



AGENDA, TROY CITY COUNCIL
MONDAY, APRIL 6, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HAL

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

motion/second/roll call vote

SUMMARY OF MINUTES March 16, 2026 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

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

RESOLUTIONS - NONE

ORDINANCES

- O-15-2026 Ordinance of Assessment - S. Stanfield Reconstruction Project Phase 2 - Sidewalks and Shared Use Path 1st Reading
- O-16-2026 Ordinance of Assessment – Sidewalk & Missing Gap Program, Phase 16 1st Reading
- O-17-2026 Law Director Authorized as Agent for Annexation of 162.72 Acres at 2674 Swailes Road 1st Reading

COMMUNICATIONS/ANNOUNCEMENT

PRESENTATION: Ginger Clark, Manager, Great Miami Riverway, Update on the Great Miami Riverway

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

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

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

CITY OF TROY MISSION STATEMENT:

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

MINUTES OF COUNCIL

A regular session of Troy City Council was held on Monday, March 16, 2026 at 7:00 p.m. in Council Chambers, City Hall.

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

Upon motion of Mr. Schilling, seconded by Mr. Severt, Mr. Phillips was excused from this meeting by unanimous roll call vote.

Presiding Officer:	William G. Rozell	President of Council
Others Present:	Robin I. Oda	Mayor
	Patrick E. J. Titterington	Director of Public Service and Safety
	John E. Frigge	Auditor
	Grant D. Kerber	Director of Law

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

MINUTES: The Clerk gave a summary of the minutes of the March 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.

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 a 350kw portable generator for the Wastewater Treatment Plant at a cost not to exceed \$325,000. Report submitted by Phillips, Snee and Marshall.

Community Partnerships Committee: Mrs. Westfall, Chairman, reported that Committee recommends legislation be prepared authorizing notwithstanding legislation associated with a Troy Truck Yard event to be held May 8, 2026 at Herrlinger Park. This event will include the sale and consumption of alcoholic beverages in a defined area. So that permits can be filed with the Division of Liquor Control, Committee supports emergency legislation. Report submitted by Schilling, Whidden and Westfall.

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

1. Committee recommends legislation be prepared declaring as surplus and authorizing the sale of some vehicles and equipment no longer needed for a municipal purpose.
2. Committee recommends legislation be prepared accepting the recommendations of the Tax Incentive Review Council that the Enterprise Zone Agreements be continued and that the Troy Towne Park TIF be continued. Committee supports emergency legislation as reports are to be filed with the State by March 31.

Report submitted by Whidden, Westfall and Severt.

3. Committee members Schilling and Severt recommend legislation be prepared accepting the recommendation of the Loan Review Committee to accept the settlement with Jessica Nielsen in the amount of \$80,000 to release her from personal liability on the two defaulted ED RLF loans issued to A.M. Scott Distillery, LLC. To finalize the settlement without delay, Committee supports emergency legislation. Committee Member Westfall abstained from a recommendation on this report (to avoid the appearance of a conflict of interest as Ms. Nielsen works for the Miami County Commissioners and Mrs. Westfall's husband is one of the Commissioners).

Report submitted by Severt and Whidden.

Law & Ordinance Committee: Mr. Schilling, Chairman, reported that Committee recommends legislation be prepared regarding the Designated Outdoor Refreshment Area (DORA) as follows:

1. That legislation be prepared confirming the continued operation of the DORA.
2. That legislation be prepared authorizing the Director of Public Service and Safety to submit a new application for the existing DORA to the Ohio Division of Liquor Control that would include the following areas within the Temporary DORA Activation Boundary requiring property owner permission and approval of Troy City Council on an event-by-event basis:
 - o Troy Memorial Stadium area
 - o N. Market Street to Staunton Road
 - o Troy Senior Citizens Center
 - o Miami County Courthouse/Safety Building area

3. That legislation be prepared authorizing activation of the Temporary DORA Activation Boundary for the Troy Memorial Stadium area, N. Market Street to Staunton Road, and the Troy Senior Citizens Center for a concert on June 6, 2026, subject to the approval of the application related to the expanded Temporary Activation Boundary.
4. That legislation be prepared authorizing activation of the Temporary DORA Activation Boundary for the Miami County Courthouse/Safety Building Area for concerts on July 10, 17, 24 and 31, 2026, subject to the approval of the application related to the expanded Temporary Activation Boundary.
5. That legislation be prepared authorizing agreements related to the use of the stadium on June 6 and related to the use of the Courthouse/Safety Building area on July 10, 17, 24 and 31, 2026.

Report submitted by Marshall, Twiss and Schilling.

ORAL REPORT: Mr. Schilling, Chairman, reported that notice has been received of the transfer of the C-1 and C-2 liquor permits from JJs Lunchbox LLC, 810 S. Market Street, to Blue Bird Deli, LLC of the same address.

Personnel Committee: Ms. Hickman, Chairman, provided the following oral reports:

1. The Director of Public Service & Safety makes one of the three appointments to the Income Tax Board of Review. Mr. Titterington requested Council concurrence of the appointment of Paul V. Davis to this position to fill the unfilled term that is vacant with the resignation of Mark Wendling.

A motion was made by Ms. Hickman, seconded by Mrs. Snee, that Council concurs with the appointment of Paul Davis to the Income Tax Board of Review for a term commencing immediately and running through December 31, 2026. Motion adopted by unanimous roll call vote.

2. Mayor Oda has requested appointment of Michael Brendel, Interim President of the Troy Area Chamber of Commerce and CEO of the Troy Development Council, to the Community Improvement Corporation and the Economic Development Revolving Loan Fund based upon his interim position.

A motion was made by Ms. Hickman, seconded by Mrs. Snee, that Council approves the appointments of Mr. Brendel to the Community Improvement Corporation for a term ending December 31, 2026, or upon termination of his interim appointment if that occurs sooner, and to the Economic Development Revolving Loan Fund Committee for a term ending December 31, 2029, or upon termination of his interim appointment if that occurs sooner. Motion adopted by unanimous roll call vote.

Streets & Sidewalks Committee: Mrs. Marshall reported that Committee recommends legislation be prepared accepting the dedication of 0.471 acres of IL 10898 as new right-of-way, located at 1375 S. Union Street, as recommended by the Troy Planning Commission.

Report submitted by Schilling, Marshall and Phillips.

COMMITTEE OF THE WHOLE. Mr. Rozell reported that Committee had met regarding the Rules of Council, discussed some amendments suggested by Mr. Schilling but such changes were not supported, and Council as a Committee of the Whole recommends no changes to the Rules of Council.

Report submitted by Hickman, Marshall, Phillips, Schilling, Severt, Snee, Twiss, Westfall and Whidden.

VOTE ON RULES OF COUNCIL: A motion was made by Mrs. Snee, seconded by Ms. Hickman, that the Rules of Council be adopted without change.

Motion approved by unanimous roll call vote. (Copy of the Rules of Council as adopted attached to original minutes.)

RESOLUTION NO. R-20-2026

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 A 350kw PORTABLE GENERATOR FOR THE WASTEWATER TREATMENT PLANT

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-21-2026

RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL 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. Whidden.

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

No: None.

Mr. Twiss moved for adoption. Motion seconded by Ms. Hickman
Yes: Whidden, Westfall, Severt, Hickman, Schilling, Marshall, Twiss and Snee.
No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-22-2026

RESOLUTION ACCEPTING THE RECOMMENDATION OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE TROY TOWNE PARK TIF AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

Mr. Whidden moved for adoption. Motion seconded by Mr. Twiss.
Yes: Severt, Hickman, Schilling, Marshall, Twiss, Snee, Whidden and Westfall.
No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-23-2026

RESOLUTION ACCEPTING SETTLEMENT FROM JESSICA NIELSEN TO RELEASE HER FROM PERSONAL LIABILITY ON PERSONAL GUARANTIES FOR ECONOMIC DEVELOPMENT REVOLVING LOAN FUND LOANS TO A. M. SCOTT DISTILLERY, INC. 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. Whidden.
Yes: Hickman, Schilling, Marshall, Twiss, Snee, Whidden and Severt.
No: None.

Abstain: Westfall (to avoid the appearance of a conflict of interest as Ms. Nielsen works for the Miami County Commissioners and Mrs. Westfall's husband is one of the Commissioners).

