



# TROY OHIO

**AGENDA, TROY CITY COUNCIL**  
**MONDAY, JANUARY 5, 2026, 7:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Excuses

motion/second/roll call vote

ORDINANCE NO O-1-2026      Employ Clerk of Council  
(followed by Oath)

1<sup>st</sup> Reading

ELECTION OF PRESIDENT OF COUNCIL PRO TEM

motion/second/roll call vote

ELECTION OF CLERK OF COUNCIL PRO TEM

motion/second/roll call vote

SUMMARY OF MINUTES    December 15, 2025 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

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

RESOLUTIONS

R-1-2026      Authorize use of Internet Auction Sites for sale of surplus property

1<sup>st</sup> Reading

ORDINANCES

PRESENTATION – Miami County Commissioner Wade Westfall and Miami County Sheriff Duchak on Current Conditions of the Miami County Jail

COMMUNICATIONS/ANNOUNCEMENT

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 Council was held on Monday, December 15, 2025, at 7:00 p.m. in Council Chambers, City Hall.

Members Attending: Marshall, Phillips, Pierce, 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 President Rozell, followed by the Pledge of Allegiance.

**MINUTES:** The Clerk gave a summary of the minutes of the December 1, 2025, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Whidden, seconded by Mr. Phillips, the minutes were approved by unanimous roll call vote.

**COMMITTEE REPORTS:**

**Buildings & Utilities Committee:** Mr. Pierce, Chairman, reported that Committee recommends legislation be prepared regarding authorizing the Director of Public Service and Safety to enter into a Legal Service Agreement with Grossman & Kelly, LLP related to recovering funds from a Class Action Settlement for PFAS contaminations associated with water systems. This would be at no cost to the City for the testing and reporting to determine if a claim is to be filed. It was noted that Troy's testing for these chemicals shows all detections in Troy's raw and finished water have been far below any action levels required by the EPA. Consideration of emergency legislation is requested as all testing results must be submitted by year end.  
Report submitted by Phillips, Snee and Pierce.

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

1. Committee recommends legislation be prepared amending Resolution No. R-72-2020 to permit the CIC to retain the amount of \$250,000 from the proceeds from the sale of the parcel at 1401 Experiment Farm Road on behalf of the City, execute a payable upon demand note, return the balance of the proceeds and interest accrued to the City, and that the \$250,000 can only be expended by the CIC following specific approval of Council. Committee supports emergency legislation so that the note can be executed and funds returned to the City prior to year end.
2. Committee recommends legislation be prepared as recommended by the Community Improvement Corporation of Troy, Ohio (CIC) to provide for a five-year renewal and a five-year mutually agreeable extension, regarding the Boathouse lease. The interest rate is being increased to 3.75% of the gross sales for the prior month, with the City receiving 3.25% of said gross sales and the CIC's share increased to .50% of the gross sales to offset the cost share of installing a new floor in part of the building. Committee supports emergency legislation so that the interest increase will commence with the payment in January 2026.

Reports submitted by Schilling, Westfall and Severt.

**Status Report regarding Recreation and Park Master Plan.** Council President Rozell read the summary of the status report submitted by Park Board President Emerick related to the Park and Recreation Master Plan Work Session held December 3, 2025, as follows. On December 3, a Work Session regarding the Park and Recreation Master Plan was held at the Bravo Room of Hobart Arena. This session was attended by all members of Troy City Council and the Troy Recreation Board, and two members of the Board of Park Commissioners. The session was also attended by Mayor Oda, Council President Rozell, City Auditor John Frigge, several members of City staff, and 16 members of the public. A presentation was made by representatives of the consultants, StructurePoint and Legacy Sports Group. As President of the Board of Park Commissioners, I chaired the Work Session. Next steps will be for a joint meeting to be scheduled as early as possible in 2026 by the Board of Park Commissioners and the Troy Recreation Board for the purpose of those Boards to finalize recommendations to Troy City Council regarding/confirming priorities, so that the process of authorizing the design of that process can commence and the City Auditor and City Staff commence the in-depth consideration of funding the priorities and providing further recommendations to Council. As public meetings are set, agendas will be posted in advance so that interested persons may be aware of the meetings.

