH & DEBRIS	Open	2/26 Large amount of litter on side of house. Sent letter. Follow up 3/6
20260039	2/26/2026	Taylor Bruner	406 TROY ST	2	TRASH & DEBRIS	Open	2/26 Large amount of litter on the property. Sent letter. Follow up 3/6
20260032	2/23/2026	Andrew Burgei	20 HOBART CR	2	PROPERTY MAINTENANCE	Open	2/25 Shed and doghouse in disrepair. Sent pre-violation. Follow up 4/1.
20260031	2/23/2026	Andrew Burgei	2 HOBART CR	2	TRASH & DEBRIS	Open	2/23 Trash and debris. Sent certificate. Follow up 3/3.
20260033	2/23/2026	Andrew Burgei	722-724 MCKAIG AVE	3	PROPERTY MAINTENANCE	Open	2/26 Property maintenance. Sent pre-violation. Follow up 4/1.
20260030	2/23/2026	Andrew Burgei	209 S MULBERRY ST	3	TRASH & DEBRIS	Open	2/23 Trash and debris at curb. Next trash day is 2/25. Follow up 2/26.
20260027	2/18/2026	Andrew Burgei	822 E FRANKLIN ST	3	PROPERTY MAINTENANCE	Open	2/20 PM. Pre-violation sent certificate 2/20. Follow up 4/1.
20260028	2/18/2026	Andrew Burgei	822 E FRANKLIN ST	3	TRASH & DEBRIS	Open	2/20 Trash & debris. Sent certificate. Follow up 2/27.
20260026	2/12/2026	Andrew Burgei	1116 WALKER ST	3	OUTDOOR STORAGE	Closed	2/17 Outdoor storage. Sent certificate. Follow up 3/17. Cleaned up. Close case.
20260029	2/23/2026	Taylor Bruner	1211 W MAIN ST	5	SIGN VIOLATION	Closed	2/23 Aerial Signs on the property. Spoke to owner to address. Follow up 2/26 2/26 Signs removed. Close

March 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 City Council Meeting 7:00 pm Council Chambers	3 Park Board Meeting 4:00 pm Council Chambers	4	5	6	7
8	9 Council Committee Meeting 6:00 pm Council Chambers	10	11 Planning Commission Meeting 3:30 pm Council Chambers	12	13	14
15	16 City Council Meeting 7:00 pm Council Chambers	17 Happy St. Patricks Day 	18 Recreation Board Meeting 4:00 pm Hobart Arena	19	20	21
22	23	24	25 Planning Commission Meeting 3:30 pm Council Chambers	26	27	28
29	30 Council Committee Meeting 6:00 pm Council Chambers	31				