Mr. Whidden moved for adoption. Motion seconded by Mr. Severt.
Yes: Schilling, Marshall, Twiss, Snee, Whidden, Severt and Hickman.
No: None.

Abstain: Westfall (to avoid the appearance of a conflict of interest as Ms. Nielsen works for the Miami County Commissioners and Mrs. Westfall's husband is one of the Commissioners).

RESOLUTION ADOPTED

ORDINANCE NO. O-8-2026

ORDINANCE AUTHORIZING THE USE OF PUBLIC AREAS FOR THE 2026 TROY TRUCK YARD EVENT, NOTWITHSTANDING CONFLICTING PROVISIONS OF THE TROY CODIFIED ORDINANCES, AND FURTHER APPROVING THE USE OF AN AREA FOR THE SALE OF BEER SUBJECT TO THE ISSUANCE OF PROPER PERMITS BY THE STATE OF OHIO AND PROCUREMENT OF LIQUOR LIABILITY INSURANCE, AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

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

Mr. Whidden moved for adoption. Motion seconded by Mrs. Snee.
Yes: Snee, Whidden, Westfall, Severt, Hickman, Schilling and Marshall.
No: Twiss.

ORDINANCE ADOPTED

ORDINANCE NO. O-9-2026

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

This Ordinance was given first title reading.

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

Mrs. Westfall moved for adoption. Motion seconded by Mr. Twiss.
Yes: Whidden, Westfall, Severt, Hickman, Schilling, Marshall, Twiss and Snee.
No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-10-2026

ORDINANCE ACCEPTING THE J & B PROPERTIES OF TROY, LLC REPLAT AND THE DEDICATION OF RIGHT-OF-WAY LOCATED ALONG PART OF INLOT 10898 IN THE CITY OF TROY, OHIO

This Ordinance was given first title reading.

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

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

No: None.

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

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

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-11-2026

AN ORDINANCE AMENDING THE DESIGNATED OUTDOOR REFRESHMENT AREA KNOWN AS THE DOWNTOWN TROY DESIGNATED OUTDOOR REFRESHMENT AREA AND REGULATIONS PROVIDED FOR BY ORDINANCE NO. O-11-2021, AS AMENDED BY ORDINANCE NO. O-7-2023, AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

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

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

No: None.

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

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

No: Twiss.

ORDINANCE ADOPTED

ORDINANCE NO. O-12-2026

AN ORDINANCE CONDUCTING A FIVE-YEAR REVIEW OF THE DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) AND APPROVING CONTINUED OPERATION OF THE CITY OF TROY, OHIO DORA AND ESTABLISHING REGULATIONS AS REQUIRED BY LAW

This Ordinance was given first title reading.

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

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

No: None.

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

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

No: Twiss.

ORDINANCE ADOPTED

ORDINANCE NO. O-13-2026

ORDINANCE PERMITTING USE OF CERTAIN REAL PROPERTY IN THE DESIGNATED OUTDOOR REFRESHMENT AREA FOR USE AS A DESIGNATED OUTDOOR REFRESHMENT AREA FOR CONCERT EVENTS ON JUNE 6, 2026 AND ON JULY 10, 17, 24 AND 31, 2026

This Ordinance was given first title reading.

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

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

No: None.

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

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

No: Twiss.

ORDINANCE ADOPTED

ORDINANCE NO. O-14-2026

ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AGREEMENTS WITH THE TROY CITY SCHOOLS BOARD OF EDUCATION AND/OR THE TROY AREA CHAMBER OF COMMERCE AND THE BOARD OF COMMISSIONERS OF MIAMI COUNTY OHIO FOR CONCERTS ON SPECIFIC DATES DURING 2026

This Ordinance was given first title reading.

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

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

No: None.

Mr. Whidden moved for adoption. Motion seconded by Mr. Severt.
Yes: Severt, Hickman, Schilling, Marshall, Snee, Whidden and Westfall.
No: Twiss.

ORDINANCE ADOPTED

COMMENTS OF DIRECTOR OF PUBLIC SERVICE AND SAFETY:

- In response to a citizen request, the Cemetery Rules and Regulations have been updated to provide regulations for placing first responder emblem flag holders at a grave site.
- A ribbon cutting has been scheduled for 5:00 p.m. on April 15 for the new Park Maintenance Building.
- The City-wide spring cleanup is scheduled for April 6-10.
- Tickets will be issued for the free concert on June 6 so that the City has information in case it is necessary to contact ticket holders; to help inform attendees of any regulations (i.e., no chairs are permitted on the turf of the Troy Memorial Stadium); and to help track anticipated attendees based on capacity of the stadium.

COMMENTS OF MEMBERS OF COUNCIL:

- Members of Council thanked Mr. Titterington for the amendment to the Cemetery Rules and Regulations regarding first responder emblem flag holders and congratulated Mr. Titterington and HR Director Charlotte Colley on recently being recognized by the Ohio City Management Association.
- Ms. Hickman commented that the Development Department is preparing a pamphlet to help inform citizens on where to find assistance for needed services.
- In response to Mr. Whidden, Mr. Titterington advised that staff believe the timeline to bid the low dam project should occur in October after the US Army Corps of Engineers approves the design. He also advised that construction would take about a year, weather permitting.
- Mrs. Snee thanked the County for hosting the meeting held by the At-Large Council Members on March 7, and for then providing a jail tour for those interested.
- In response to Mrs. Snee, Mr. Titterington commented that each request for tickets for the June 6 concert will be limited to six.
- In response to Mr. Severt regarding the June 6 concert, Mr. Titterington advised that the concert event will not impact the Strawberry Donut sales; there is no designated parking for the concert, but additional shuttle stops and later shuttle rides will be offered; it is suggested that parking behind the high school be used as well; Staunton Road will be closed to traffic on June 6; and there will be limited handicap parking.
- Mr. Severt stated that Council hears from citizens that it does no good to file complaints and noted that reports show the number of complaints staff investigates each month.
- In response to Council President Rozell, Mr. Titterington advised that the it is not anticipated that the work on the roundabout at Staunton/Adams Street will impact the Strawberry Festival or the June 6 concert event.

POLICE DEPT. PRESENTATION ON ANIMAL CONTROL: Capt. Dominick Burnside commented that Ordinances required dogs to be under the control of the owner, but not leashed other than in parks; most complaints are about an animal "running at large; in 2025 the department responded to over 400 animal complaints with about 30 citations issued; the departmental goal is to reunite an animal with its owner; citizens can call 911 or the 911 non-emergency number to register a complaint. In response to Mr. Severt, Capt. Burnside commented that if the City enacted legislation requiring a dog to be on a leash, then that provision would be enforced. Ms. Hickman commented that she understands some complaints are from a dog in a house getting out and attacking a dog that may be walking by, and Capt. Burnside stated the dog that would not be under the control of the owner would be the one that got out of the house.

There being no further business, Council adjourned at 7:56 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council

DATE: March 30, 2026

FROM: Law & Ordinance Committee

SUBJECT: **PROCEDURE FOR THE ANNEXATION OF 162.72 ACRES, 2674 SWAILES ROAD**

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

Committee members Twiss and Schilling met March 30 to consider authorizing the Director of Law to act as agent related to the annexation of 2674 Swailes Road. The annexation of this parcel will create a cleaner demarcation of future service responsibilities between the City and Concord Township. The owners of the property agreed to annexation with the City handling the process on their behalf.

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

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Law to act as the agent for the property owners to commence the process for the annexation of Parcel Number C06-009800, a 162.72 acre parcel at 2674 Swailes Road.

Respectfully submitted,

Kristie L. Marshall

William C. Twiss

Jeffrey A. Schilling, Chairman
Law & Ordinance Committee

DETAILED REPORT:

Committee members Twiss and Schilling met March 30, 2025, to authorize the Director of Law to act as agent related to the annexation of a 162.72 acre parcel at 2674 Swailes Road. This meeting was also attended by Mayor Oda, Council member Phillips, the Director of Public Service and Safety, members of the City staff, and citizens.