**RECOMMENDATION:**

There is no action to be recommended at this time. It would be appreciated if you would read this summary into the Council meeting record of December 15.

Respectfully submitted, R. Jordan Emerick, President, Board of Park Commissioners  
(Copy of entire Status Report attached to original minutes.)

Citizen Comments on Committee Reports or Agenda Items: None.

RESOLUTION NO. R-68-2025

A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO EXECUTE A LEGAL SERVICES CONTRACT WITH GROSSMAN & KELLY, LLP TO PROSECUTE ON A CONTINGENCY BASIS CIVIL LEGAL CLAIMS FOR NEGLIGENCE RESULTING IN INJURIES AND PROPERTY DAMAGE IN MDL 2873 (PFAS); AND DECLARING AN EMERGENCY

This Resolution was given first title reading on November 17, 2025.  
Given second title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-69-2025

A RESOLUTION AMENDING RESOLUTION NO. R-72-2020, RELATED TO THE COMMUNITY IMPROVEMENT CORPORATION OF TROY, OHIO RETURNING FUNDS RELATED TO THE SALE OF PROPERTY AT 1401 EXPERIMENT FARM ROAD AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-70-2025

RESOLUTION AMENDING RESOLUTION NO. R-48-2025, AMENDING THE TAX LEVIES TO BE COLLECTED FOR THE CITY OF TROY, OHIO RELATED TO THE MIAMI CONSERVANCY DISTRICT FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026, AS DETERMINED BY THE BUDGET COMMISSION AND SET FORTH IN THE SUPPLEMENTAL RATE CERTIFICATE, CERTIFYING SUCH LEVIES TO THE COUNTY AUDITOR AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-33-2025

ORDINANCE APPROPRIATING FUNDS NECESSARY FOR THE VARIOUS DEPARTMENTS AND OFFICES OF THE CITY OF TROY, OHIO, FOR THE YEAR 2026

This Ordinance was given first title reading on December 1, 2025.  
Given second title reading.

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

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

No: None.

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

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

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-34-2025

ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY TO ENTER INTO A SECOND AMENDED AND RESTATED LEASE WITH THE COMMUNITY IMPROVEMENT CORPORATION OF TROY, OHIO, REGARDING THE LEASE OF THE MARINA BUILDING

This Ordinance was given first title reading.

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

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

No: None

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

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

No: None.

ORDINANCE ADOPTED

COMMENTS OF THE MAYOR: The Mayor provided holiday good wishes.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY:

-Mr. Titterington advised that City Hall will be closed December 25 and 26 (for the Christmas holiday) and January 1 (for the New Years Holiday), noting that refuse collections will be delayed one day starting on Thursday each week of those holidays.

-He also noted that there have already been four winter weather events this season.

-Regarding the joint meeting of the Board of Park Commissioners and the Troy Recreation Board regarding the Park and Recreation Master Plan, that meeting is tentatively scheduled for January 21, 2026.

PRESENTATION TO OUTGOING COUNCIL MEMBER PIERCE: Mayor Oda and Council President Rozell presented a plaque to Mr. Pierce for his service on Council as Third Ward Council Member, January 1, 2022 – December 31, 2025.

COMMENTS OF PRESIDENT OF COUNCIL:

Mr. Rozell thanked Mr. Pierce for his service on City Council, and provided holiday good wishes.

COMMENTS OF MEMBERS OF COUNCIL:

-Mr. Pierce commented that he appreciated his time serving on City Council and that he looked forward to seeing the future growth of the community.

-All members of Council provided best wishes of the holiday season.

-Mr. Phillips, Mr. Whidden, Mrs. Marshall, Mr. Severt, and Mrs. Westfall thanked the employees who have and will be working long days to address weather issues and providing citizen safety.

-Mr. Schilling noted that the Park and Recreation Master Plan included a recommendation that future developments include open park land provided by the HOA of the development. He stated this should be opposed as it would shift City park responsibilities, risks and costs to the HOA residents. He also noted that the Master Plan indicated that Troy has not been spending funds on parks that similar size communities have been spending. Mr. Titterington commented that the recommendation regarding HOAs was not a recommendation of City staff but solely of the consultant and has also been questioned by City staff.

There being no further business, Council adjourned at 7:40 p.m.

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

**RESOLUTION No. R-1-2026**

Dayton Legal Blank, Inc.

**RESOLUTION AUTHORIZING THE SALE DURING CALENDAR YEAR 2026 OF MUNICIPALLY-OWNED PERSONAL PROPERTY WHICH IS NOT NEEDED FOR PUBLIC USE, OR WHICH IS OBSOLETE OR UNFIT FOR THE USE FOR WHICH IT WAS ACQUIRED, BY INTERNET AUCTION PURSUANT TO OHIO REVISED CODE SECTION 721.15 (D)**

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

**SECTION I:** That during calendar year 2026, municipally-owned personal property which is not needed for public use, or which is obsolete or unfit for the use for which it was acquired may be sold by internet auction.

**SECTION II:** That any said auction sale shall be conducted under the authority and direction of the Director of Public Service and Safety, Patrick Titterington, 100 S. Market Street, Troy, Ohio 45373, (937) 335-1725.

**SECTION III:** Any such internet auction sales shall be conducted by way of internet auction services of GovDeals.com, Amazon.com, Ebay.com, Ubid.com, Yahoo.com, MSN.com, or Google.com, pursuant to the rules and regulations promulgated and in effect for those sales organizations, including that the City of Troy will pay a sales fee to the internet auction services organization.

**SECTION IV:** That in connection with each such contemplated internet auction sale, bidding shall remain open for not less than fifteen (15) days, including Saturdays, Sundays and legal holidays.

**SECTION V:** That in connection with each such contemplated internet auction sale, the terms of payment shall be cash, payment in full on or before the date of delivery to the successful bidder; further, the successful bidder shall be solely responsible for all acts and expenses associated with the delivery of any item so purchased.

**SECTION VI:** That this Resolution 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:** January 2, 2026

We are providing the following for your information:

- Major Project Update:
  - West Main Street Improvement Project Phase 2 – The project was awarded to Milcon Concrete, Inc., of Troy, Ohio. Turning left into and out of McDonald's along West Main Street is prohibited. Miami Valley Lighting's contractor continues to finalize the street lighting along West Main Street between the railroad tracks and I-75.
  - 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 Valley Freeze High School Hockey Tournament took place on the weekend of December 20-21. There were six different teams participating.
  - The next session of adult hockey will begin on January 6. The session is maxed out and there is a waiting list.
  - There were additional public skating sessions scheduled over the Christmas and New Year's Holiday Break.
  - Troy Aquatic Park 2026 Season Passes went on sale on December 1. There have been 63 passes sold plus eight grandparent passes.
  - Park Shelter Reservations for 2026 are now open.
  - Girls Spring Softball Registration will begin on January 5.
  
- Park Department Update:
  - The new Park Maintenance Building at Duke Park has been completed. The Park Department has completely moved into their new building.
  - At Herrlinger Park, construction of a new sidewalk connecting the parking area to the new playground has been completed. The disc golf course work has been delayed due to weather.
  - Winter tree removal of dead or diseased trees is underway.
  
- Employment Update:
  - Carter Schumann has been appointed to the position of Firefighter/Paramedic effective January 6.
  - Congratulations to Zach Holsapple, Joshua Still, Paul McDonald, and Ethan Nosker who were EMT within the Fire Department and are now Paramedics.