This parcel is located outside the corporate limits. The owners of the property, J. Randolph Mott and Joseph Carner, Co-Trustees, agreed to annexation with the City handling the process on their behalf. Having the property annexed will create a cleaner demarcation of future service responsibilities between the City and Concord Township. The first step in the process is to authorize the Director of Law to commence the process to prepare the standard annexation petition documents to be presented to the County and the City.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Law to act as the agent for the property owners to commence the process for the annexation of Parcel Number C06-009800, a 162.72 acre parcel at 2674 Swailes Road.

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

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council

DATE: March 30, 2026

FROM: Streets & Sidewalks Committee

SUBJECT: ORDINANCE OF ASSESSMENT – S. STANFIELD ROAD RECONSTRUCTION PROJECT PHASE 2 –
SIDEWALKS AND SHARED USE PATH

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

Committee members Schilling and Phillips met March 30 to consider the Ordinance of Assessment related to the replacement of sidewalks and a shared-use path within the South Stanfield Road Reconstruction Project Phase 2. This project is complete and the next step is for Council to enact the Ordinance of Assessment.

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

It is the recommendation of this Committee that legislation be prepared authorizing the Ordinance of Assessment for the South Stanfield Reconstruction Project Phase 2 - Sidewalks and Shared Use Path.

Respectfully submitted,

Jeffrey A. Schilling

Kristie L. Marshall

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

Committee members Schilling and Phillips met March 30, 2026, to consider the Ordinance of Assessment related to the replacement of sidewalks and a shared-use path within the South Stanfield Road Reconstruction Project Phase 2. Also attending the meeting were Mayor Oda, the Director of Public Service and Safety, members of the City staff, and citizens.

Council enacted Resolution R-20-2024, in May of 2024, declaring the necessity for the improvements to be completed in the South Stanfield Road Reconstruction Project Phase 2. The project boundaries are from the intersection of South Stanfield Road and West Stanfield Road north to the south property line of 4 South Stanfield Road. The bid for sidewalk and drive approach repairs came in at 40% and 55% (respectively) under the engineer's estimated cost, allowing for a cost savings to the affected property owners.

The project is complete and the next step is for Council to enact the Ordinance of Assessment. The property owner will then be given written notice to make payment within a 30-day period. Assessments not paid will be certified to the County Auditor for collection with property taxes over a five-year period. The unpaid assessments would be certified for collections to start in 2027. The Ordinance of Assessment will enable the City to recover approximately \$165,710.28 invested in infrastructure rehabilitation in the public right-of-way.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Ordinance of Assessment for the South Stanfield Reconstruction Project Phase 2 - Sidewalks and Shared Use Path.

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

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Rozell, President of Council

DATE: March 30, 2026

FROM: Streets & Sidewalks Committee

SUBJECT: ORDINANCE OF ASSESSMENT, PHASE 16 OF SIDEWALK IMPROVEMENT & MISSING GAP PROGRAM

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

Committee members Schilling and Phillips met March 30 to consider the Ordinance of Assessment for Phase 16 of the Sidewalk Improvement & Missing Gap Program. The Phase 16 work has been completed for the area described in the detailed report. No objections were received from the recently published notice. The next step of the process is for Council to enact the Ordinance of Assessment.

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

It is the recommendation of this Committee that legislation be prepared authorizing the Ordinance of Assessment for Phase 16 of the Sidewalk Improvement & Missing Gap Program.

Respectfully submitted,

Jeffrey A. Schilling

Kristie L. Marshall

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

Committee members Schilling and Phillips met March 30, 2026, to consider the Ordinance of Assessment for Phase 16 of the Sidewalk Improvement & Missing Gap Program. Also attending the meeting were Mayor Oda, the Director of Public Service and Safety, citizens, and members of the City staff.

Phase 16 generally included parcels along West Main Street from Carriage Crossing Way to Marybill Drive, and parcels along Troy Town Drive. For the ten properties in this phase where the City contracted for the work to be performed, the notice of the completion of the project and availability of final assessments for review has been done. That notice provided for objections to be filed by March 31. No objections have been filed. The next step is for Council to enact the Ordinance of Assessment. The property owners will then be given written notice to make payment within a 30-day period. Assessments not paid will be certified to the County Auditor for collection with property taxes over a five-year period. The unpaid assessments would be certified for collections to start in 2027. This will enable the City to recover approximately \$76,774.90 invested in infrastructure rehabilitation in the public right-of-way.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Ordinance of Assessment for Phase 16 of the Sidewalk Improvement & Missing Gap Program.

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

ORDINANCE No. O-15-2026

Dayton Legal Blank, Inc.

**ORDINANCE LEVYING ASSESSMENTS FOR
SIDEWALK CONSTRUCTION/REPAIR AND SHARED
-USE PATH AS PART OF THE SOUTH STANFIELD
ROAD RECONSTRUCTION PROJECT PHASE 2**

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

SECTION I: That the list of estimated assessments of the cost of constructing and/or repairing certain sidewalks in the City of Troy, Ohio, reported to this Council and now on file in the office of the Clerk of Council, attached hereto as Exhibit A, identified as the South Stanfield Reconstruction Project Phase 2 - Sidewalks and Shared Use Path and aggregating \$165,710.28 is adopted and confirmed.

SECTION II: That the several amounts of the assessments are hereby assessed and levied on the lots and lands bounding and abutting the improvement.

SECTION III: That the assessments do not exceed the special benefits resulting from the improvement, and do not exceed any statutory limitation.

SECTION IV: That the Clerk of Council is directed to keep on file in her office a list of the assessments, and the description of the lots and lands.

SECTION V: That the total assessment against each lot and parcel of land shall be payable in cash to the City in no less than thirty (30) days after the effective date of this ordinance. All assessments and installments which have not been paid after the expiration of the thirty (30) day period shall be certified by the Clerk of Council to the County Auditor, to be placed by him on the tax duplicate and collected the same as other taxes, as provided by law.

SECTION VI: That the Clerk of this Council is directed to cause notice of the levy of the assessments herein to be filed with the County Auditor within twenty (20) days following the passage of this Ordinance.

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

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

EXHIBIT A

Estimated Assessments per Property

South Stanfield Road Reconstruction Phase 2

Parcel #	Inlot #	Address #	Street	Lot Frontage	Est. Sidewalk in Linear Feet	Sidewalk Area (sf)	4" concrete @ \$8.47/sf	Driveway apron/ approach and walk (sf)	8" Concrete Apron @ \$9.09/sf	Final Combined Total
D08-103427	IL 8741	10	S Stanfield	334.84	310	1550	\$ 13,128.50	788.25	\$ 7,157.31	\$ 20,285.81
D08-059293	PT IL 7274	20	S Stanfield	350	296.5	1482.5	\$ 12,556.78	1784.69	\$ 16,204.99	\$ 28,761.77
D-08-058872	IL 7122	21	S Stanfield	323.23	96	480	\$ 4,065.60	836.40	\$ 7,594.51	\$ 11,660.11
D08-058324	IL 6879	31	S Stanfield	272.69	249	1245	\$ 10,545.15	319.32	\$ 2,899.43	\$ 13,444.58
D08-250145	IL 7274	40	S Stanfield	280	205.25	1026.25	\$ 8,692.34	1566.22	\$ 14,221.28	\$ 22,913.62
D08-058942	PT IL 6880	41	S Stanfield	200	175.75	878.75	\$ 7,443.01	323.82	\$ 2,940.29	\$ 10,383.30
D08-058813	PT IL 6881	47 & 51	S Stanfield	200	176	880	\$ 7,453.60	315.01	\$ 2,860.29	\$ 10,313.89
D08-251210	IL6882	61	S Stanfield	200	176.5	882.5	\$ 7,474.78	317.60	\$ 2,883.81	\$ 10,358.59
D08-058328	IL 8203	65	S Stanfield	100	76	380	\$ 3,218.60	307.29	\$ 2,790.19	\$ 6,008.79
D08-102554	IL 8179	80	S Stanfield	315.63	260.25	1301.25	\$ 11,021.59	415.93	\$ 3,776.64	\$ 14,798.23
D08-058329	IL 8204	81	S Stanfield	300	249.5	1247.5	\$ 10,566.33	684.50	\$ 6,215.26	\$ 16,781.59
				2876.39	2270.75	11353.75	\$ 96,166.28	7658.03	\$ 69,544.00	
									Total Estimate	\$ 165,710.28

ORDINANCE No. 0-16-2026

Dayton Legal Blank, Inc.