**Items of Interest**  
January 2, 2026

- The annual leaf collection is on the final round of pickup and will continue through January 16. A map showing anticipated pickup dates by address is available on the City's website at [www.troyohio.gov/leaf-map](http://www.troyohio.gov/leaf-map).
- The city will be collecting real Christmas Trees through January 30. The trees must be free of light strands, decorations, tree stands, and plastic bags
- Santa's House will be removed on Tuesday, January 6 from the Northwest Quadrant and will be stored until November 2026. Troy Main Street reports that a large number of children enjoyed visiting Santa during the holiday season.
- City Offices will be closed on Monday, January 19 for the Dr. Martin Luther King, Jr. Holiday. Residential refuse collection and recycling will be on schedule.
- Per the Riverside and Rosehill Cemetery Rules and Regulations, cleanup is always from March 15 through April 14 and October 1 through October 31. The Rules and Regulations can be found at <https://troyohio.gov/225/Cemetery>.
- Attached is the Snow Removal Report for the 2025-2026 winter season.

**Calendar of Meetings**

January 5	7:00 p.m.	City Council Meeting
January 12	6:00 p.m.	Council Committee Meeting
January 14	3:30 p.m.	Planning Commission Meeting
January 20	7:00 p.m.	City Council Meeting
January 21	4:00 p.m.	Board of Park Commissioners and Recreation Board Meeting
January 21	6:00 p.m.	Human Relations Commission Meeting
January 26	6:00 p.m.	Council Committee Meeting
January 28	3:30 p.m.	Planning Commission Meeting

**Upcoming Events at Hobart Arena**

January 9	7:30 p.m.	Thunderstruck, American AC/DC Tribute & Sabbath
January 29	8:00 p.m.	Brett Young 2.0 Tour with Special Guest Jenna Davis
February 5	7:30 p.m.	Jay Leno
February 7		Greater Midwest Cheer Expo
February 13-15		Miami County Home & Outdoor Living Show
March 6-7		OHSAA Wrestling Tournament

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	\$536.85	3.00	\$238.20	\$3,823.77	\$3,823.77	556.00	Salt Mains and Secondaries
December 1, 2025 6:00PM-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	29.00	\$1,029.48	\$8,450.68	\$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	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 18, 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
<b>Total</b>	<b>329.75</b>		<b>\$20,484.07</b>	<b>0.0</b>		<b>\$0.00</b>	<b>260.0</b>		<b>\$564.20</b>	<b>552.0</b>		<b>\$1,588.84</b>	<b>167.0</b>		<b>\$5,423.87</b>	<b>222.00</b>		<b>\$11,270.72</b>		

\* Compared with 2024-2025 season expenses totaling \$5,933.05 and 52.58 tons of salt used as of January 2, 2025.

**Street/Solid Waste – Justin Olivieri, Foreman**

- Collected and transported 256 tons of residential trash since the last report of 290 tons
- Handled recycling complaints and trash complaints
- Collected yard waste bags and bundled brush
- Successfully completed an audit of our entry level driver training program with the Federal Motor Carrier Safety Administration.
- Started round three of leaf collection
- Applied brine in preparation of a winter storm on December 11
- Plowed all the roads on December 13
- Salted the mains and secondaries on December 19
- Performed maintenance on our winter weather equipment
- Received a delivery of 506 tons of salt

**Electrical – Daryl Williams, Electrical Foreman**

- Marked Ohio Utilities Protection tickets as necessary
- Repaired downtown Christmas mini-lights as necessary
- Replaced a damaged lighting controller from the downtown fountain
- Repaired a defective heater in the restroom at Prouty Plaza
- Repaired the damaged power supply for the Show Mobile
- Repaired Diesel Pump #1 at the Maintenance Facility
- Replaced several T-8 fluorescent lamps at the Maintenance Facility
- Removed the temporary power panel from the southwest quadrant
- Corrected a faulty vehicle detector for the east bound traffic at the West Market Street and Barnhart Road traffic signal
- Reset several tripped outlets for Christmas lighting at Treasure Island Park

**Water Distribution/Sewer Maintenance – Scott Taylor, Utilities Foreman**

- Marked numerous Ohio Utilities Protection Service tickets; 446 tickets were marked for the month of December. In 2025, 5,862 Ohio Utilities Protection Service tickets were completed.
- Completed numerous work orders for the Billing and Collection Office
- Investigated eight high consumption alerts
- Investigated the zero-consumption list
- Replaced 10 water meters
- Repaired one water main break
- Repaired three fire hydrants
- Assisted with snow removal operations
- Continued the CCTV inspection for the 2026 Paving Program
- Assisted a vendor with a valve exercising program
- Lead service lines inspected
- Completed an emergency excavation to retrieve a dog stuck in the storm main
- Repaired a leaking valve on Aberdeen Court
- Performed testing on the water main at Liberty Meadows Subdivision

**Wastewater Treatment Plant – Ken Parks, Superintendent**

- Plant staff are working on replacing a motor on Screw Pump #2, preventative maintenance work orders, and reorganizing equipment in the pole barn.



- The OEPA inspected the WWTP laboratory on December 10 and found no violations.
- Year-to-Date Dry Tons of Sludge removed – 1,181.92.

**Monthly Flow Data**

	December - 2021	December - 2022	December - 2023	December - 2024	December - 2025
Daily Average, MGD	6.40	3.28	4.17	4.43	3.42
Daily Max, MGD	10.46	3.80	7.59	7.35	3.70
Daily Min, MGD	4.25	2.73	1.80	1.14	1.15
Monthly Total, Million Gallons	198.28	100.79	129.19	137.42	61.52

**Calendar Year Flow Data**

	2021	2022	2023	2024	2025
Daily Average, MGD	5.47	5.68	5.08	5.26	5.66
Daily Max, MGD	13.11	15.92	13.42	17.76	20.39
Daily Min, MGD	3.71	2.73	1.08	1.14	1.15
Total Flow Year-to- Date, Million Gallons	1,997.78	2,071.82	1,854.83	1,924.98	1,985.76

Note: Data for 2025 is month and year-to-date.

**Water Treatment Plant – Gary Evans II, Superintendent**

- Received six loads of lime from the Mississippi Lime Company which was approximately 150 tons.
- Received five loads of lime from the City of Dayton since they started back up.
- Completed the microbiological laboratory renewal survey.
- Provided a tour of the Water Treatment Plant to Cub Scout Pack 365.
- A contractor poured the concrete dock foundation on the east side of the chlorine storage room.



**Items of Interest  
Engineering Department  
January 2, 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.
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 will be submitted to ODOT in February 2026.
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 <a href="mailto:streetscape@troyohio.gov">streetscape@troyohio.gov</a>. Information can also be found at <a href="http://www.troyohio.gov/streetscape">www.troyohio.gov/streetscape</a>.</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. Project is scheduled for bid in October 2026.

**Items of Interest  
Engineering Department  
January 2, 2026**

PROJ #	PROJECT TITLE	PROJECT STATUS
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. A stakeholder meeting with nearby businesses, facilities, and schools was held earlier in the year. A public open house occurred on February 26, with feedback to be reviewed and the design phase to continue. Utility companies have been contacted for the movement of a couple of poles. Council authorized the bidding of the project. Project schedule and traffic meeting was held on June 25 with key stake holders including Troy Schools and Miami County Board of Developmental Disabilities School. Utility relocation was completed in October 2025. Council authorized the bidding of the project. L.J. Deweese was awarded the contract and construction is anticipated to begin in February 2026.

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. A design engineer will be selected for these areas to plan for the installation of the sidewalks and provide a cost estimate.
N/A	City Paving Program	2026 preliminary paving list is being compiled.

**SUBDIVISION PROJECTS**

2025-013	Sycamore Pointe	Staff is reviewing the Preliminary Plan.
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.
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.
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.