**ORDINANCE LEVYING ASSESSMENTS FOR PHASE
16 OF THE SIDEWALK IMPROVEMENT AND
MISSING GAP PROGRAM**

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

SECTION I: That the list of estimated assessments of the cost of constructing and/or repairing certain sidewalks in the City of Troy, Ohio, reported to this Council and now on file in the office of the Clerk of Council, attached hereto as Exhibit A, identified as the Sidewalk Improvement and Missing Gap Program, Phase 16, and aggregating \$76,774.90, is adopted and confirmed.

SECTION II: That the several amounts of the assessments are hereby assessed and levied on the lots and lands bounding and abutting the improvement.

SECTION III: That the assessments do not exceed the special benefits resulting from the improvement, and do not exceed any statutory limitation.

SECTION IV: That the Clerk of Council is directed to keep on file in her office a list of the assessments, and the description of the lots and lands.

SECTION V: That the total assessment against each lot and parcel of land shall be payable in cash to the City in no less than thirty (30) days after the effective date of this ordinance. All assessments and installments which have not been paid after the expiration of the thirty (30) day period shall be certified by the Clerk of Council to the County Auditor, to be placed by him on the tax duplicate and collected the same as other taxes, as provided by law.

SECTION VI: That the Clerk of this Council is directed to cause notice of the levy of the assessments herein to be filed with the County Auditor within twenty (20) days following the passage of this Ordinance.

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

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

EXHIBIT A

Final \$ Assessment (w- Admin Fee)	ParcelGIS	INLOT	DeededOwner	StNumber	StrName	StrSuffix
\$2,998.40	D08-102604	8376	The Taylor Lachey Company LLC	2730-2732	Fairview	Court
\$9,798.00	D08-102606	8377	CB & SB Properties LLC	2726-2728	Fairview	Court
\$11,066.75	D08-102608	8378	Randolph & Pamela Murphy	2755	W. Main	Street
\$1,069.25	D08-103650	8869	East Troy LLC	2301-2307	W. Main	Street
\$15,933.75	D08-058055	10586	SEW-Eurodrive	2001	W. Main	Street
\$8,157.50	D08-102860	8439	Troy Hotel II LLC	83-87	Troy Town	Drive
\$19,390.00	D08-102858	8438	Troy Hotel II LLC		Troy Town	Drive
\$1,417.50	D08-056424	10390	RNR Capital Investment Group LLC	45	Troy Town	Drive
\$4,712.50	D08-058335	6889	NNN Reit LP	20	Troy Town	Drive
\$2,231.25	D08-058332	10900	AAAR Troy LLC	60	Troy Town	Drive
\$76,774.90						

COZATT ENGINEERING COMPANY

CIVIL ENGINEER-LAND SURVEYOR

MICHAEL W. COZATT
PROFESSIONAL ENGINEER 36325
PROFESSIONAL SURVEYOR 6001

1100 WAYNE STREET, SUITE 1140
TROY, OHIO 45373
(937) 339-2921 * (937) 216-6320

SUBDIVISIONS
MUNICIPAL ENGINEERING
LAND SURVEYS

August 13, 2025

DESCRIPTION

162.720 Acre Tract
J. Randolph Mott and
Joseph Carner, Co-Trustees

Being a 162.720 acre tract located in the northeast and northwest corner of Section 6, Town 4N, Range 6E, Concord Township, Miami County, Ohio, and being the land acquired by J. Randolph Mott and Joseph Carner, Co-Trustees by D.B. 787, Page 633 of the Miami County Recorder's Deed Records and further bounded and described as follows:

Beginning at a Mag nail found at the northwest corner of the northwest quarter of Section 6, said Mag nail also being at the centerline intersection at Nashville Road and Swailes Road and marking the true place of beginning;

thence, North 89 deg.-49'-59" East for 2688.06 ft. along the north line of Section 6 and the centerline of Swailes Road to a Mag nail found at the northeast corner of the northwest quarter of Section 6;

thence, North 89 deg.-46'-11" East for 619.28 ft. along the north line of Section 6 and the centerline of Swailes Road to a Mag nail set at the northwest corner of Lot 1 of Cedarhurst Subdivision filed in P.B. 06, Page 70;

thence, South 00 deg.-19'-51" West for 1021.06 ft. along the west line of Lot 1 to a 5/8" dia. capped iron pin found on the north line of the abandoned railroad, witness passing a 5/8" dia. capped iron pin set at 30.00 ft.;

thence, South 49 deg.-17'-12" West for 417.58 ft. along the north line of the abandoned railroad to an iron pin found;

thence, South 00 deg.-22'-42" West for 1419.47 ft. to a 5/8" dia. capped iron pin set on the half section line;

thence, North 89 deg.-34'-27" West for 304.80 ft. along the half-section line to an iron pipe found at the southeast corner of the northwest quarter of Section 6;

thence, North 89 deg.-30'-53" West for 1519.65 ft. along the half-section line to a point, witness an iron pin found South 40 deg.-53'-11" East at 2.39 ft.;

thence, North 00 deg.-10'-09" West for 1143.29 ft. to a 5/8" dia. capped iron pin set;

thence, North 89 deg.-30'-52" West for 1143.29 ft. to a Mag nail set on the west line of Section 6 and the centerline of Nashville Road, witness passing a 5/8" dia. capped iron pin set at 1113.29 ft.;

thence, North 00 deg.-10'-09" West for 1534.43 ft. along the west line of Section 6 and the centerline of Nashville Road to the Mag nail set marking the true place of beginning.

Containing a total of 162.720 acres, including 3.314 acres in road right-of-way and subject to all legal easements, rights-of-way and restrictions of record. The bearings are based on the north line of Section 6 and the centerline of Swailes Road, bearing North 84 deg.-49'-59" East, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

According to a field survey performed by Michael W. Cozatt, Professional Surveyor #6001, 1100 Wayne Street, Suite 1140, Troy, Ohio 45373, on August 13, 2025 and filed in Vol. 63, Page 149 of the Miami County Engineer's Record of Land Surveys.

Michael W. Cozatt 8/13/25
Michael W. Cozatt, P.S. #6001 Date



dell4:13825

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY _____ DATE _____

ITEMS OF INTEREST

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

FROM: Patrick E. J. Titterington, City Director



DATE: April 3, 2026

We are providing the following for your information:

- Major Project Update:
 - WWTP Expansion – Phase 1 of the project is complete. As a part of Phase 1, the City along with the construction team confirmed that a malfunctioning screw pump is under warranty and the manufacturer's responsibility to replace; the manufacturer is contending the replacement of the screw pump with the contractor. The prime contractor hired a metallurgy investigator that found evidence that the welds failed due to the manufacturing process. The contractor with the City support is going back to the manufacturer with this information. The manufacturer has agreed to replace the screw pump and inspect the remaining functional three screw pumps installed at the same time.
 - 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:
 - Ohio FIRST Lego League Robotics State Championships were held March 14 and 15.
 - Ernst Concrete held a retirement party event at Hobart Arena on Saturday, March 21.
 - The International Championship Ice Racing returned to Hobart Arena on Saturday, March 28. They will return in 2028.
 - Ice is being removed by staff this week for the 2025-2026 Season.
 - WGI will be practicing at Hobart Arena for two weeks in April. There will be an all-day Preliminary Percussion event held on April 16.
 - Miami County Veterans Services will be holding a Veterans Job & Benefit Fair at the arena on April 22.
 - Three Dog Night will perform at Hobart Arena on July 16.
 - Troy Aquatic Park 2026 Season Passes went on sale on December 1. There have been 145 passes sold plus 16 grandparents passes.
 - The Troy Aquatic Park is scheduled to open on Saturday, May 23 for the 2026 Season.
 - Summer Programs Registrations will begin April 1.
 - The Spring Introduction to Hockey was held on March 16, 17, 23, and 24. The program had 28 participants. This is the highest number of participants we have ever had and there was a waiting list of 10 players who have been offered spots in the Summer Session.
 - Troy Bruins Youth Hockey Registrations will begin April 8.

- Park Department Update:
 - Community Park restrooms renovation is nearing completion. The final piece is the delivery of the new partitions, and it will be completed within the next couple of weeks.
 - Winter tree removals of dead and diseased trees have concluded for the season. Staff will now focus on disease control, pruning, and watering trees as needed.



Items of Interest

April 3, 2026

- Installation of the new playground equipment at Duke Park should be completed by April 10, weather permitting. The new playground equipment will not be available for use until the turf can be installed.
- A ribbon cutting will be held for the new Park Maintenance Building at Duke Park on April 15 at 5:00 p.m.
- Employment Update:
 - Jared Wullenweber transferred from Hobart Arena Facility Operator to a Park Maintenance Worker effective March 30.
- City Staff began the annual spring clean-up of Riverside and Rosehill Cemeteries on March 15. New cemetery decorations can be placed starting April 15. The Rules and Regulations can be found at <https://troyohio.gov/225/Cemetery>.
- 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

April 6	4:00 p.m.	Board of Park Commissioners Meeting
April 6	7:00 p.m.	City Council Meeting
April 8	3:30 p.m.	Planning Commission Meeting
April 13	6:00 p.m.	Council Committee Meeting
April 15	4:00 p.m.	Recreation Board Meeting
April 20	7:00 p.m.	City Council Meeting
April 22	3:30 p.m.	Planning Commission Meeting
April 27	6:00 p.m.	Council Committee Meeting
April 29	6:00 p.m.	Human Relations Commission Meeting

Upcoming Events Downtown

May 17	5:00 p.m.	2026 Taste of Troy
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Upcoming Events at Hobart Arena

April 16		WGI Percussion World Championships – Concert Prelims
April 22	10:00 a.m.	Veterans Connect
April 25		Dayton Feis
April 28	7:00 p.m.	Upper Valley Career Center Achievers Award Recognition Ceremony
May 2-3		Ohio Baton Twirling Council Championships
May 9-10		Center Stage Academy of Dance – Spring Recital
May 15	7:30 p.m.	38 Special with special guest Latter
July 16	7:30 p.m.	Three Dog Night with special guests Jay Psaros

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 (TONS)	SALT (\$/TON)	\$/EVENT	BEEF JUICE (GAL)	BEEF JUICE (\$/GAL)	\$/EVENT	UNLEADED (GAL)	UNLEADED (\$/GAL)	\$/EVENT	DIESEL (GAL)	DIESEL (\$/GAL)	\$/EVENT	REG LABOR (HOURS)	REG LABOR (\$/EVENT)	OT LABOR (HOURS)	OT LABOR (\$/EVENT)	EVENT TOTAL (\$/EVENT)	TOTAL SPENT TO DATE	TOTAL SALT REMAINING (TONS)	EVENT DESCRIPTION (M = Mains; S = Secondaries; B = Bridges; All = All Streets)
	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	\$3,623.77	\$3,623.77	556.00	Salt 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	\$1,244.29	\$4,568.69	\$8,192.46	506.00	Salt Mains and Secondaries
December 2, 2025 4:30AM-2:30PM	42.00	\$62.12	\$2,609.04	0.0	\$1.37	\$0.00	130.0	\$2.30	\$299.00	150.0	\$3.12	\$468.00	124.00	\$4,045.17	20.00	\$1,029.48	\$8,450.88	\$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	463.00	Salt N. Market, Adams, Broadford Bridges
December 11, 2025 9:30AM-3:00PM	9.25	\$62.12	\$574.61	0.0	\$1.37	\$0.00	0.0	\$2.04	\$0.00	25.0	\$2.66	\$66.50	5.50	\$175.40	0.00	\$0.00	\$816.51	\$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	\$2.66	\$611.80	0.00	\$0.00	171.50	\$8,520.55	\$17,286.79	\$35,062.36	326.75	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	\$666.45	0.00	\$0.00	\$4,269.33	\$39,331.69	777.17	506.92 Salt Delivery 12/17 & 12/18 Salts 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	\$1,231.19	\$5,361.93	\$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	Salt 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	\$1,298.06	\$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	\$828.35	0.00	\$0.00	\$3,033.37	\$58,956.74	553.17	Clean up of roads
January 19, 2026 5:00AM-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	Salt Bridges
January 22, 2026 9:30AM-2:30PM	6.30	\$72.12	\$454.38	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	\$875.11	\$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	\$802.69	\$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	279.20	\$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	\$5,553.24	0.0	\$1.37	\$0.00	102.0	\$2.24	\$228.48	210.0	\$2.66	\$568.60	109.00	\$3,391.33	36.00	\$1,885.32	\$11,816.97	\$89,575.25	461.57	Plow all roads
January 27, 2026 8:00AM-2:30PM	8.00	\$72.12	\$576.96	0.0	\$1.37	\$0.00	80.0	\$2.24	\$179.20	100.0	\$2.65	\$265.00	66.50	\$2,064.70	0.00	\$0.00	\$3,085.86	\$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	\$2.65	\$212.00	32.50	\$1,044.81	0.00	\$0.00	\$1,290.41	\$93,951.52	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	\$689.78	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	\$2.65	\$516.75	80.00	\$2,764.16	0.00	\$0.00	\$3,436.35	\$98,217.25	451.57	Cleaning Downtown
February 1, 2026 10:00PM-6:00AM	2.00	\$72.12	\$144.24	0.0	\$1.37	\$0.00	0.0	\$2.24	\$0.00	160.0	\$2.65	\$424.00	64.00	\$2,189.28	0.00	\$0.00	\$2,757.52	\$100,974.77	449.57	Cleaning 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	95.00	\$3,312.60	22.00	\$1,154.57	\$11,174.48	\$112,149.25	366.57	Plow all roads
February 8, 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	\$6,668.94	\$118,816.19	295.57	Salt Mains and Secondaries
March 2, 2026 7:00AM-10:00AM	61.00	\$72.12	\$4,399.32	0.0	\$1.37	\$0.00	0.0	\$2.24	\$0.00	105.0	\$2.65	\$278.25	21.00	\$896.93	0.00	\$0.00	\$5,374.50	\$124,190.69	234.57	Salt Mains and Secondaries
Total	872.35		\$57,346.39	0.0		\$0.00	772.0		\$1,711.08	2,627.0		\$7,098.44	699.0	\$23,087.71	611.20	\$34,947.08		\$124,190.69		

* Compared with 2024-2025 season expenses totaling \$90,660.11 and 531.18 tons of salt used as of April 3, 2025.

Street/Solid Waste – Justin Olivieri, Foreman

- Collected and transported over 286 tons of residential trash since the last report of 260 tons
- Handled recycling complaints and trash complaints
- Collected yard waste bags and bundled brush
- Pothole repairs were made utilizing cold patch
- Replaced 88 signs for Zone 8 sign replacement
- Three Street Department employees attended LTAP Work Zone Safety and Traffic Control Training
- Attended the Manual on Uniform Traffic Control Devices Webinar
- Crack sealed roadways in the Westbrook area
- Received 311.61 tons of roadway rock salt to replenish supply

Electrical – Daryl Williams, Electrical Foreman

- Marked Ohio Utilities Protection tickets as necessary
- Repaired downtown Christmas mini-lights as necessary
- Replaced several fluorescent lamps at City Hall
- Repaired damaged wiring for the North Market Street Baseball field lights
- Repaired a defective heater in the North Market Street Ballfields Women's Restrooms
- Replaced a failed circuit breaker in the Mechanic's Shop electric panel at the Maintenance Facility
- Repaired two High Pressure Sodium light fixtures in the Cold Storage at the Maintenance Facility
- Wired in new pumps at the Barnhart Lift Station
- Replaced a failed control board at the westbound Heywood School flasher
- Replaced 12 wind damaged traffic signal visors at the West Market Street and Dorset Road intersection along with the West Market Street and Barnhart intersection
- Programmed and installed four remote communication modules for UPS units at various traffic signals
- Installed two sample light fixtures and replaced one standard light fixture over the ice at Hobart Arena
- Changed a fluorescent ballast at Hobart Arena
- Repaired a damaged 50A cable at Hobart Arena