**Items of Interest  
Engineering Department  
January 2, 2026**

PROJ #	PROJECT TITLE	PROJECT STATUS
2022-009, 2023-009	Fox Harbor	Sections 10 housing construction continues. Section 11 final record plat was approved by Council.
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.
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. Construction of Section One is awaiting connection to the pump station and then home construction is expected to begin. On November 18, 2024, Council approved the final plat of Section One of Addison Landing. Section One is complete except for final asphalt and a few minor items. Addison Landing Section 2 was recommended by the Planning Commission; it will be forwarded to Council after certain conditions are met.
2020-19	The Reserve at Washington	Staff is requesting the completion of sidewalks along the east side of the development over the culvert. The City has obtained a quote to complete the sidewalks and the sidewalks are now being installed.
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:** January 2, 2026

**SUBJECT:** *Items of Interest Report*

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I have attached two reports which summarize concerns that were addressed by the Development Department from December 10, 2025 to December 29, 2025.

The first report shows all permit applications that were received. The permits have been separated by the wards they are located within. There were 16 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 17 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  
December 10, 2025 - December 29, 2025

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
18 N MARKET ST	2	Sign Permit-Temporary	Financed by Abbey Credit Union	Taylor Bruner	12/17/2025	\$ 26.00
198 MERRY ROBIN RD	2	Zoning-Accessory-Residential	SOLAR PANELS	Taylor Bruner	12/12/2025	\$ 25.00
104 N MARKET ST	2	Certificate of Appropriateness	BUILDING SIGNS	Taylor Bruner	12/11/2025	\$ 25.00
104 N MARKET ST	2	Sign Permit-Permanent	BUILDING SIGNS	Taylor Bruner	12/11/2025	\$ 50.00
1120 S CRAWFORD ST	3	Fence Permit	FENCE	Andrew Burgei	12/22/2025	\$ 25.00
1116 WALKER ST	3	Zoning-Accessory-Residential	SOLAR PANELS	Andrew Burgei	12/12/2025	\$ 25.00
1260 BRUKNER DR	4	Zoning Verification Letter	ZONING VERIFICATION LETTER	Austin Eidemiller	12/22/2025	\$ 50.00
761 W MARKET ST	4	Change of Occupancy	OCCUPANCY PERMIT - ASIAN COTTAGE	Taylor Bruner	12/18/2025	\$ 50.00
2847 NETHERFIELD CIR	4	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	12/11/2025	\$ 100.00
1586 MCKAIG AVE (TROY CHRISTI	4	Fence Permit	FENCE	Taylor Bruner	12/11/2025	\$ 25.00
1085 W MAIN ST - UNIT A	5	Change of Occupancy	OCCUPANCY PERMIT - RESTORATIVE MEDICAL MASSAGE	Taylor Bruner	12/18/2025	\$ 50.00
1749 ADDIE COURT	5	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	12/18/2025	\$ 100.00
1739 ADDIE COURT	5	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	12/17/2025	\$ 100.00
1735 ADDIE COURT	5	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	12/17/2025	\$ 100.00
1520 EXPERIMENT FARM RD	5	Zoning Verification Letter	ZONING VERIFICATION LETTER	Taylor Bruner	12/10/2025	\$ 50.00
2764 EXECUTIVE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Taylor Bruner	12/11/2025	\$ 100.00

## Violation Activity Summary

December 10, 2025 - December 29, 2025

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20250822	12/17/2025	Taylor Bruner	1264 LEE RD	1	TRASH & DEBRIS	Open	12/17 Large amount of litter on the property. Sent letter. Follow up 1/2
20250817	12/17/2025	Taylor Bruner	1201 HILLTOP DR	1	TRASH & DEBRIS	Open	12/16 Large amount of litter on curb. Sent letter. Follow up 12/29
20250808	12/11/2025	Andrew Burgei	815 E FRANKLIN ST	2	ZONING PROBLEM	Closed	12/11 Received complaint about junk vehicles. Two vehicles were parked on street in front of house. Both had current tags. No violation. Close case.
20250809	12/11/2025	Andrew Burgei	815 E FRANKLIN ST	2	GARBAGE CANS LEFT OUT	Closed	12/11 Received complaint about trash cans left out at curb. Trash day was Tuesday. Sent certificate. Follow up 12/11. 12/18 Cans removed. Close case.
20250810	12/11/2025	Andrew Burgei	425 E FRANKLIN ST	2	TRASH & DEBRIS	Closed	12/11 Trash and debris. Sent certificate. Follow up 11/18. 11/18 Cleaned up. Close case.
20250814	12/16/2025	Taylor Bruner	691 E STAUNTON RD	2	LIGHT COMPLAINT	Closed	12/16 Complaint for lights on the property. Spoke to Pastor & Head of Maintenance. No new lights have been installed. Angle of lights is also shielded down towards parking lot. Violations unfounded. Close until further notice.
20250815	12/16/2025	Taylor Bruner	433 GLENDALE DR	2	SOUND COMPLAINT	Closed	12/16 Complaint for barking dogs. Sent to Troy PD. Close
20250816	12/16/2025	Taylor Bruner	18 N MARKET ST	2	TEMP SIGN - NO PERMIT	Closed	12/16 Temp Sign Banner, no permit. Spoke to owner to address. Owner applied for permit. Close
20250818	12/16/2025	Taylor Bruner	800 W MAIN ST	2	SIGN VIOLATION	Closed	12/16 Flashing Open Sign in window. Spoke to owner to address. Open Sign was corrected. Close
20250819	12/16/2025	Taylor Bruner	894 CROSSBOW LN	2	TRASH & DEBRIS	Open	12/16 Complaint for debris out in street. Sent letter. Follow up 12/29
20250823	12/22/2025	Andrew Burgei	215 S COUNTS ST	3	OUTDOOR STORAGE	Open	12/22 Outdoor storage on porch. Spoke with owner. Told her must be removed within 30 days. Follow up 1/22.
20250820	12/18/2025	Andrew Burgei	1120 S CRAWFORD ST	3	ZONING PROBLEM	Closed	12/18 Materials for a new fence on site. No permit on file. LVM. Owner called. Coming in to apply for a permit today or tomorrow morning. Follow up 12/23. 12/22 Permit issued. Close case.
20250813	12/12/2025	Andrew Burgei	925 W RACE ST	3	TRASH & DEBRIS	Closed	12/12 Received complaint. Called owner. Will get addressed. Get photos 12/15. 12/16 Photos taken. Trash cleaned up and put in cans. Close case.
20250811	12/11/2025	Andrew Burgei	1144 PATTON ST	3	TRASH & DEBRIS	Closed	12/11 Trash and debris. LVM with owner. Follow up 12/18. 12/18 Cleaned up. Close case.
20250812	12/11/2025	Andrew Burgei	727 DIXIE AVE	3	TRASH & DEBRIS	Closed	12/11 Kitchen appliance outside. Trash day is Tuesday. Follow up 12/17. 12/17 Spoke with Eddie. Hauling away by end of weekend. Follow up 12/24. 12/23 Appliance removed. Close case.
20250824	9/12/2025	Taylor Bruner	2323 W MARKET ST	4	PROPERTY MAINTENANCE	Open	9/12 Incomplete construction at Raymath. Sent letter. Follow up 10/1 10/1 Owner has contacted AE concerning repairs. Follow up 1/30
20250821	12/18/2025	Taylor Bruner	1265 W MAIN ST	5	TRASH & DEBRIS	Open	12/17 Large amount of trash on property. Spoke to owner to address. Follow up 12/29

# January 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Happy New Year City Offices Closed	2	3
4	5 Council Meeting 7:00 pm Council Chambers	6	7	8	9	10
11	12 Council Committee Meeting 6:00 pm Council Chambers	13	14 Planning Commission Meeting 3:30 Council Chambers	15	16	17
18	19 Martin Luther King, Jr. Day City Offices Closed	20 Council Meeting 7:00 pm Council Chambers	21 Park Board/Recreation Board Meeting 4:00 pm Bravo Room  HRC Meeting 6:00 pm Council Chambers	22	23	24
25	26 Council Committee Meeting 6:00 pm Council Chambers	27	28 Planning Commission Meeting 3:30 Council Chambers	29	30	31