Water Distribution/Sewer Maintenance – Scott Taylor, Utilities Foreman

- Marked numerous Ohio Utilities Protection Service tickets
- Completed numerous work orders for the Billing and Collection Office
- Investigated 13 high consumption alerts
- Replaced 142 meters
- Updated 10 Water Services
- 570 OUPS tickets were completed
- Cleaned storm and sewer hot spots
- Cleaned flow monitors
- Continued the CCTV inspection for the 2026 Paving Program
- Shivsagar Subdivision water line was filled
- Repaired a water main break at 1099 Meadow Lane
- Plugged the pond for the rerouting of storm water at Chic-Fil-a



Wastewater Treatment Plant – Ken Parks, Superintendent

- Plant staff attended Confined Space Training on March 19 and 20.
- Annual maintenance was performed on the five aeration tank turbo blowers on March 25 and 26 by the manufacturer.
- A failed hard drive was replaced in the Headworks SCADA HMI computer on March 27.
- Plant staff are working on lift station checks, replacing a six-inch valve on a pipe that feeds the thickener make up water pumps, and preventative maintenance work orders.
- On March 31, WWTP and WTP staff attended a 2-hour training seminar at the WWTP conference room on pump seal packing.
- Year-to-Date Dry Tons of Sludge removed – 186.15

Monthly Flow Data

	March - 2022	March - 2023	March - 2024	March - 2025	March - 2026
Daily Average, MGD	8.95	7.27	6.27	6.73	6.74
Daily Max, MGD	15.92	13.42	10.98	12.78	13.2
Daily Min, MGD	6.70	4.87	1.52	4.33	4.02
Monthly Total, Million Gallons	277.37	225.27	194.50	201.89	175.25

Calendar Year Flow Data

	2022	2023	2024	2025	2026
Daily Average, MGD	5.68	5.08	5.26	5.59	4.81
Daily Max, MGD	15.92	13.42	17.76	20.39	13.2
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	409.06

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

Water Treatment Plant – Gary Evans II, Superintendent

WTP Pumping

	Mar-22	Mar-23	Mar-24	Mar-25	Mar-26
Monthly Total, MGD	110.222	113.158	110.359	107.013	108.430
Daily Average, MGD	3.556	3.650	3.560	3.452	3.498
Daily Max, MGD	4.263	4.011	4.286	4.631	3.861
Daily Min, MGD	2.994	3.172	2.474	2.766	3.087

Average

	Monthly Usage, MGD	Daily Usage, MGD	Max Usage, MGD	Min Usage, MGD
Low Service	25.957	0.837	0.962	0.645
High Service	70.415	2.271	2.572	1.522
Extra High Service	12.058	0.389	0.745	0.258

- The contractor poured the secondary and tertiary containment walls.
- The bulk water line and the sprinkler water line are being installed.

**Items of Interest
Engineering Department
April 3, 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 in February; the pump station is operational. Final restoration will be completed in the coming month.
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. Work is anticipated to occur later this summer.
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. Draft bid documents are anticipated to be delivered by the design team for final review by Staff. It is anticipated that Council will be requested to authorize bidding this project in the near future.</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 continues with the west side of the intersection. The intersection will remain open until after the Strawberry Festival weekend.

**Items of Interest
Engineering Department
April 3, 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 occurred; the soil boring test draft report is being reviewed; Strand is beginning design in April with survey work along West Market Street. Council authorized the application for an Ohio Department of Natural Resources (ODNR) grant for the shared multi-use trail addition on the north side of West Market in the project area.
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. On Council's April 6 agenda will be legislation authorizing the Ordinance of Assessment to finalize the project.
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 project and the bid opening is set for April 15.

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 in March 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 housing construction continues.

**Items of Interest
Engineering Department
April 3, 2026**

PROJ #	PROJECT TITLE	PROJECT STATUS
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. Section One public improvements construction is in progress.
2024-002	Addison Landing	This property is located along North Dorset Road/Lytle Road. The Preliminary Plan has been approved by Planning Commission. Oversizing of the lift station and sanitary sewer was approved by Council for a cost not to exceed \$900,000. In Section One home construction has begun. Section 2 was recommended by the Planning Commission. The developer is proceeding with Section 2 which will be submitted to Council for authorization when conditions are met.
2020-19	The Reserve at Washington	The sidewalks are completed. Project is 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: April 1, 2026

SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that were addressed by the Development Department from March 11, 2026 to April 1, 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 52 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 50 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
March 11, 2026 - April 1, 2026**

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
1349 MAPLECREST DR		1 Fence Permit	FENCE	Taylor Bruner	3/31/2026	\$ 26.00
1240 NORTHBROOK LANE		1 Fence Permit	FENCE	Taylor Bruner	3/30/2026	\$ 25.00
915 SWITZER DR		1 Zoning-Accessory-Residential	SHED	Taylor Bruner	3/24/2026	\$ 25.00
1054 STONYRIDGE AVE		1 Zoning-Accessory-Residential	SHED	Taylor Bruner	3/24/2026	\$ 25.00
1216 STONYRIDGE AVE		1 Zoning-Accessory-Residential	SOLAR PANELS	Andrew Burgei	3/18/2026	\$ 25.00
1212 NORTHBROOK LANE		1 Zoning-Accessory-Residential	SHED	Andrew Burgei	3/12/2026	\$ 25.00
1749 PARADISE TRAIL		1 Zoning-Accessory-Residential	PATIO	Taylor Bruner	3/11/2026	\$ 25.00
510 W WATER ST		2 Sign Permit-Temporary	TEMPORARY SIGN BANNER	Taylor Bruner	3/30/2026	\$ 26.00
708 N MARKET ST		2 Change of Occupancy	OCCUPANCY PERMIT - CICO	Taylor Bruner	3/30/2026	\$ 50.00
709 E FRANKLIN ST		2 Zoning-Residential Addition	REAR ADDITION	Andrew Burgei	3/26/2026	\$ 103.50
255 ADAMS ST		2 Tent Permit	TENTS	Taylor Bruner	3/23/2026	\$ 26.00
255 ADAMS ST		2 Tent Permit	TENTS	Taylor Bruner	3/23/2026	\$ 103.50
9-11 E MAIN ST		2 Demolition Permit	DEMO (REAR CMU ADDITION ONLY)	Austin Eidemiller	3/17/2026	\$ 25.00
9-11 E MAIN ST		2 Certificate of Appropriateness	HISTORIC REVIEW	Austin Eidemiller	3/17/2026	\$ 25.00
14 N WALNUT ST		2 Certificate of Appropriateness	HISTORIC REVIEW	Austin Eidemiller	3/17/2026	\$ 25.00
111 E MAIN ST		2 Certificate of Appropriateness	WINDOW SIGN	Taylor Bruner	3/17/2026	\$ 26.00
16 S MARKET ST		2 Certificate of Appropriateness	HISTORIC REVIEW	Austin Eidemiller	3/17/2026	\$ 25.00
828 GOVERNORS RD		2 Zoning-Accessory-Residential	SHED	Andrew Burgei	3/16/2026	\$ 25.00
2 E WEST ST		3 Change of Occupancy	BUSINESS NAME CHANGE - THE ELLISON GROUP, GARDEN GATE REALTY	Taylor Bruner	3/25/2026	\$ -
2 E WEST ST		3 Sign Permit-Permanent	SIGNS	Taylor Bruner	3/25/2026	\$ 50.00

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
607 E DAKOTA ST	3	Zoning-Commercial-New	CONTRACTOR SALES & STORAGE BUILDING	Taylor Bruner	3/20/2026	\$ 200.00
731 W MARKET ST	4	Temporary Use Permit	TEMPORARY GARDEN CENTER	Taylor Bruner	3/31/2026	\$ 26.00
576 WILLOW CREEK WAY	4	Zoning-Accessory-Residential	SHED & POOL	Taylor Bruner	3/30/2026	\$ 25.00
2222 LARKSPUR DR	4	Fence Permit	FENCE	Taylor Bruner	3/30/2026	\$ 26.00
1160 ARBOR LANE	4	Zoning-Accessory-Residential	PATIO	Taylor Bruner	3/27/2026	\$ 25.00
810 S MARKET ST	4	Sign Permit-Permanent	SIGN REFACE	Andrew Burgei	3/27/2026	\$ 52.00
2848 NETHERFIELD CIR	4	Fence Permit	FENCE	Taylor Bruner	3/26/2026	\$ 25.00
722 GRANT ST	4	Tent Permit	TENT	Taylor Bruner	3/23/2026	\$ 25.00
1400 W MARKET ST	4	Zoning-Commercial Addition	ADDITIONS TOTALING 19,800 SF	Austin Eidemiller	3/23/2026	\$ 207.00
2874 HOYING DR	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	3/20/2026	\$ 100.00
1100 WAYNE ST STE 1212	4	Change of Occupancy	OCCUPANCY PERMIT - ONE SMALL ACT MIAMI COUNTY	Taylor Bruner	3/18/2026	\$ 50.00
140 SOUTHVIEW	4	Zoning-Accessory-Residential	DRIVEWAY EXTENSION	Andrew Burgei	3/18/2026	\$ 25.00
2866 HOYING DR	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	3/17/2026	\$ 100.00
2890 HOYING DR	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Andrew Burgei	3/12/2026	\$ 100.00
2830 NETHERFIELD CIRCLE	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Andrew Burgei	3/12/2026	\$ 100.00
1724 ADDIE COURT	5	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Andrew Burgei	3/24/2026	\$ 100.00
1662 ADDIE CIRCLE WEST	5	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Andrew Burgei	3/24/2026	\$ 100.00
1732 ADDIE COURT	5	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Andrew Burgei	3/12/2026	\$ 100.00
235 DARLA CIR	6	Zoning-Accessory-Residential	FENCE	Taylor Bruner	3/25/2026	\$ 25.00
61 EDWARD CIR	6	Zoning-Accessory-Residential	DECK & GAZEBO	Taylor Bruner	3/24/2026	\$ 25.00
2720 DOUGLAS DR	6	Zoning-Accessory-Residential	HOT TUB	Taylor Bruner	3/23/2026	\$ 25.00

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
1810 W MAIN ST	6	Change of Occupancy	OCCUPANCY PERMIT - AT&T	Taylor Bruner	3/23/2026	\$ 52.00
300 FOX HARBER DR	6	Zoning-Residential Addition	PATIO COVER	Taylor Bruner	3/20/2026	\$ 100.00
1275 EXPERIMENT FAR ROAD, STE E	6	Change of Occupancy	OCCUPANCY PERMIT - GC FIBERGLASS POOLS	Taylor Bruner	3/18/2026	\$ 50.00
20 TROY TOWN DR	6	Zoning-Commercial-New	NEW CONSTRUCTION OF CREDIT UNION	Austin Eidemiller	3/18/2026	\$ 207.00
1275 EXPERIMENT FARM ROAD, STE C	6	Change of Occupancy	OCCUPANCY PERMIT - CENTURION SECURITY SYSTEM	Taylor Bruner	3/18/2026	\$ 50.00
235 DARLA CIR	6	Zoning-Accessory-Residential	SHED	Taylor Bruner	3/18/2026	\$ 25.00
168 CHAPEL DR E	6	Change of Occupancy	HOME OCCUPANCY - PERSEVERANCE AI LLC	Taylor Bruner	3/17/2026	\$ 25.00
1275 EXPERIMENT FARM RD	6	Sign Permit-Permanent	BUILDING SIGN	Taylor Bruner	3/17/2026	\$ 52.00
2786 EXECUTIVE DR	6	Zoning-Accessory-Residential	SHED	Taylor Bruner	3/17/2026	\$ 25.00
2781 EXECUTIVE DR	6	Fence Permit	6' WHITE VINYL PRIVACY FENCE	Taylor Bruner	3/16/2026	\$ 25.00
2786 EXECUTIVE	6	Zoning-Accessory-Residential	PATIO/DRIVEWAY EXTENSION	Andrew Burgei	3/11/2026	\$ 25.00

Violation Activity Summary

March 11, 2026 - April 1, 2026

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20260071	3/16/2026	Andrew Burgei	1353 RUDY RD	1	PROPERTY MAINTENANCE	Open	3/12 Received complaint about unsanitary conditions. 3/13 Condemned property. 3/18 Sent notice of condemnation certificate and certified. Follow up 4/20.
20260102	3/31/2026	Taylor Bruner	1275 HILLTOP DR	1	TRASH & DEBRIS	Open	3/31 Complaint for Litter on the property. Doing inspection 4/1
20260091	3/25/2026	Taylor Bruner	603 MAPLECREST DR	1	SIDEWALK ISSUE	Closed	3/25 Complaint for truck blocking sidewalk. Sent to Troy PD. Close
20260092	3/25/2026	Taylor Bruner	451 MAPLECREST DR	1	ZONING PROBLEM	Open	3/25 Complaint for camper on gravel. Doing inspection 4/1
20260061	3/11/2026	Taylor Bruner	1140 STEPHENSON DR	1	FENCE DISREPAIR	Open	3/11 Complaint for fence in disrepair. Spoke with owner to address. Follow up 3/20
20260062	3/16/2026	Taylor Bruner	1058 STONYRIDGE AVE	1	TRASH & DEBRIS	Open	3/11 Complaint for Trash & Debris on the property. Doing inspection 3/11 3/16 Sent letter. Follow up 3/30
20260095	3/30/2026	Andrew Burgei	402 E MAIN ST	2	PROPERTY MAINTENANCE	Open	3/30 Complaint received. Property maintenance. Inspection needed. 3/30 Exterior inspection complete. Perform interior inspection 4/1.
20260075	3/19/2026	Andrew Burgei	121 ASH ST	2	TRASH & DEBRIS	Open	3/19 Received complaint about trash in side and rear yards. Inspection needed. Trash and debris. Sent certified. Follow up 3/26.
20260076	3/19/2026	Andrew Burgei	510 W FRANKLIN ST	2	TRASH & DEBRIS	Closed	3/19 Trash and debris at curb. Sent certificate. Follow up 3/26. Cleaned up. Close case.
20260077	3/19/2026	Andrew Burgei	538 W FRANKLIN ST	2	TRASH & DEBRIS	Closed	3/18 Trash at curb. Sent certificate. Follow up 3/26. 3/19 Trash cleaned up. Close case.
20260078	3/19/2026	Andrew Burgei	22 S OXFORD ST	2	PROPERTY MAINTENANCE	Open	3/19 Received complaint. Peeling paint. Sent certificate and certified. Follow up 4/20.
20260073	3/18/2026	Andrew Burgei	22 S OXFORD ST	2	TRASH & DEBRIS	Open	3/18 Received complaint. Trash and debris on property. Sent certified. Follow up 3/25. 3/25 Not much change. Follow up 4/1. 4/27 Spoke with tenant. He is addressing the trash this weekend and is making plans to remove the tent structure and get a permanent shed.
20260074	3/18/2026	Andrew Burgei	22 S OXFORD ST	2	ZONING PROBLEM	Open	3/18 Complaint received. Illegal structure. Sent certificate and certified. Follow up 4/20. 4/27 Spoke with tenant. He is addressing the trash this weekend and is making plans to remove the tent structure and get a permanent shed.
20260067	3/11/2026	Andrew Burgei	9 HOBART CR	2	TRASH & DEBRIS	Closed	3/11 Complaint received. Single trash bag at fence. Follow up 3/18. 3/18 Cleaned up. Close case.
20260100	3/31/2026	Taylor Bruner	190 TAMWORTH RD	2	FENCE DISREPAIR	Open	3/31 Complaint for fence in disrepair. Doing inspection 4/1
20260064	3/11/2026	Taylor Bruner	1021 N MARKET ST	2	SIGN VIOLATION	Open	3/11 Aerial Sign on the property. Spoke to manager to address. Follow up 3/20
20260065	3/11/2026	Taylor Bruner	275 RIVERSIDE DR	2	ZONING PROBLEM	Open	3/11 Multiple vehicles parked in front yard. Spoke to owner to address. Follow up 3/20
20260048	3/2/2026	Taylor Bruner	604 N MARKET ST	2	ZONING PROBLEM	Open	3/6 Truck parked in yard. spoke to owner to address. Follow up 3/20
20260049	3/2/2026	Taylor Bruner	508 W MAIN ST	2	TEMP SIGN - NO PERMIT	Open	3/6 Multiple banners, no permit. Sent order to remove. Follow up 3/20
20260089	3/25/2026	Andrew Burgei	1148 E RACE DR	3	ZONING PROBLEM	Open	3/25 Received complaint of chickens/ducks at property. Knock on door. No answer. Left door hanger. Also, motorcycle parked in front flowerbed. Follow up 4/1.
20260090	3/25/2026	Andrew Burgei	1148 E RACE DR	3	TRASH & DEBRIS	Open	3/25 Trash and debris on property. Follow up 4/1.
20260072	3/16/2026	Andrew Burgei	556 W FRANKLIN ST	3	TRASH & DEBRIS	Closed	3/16 Talked with complainant. Confirmed address. Take photos 3/17. No violation. Close case.
20260056	3/10/2026	Andrew Burgei	412 W CANAL ST	3	TRASH & DEBRIS	Closed	3/10 Trash and debris. Sent certificate. Follow up 3/18. 3/19 Trash removed from curb. Close case.

Violation Activity Summary

March 11, 2026 - April 1, 2026

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20260057	3/10/2026	Andrew Burgei	808 S WALNUT ST	3	TRASH & DEBRIS	Open	3/10 Trash and debris. Sent certificate. Follow up 3/18. 3/23 Not much change. Follow up 3/30.
20260058	3/10/2026	Andrew Burgei	118 E SIMPSON ST	3	TRASH & DEBRIS	Closed	3/10 Trash and debris. Sent certificate. Follow up 3/18. 3/19 Cleaned up. Close case.
20260097	3/31/2026	Austin Eidemiller	317 E WEST ST	3	PROPERTY MAINTENANCE	Open	3/30/26 Staff received complaint that individuals moved into this house from 904 Race Dr. and they do not have water or electricity. As we showed up to the property police were there speaking with a tenant of the facility. We spoke to the tenant and he told us that five individuals were living there without water. The tenant showed us around the house and there were human waste containers outside, knives everywhere, and bicycle parts. There was a campfire that was smoking with a pot on it for cooking. I asked the tenant if I could perform an inspection inside the house and he told me no. I obtained an administrative search warrant and went through the house. The house was unsanitary with trash, no safe egress pathways, no electricity, no water. The bathroom shower was flooding from human waste in buckets in several locations on the floor. Condemned property.
20260099	3/31/2026	Taylor Bruner	810 S MARKET ST	3	NO OCCUPANCY PERMIT	Open	3/31 New business, no occupancy permit. Contacted owner. Follow up 4/10
20260098	3/31/2026	Andrew Burgei	34 VINCENT AVE	4	TRASH & DEBRIS	Open	3/30 Trash and debris at curb. Next trash day is 4/1. Follow up 4/2.
20260096	3/30/2026	Andrew Burgei	682 ARMAND DR	4	TRASH & DEBRIS	Open	3/30 Received complaint. Trash and debris. Inspection needed. 3/30 Trash and debris on site sent certificate 4/1. Follow up 4/8.
20260088	3/24/2026	Andrew Burgei	311 PETERS AVE	4	PROPERTY MAINTENANCE	Open	3/23 PM. Peeling paint. Deteriorated chimney. Sent certificate and certified. Follow up 4/24. 3/25 Spoke with Deborah about the scope of the work. Plan is to start with the fence when the weather breaks. Follow up 6/1.
20260082	3/23/2026	Andrew Burgei	1510 DEAN CIR	4	TRASH & DEBRIS	Open	3/23 Complaint received. Trash. Inspection needed. 3/23 Photos taken. Sent certified. Follow up 3/31.
20260083	3/23/2026	Andrew Burgei	1280 AMELIA AVE	4	TRASH & DEBRIS	Open	3/23 Trash and debris along fence. Talked to owner. Said he would address with tenants. Follow up 3/30. 3/30 Active site work. Follow up 4/2.
20260084	3/23/2026	Andrew Burgei	761-779 W MARKET ST	4	OUTDOOR STORAGE	Open	3/23 Outdoor storage at rear of property. Sent certificate and certified. Follow up 4/23.
20260085	3/23/2026	Andrew Burgei	1590 HAWK CIR	4	TRASH & DEBRIS	Closed	3/23 Trash and debris. Sent certificate. Follow up 3/30. 3/30 Cleaned up. Close case.
20260080	3/20/2026	Andrew Burgei	785 W MARKET ST	4	OUTDOOR STORAGE	Open	3/20 Received complaint. Outdoor storage. Inspection needed. 3/23 Outdoor storage. TB spoke with District Manager. DM to address. Follow up 4/23.
20260081	3/20/2026	Andrew Burgei	311 PETERS AVE	4	TRASH & DEBRIS	Open	3/20 Received complaint. Trash and debris. Inspection needed. 3/23 Trash and debris present. Sent certificate. Follow up 3/31. 3/25 Spoke with Deborah. She will be addressing the trash.
20260070	3/12/2026	Andrew Burgei	28 VINCENT AVE	4	TRASH & DEBRIS	Closed	3/13 Trash and debris. Sent certified. Follow up 3/25. 3/30 Cleaned up. Close case.
20260101	3/31/2026	Taylor Bruner	1281-1293 S DORSET RD	4	ZONING PROBLEM	Open	3/31 Complaint for ADA handicap ramp being non-accessible. It appears the owner has changed the layout of the parking stalls and moved the ADA ramp to another location. Parking lot will need re-striped. Left VM for owner to address. Follow up 4/10
20260094	3/27/2026	Andrew Burgei	258 TETBURY RD	5	TRASH & DEBRIS	Open	3/27 Complaint received. Trash and debris. Inspection needed. 3/30 Single box next to trash cans. Next trash day 3/31. Follow up 4/1.
20260086	3/23/2026	Andrew Burgei	405 LAKE ST	5	PROPERTY MAINTENANCE	Open	3/23 Damaged garage door. Sent certificate and certified. Follow up 4/23.
20260079	3/23/2026	Andrew Burgei	405 LAKE ST	5	TRASH & DEBRIS	Open	3/20 Complaint received. Trash. Inspection needed. Trash and debris at front and rear of property. Sent certificate. Follow up 3/30.
20260068	3/11/2026	Andrew Burgei	735 LYMINGTON RD	5	TRASH & DEBRIS	Closed	3/10 Received complaint about trash at street. Did inspection. Communicated with owner. 3/17 Trash removed. Close case.

Violation Activity Summary

March 11, 2026 - April 1, 2026

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20260069	3/11/2026	Andrew Burgei	735 LYMINGTON RD	5	PROPERTY MAINTENANCE	Open	3/10 Received complaint. Damaged gutters. 3/18 Sent certificate and certified. Follow up 4/20. 4/19 Spoke with Kimberly. Will be securing loose gutter by end of April then following up with replacement in the future.
20260087	3/23/2026	Taylor Bruner	258 TETBURY RD	5	TRASH & DEBRIS	Open	3/23 Complaint for litter on the property. Spoke to owner to address. Follow up 4/10
20260093	3/25/2026	Taylor Bruner	130 HAMPTON PL	5	BRUSH LETTER	Open	3/25 Complaint for brush. Spoke to owner to address. Follow up 4/10
20260063	3/11/2026	Taylor Bruner	4 S STANFIELD RD	5	SIGN VIOLATION	Open	3/11 Electronic Display moving too fast. Spoke to manager to address. Follow up 3/20
20260045	3/2/2026	Taylor Bruner	1801 W MAIN ST	5	ZONING PROBLEM	Open	3/6 Resident living in camper on the property. Informed resident of rules and regulations. Follow up 3/20
20260046	3/2/2026	Taylor Bruner	1008 W MAIN ST	5	ZONING PROBLEM	Open	3/6 Car parked in yard. Spoke to owner to address. Follow up 3/20
20260047	3/2/2026	Taylor Bruner	1567 W MAIN ST	5	ZONING PROBLEM	Open	3/6 Multiple cars parked in yard. Spoke to owner to address. Follow up 3/20
20260066	3/11/2026	Taylor Bruner	2514 GLENMORE CT	6	PROPERTY MAINTENANCE	Open	3/11 Complaint for owner watering yard all day and night causing issues to neighbor's shed. Doing inspection 3/11

April 2026

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