

**Citizens Water and Sewer Advisory Board Meeting Minutes
Governance Center, Large Conference Room**

May18, 2026

- 1. Meeting Called to Order** – The meeting was called to order at 6:00 PM.
- 2. Present at Meeting:** Samuel Robinson, Chair, Lisa Jeter, Ed Petticrew, Yog Singhal, and Hal Loeschke. Mike Mullen was excused.

Staff Present: Rusell Bergman, City Engineer, Stephanie Wunderlich, Engineering Administrative Assistant. Gary Bunnell, Veolia.

Customer Present: Mohamed Mohamed - 6460 Appleseed Place.

- 3. Approval of Minutes** – Sam requested a change to the March 16, 2026, minutes – changing Scada to SCADA in two places and changing Missions to Mission. Ed and Lisa motioned to approve the minutes with the changes proposed. Yog seconded the motion. The minutes with changes were unanimously approved.

4. Customer Comments:

- Mohamed Mohamed from 6460 Appleseed was present to discuss his request for credit from April of this year for a leaking service line. Mr. Mohamed was renting the property from Evergreen Live and has since moved out of Huber Heights. Ed made a motion to refund the water and sewer portions of the bill per policy. Lisa and Yog seconded the motion. The vote was unanimous. Since Mr. Mohamed has moved out of the City and his account cannot be credited, Gary will have to contact Marlene in Accounts Payable regarding sending a check. Stephanie will let the board know of the outcome. It was also recommended that Mr. Mohamed contact the Ohio Attorney General.
- 4215 Bergamot – Kittyhawk Realty requested credit for their tenant at this address. There was a leak due to CPVC line that goes to the back outside spigot freezing and splitting. According to the plumber that came out, the line is not well insulated and is 2 inches past the foundation. Ed made the motion to deny the request. Yog seconded. The board voted unanimously to deny the request for credit. Stephanie will send out a letter and a copy of the leak policy to Kittyhawk.
- Board Discussion: Russ will get with the City Attorney regarding the landlord/tenant responsibilities to get their opinion on the information that Ed found at the last meeting and the notification process that the City has for Veolia. Gary also discussed that according to policy, Veolia can only issue one

credit per customer/leak, therefore they like to make sure the leak is fully resolved before issuing a credit. The board discussed the possibility of requiring an inspection from a plumber showing repairs are up to code.

- Landlord/Tenant issues and possible changes to the adjustment policy will be discussed as New Business at the next meeting. The board would like to see a sample of the proposed modifications to the policy from Russ and Gary.

5. Staff Report:

Housing Developments:

Canal Heights – Houses are now selling in this development. Construction on the third section is starting.

Carraige Trails – Houses are currently being built in section 20.2 and are selling well.

Apartments/Condos:

Creekstone Bluff – This is a new Subdivision on Fishburg on the other side of Lexington Place.

Carriage Park – This project is almost complete.

Creekside Woods – This development is off Charlesgate to the west of Old Troy.

Reverb and Hawthorne Ridge – These are the two apartment complexes that are going up across the street from the Rose Music Center.

Construction Projects:

New Music Center – Construction has started on this project. This is on Executive where the old barn was located.

Chambersburg Road West – This project is west of Old Troy Pike. It should begin this summer.

Charlesgate Road – The road will be connected where the gap currently exists, making it a continuous road.

Rosalie Road – The portion of Rosalie Road by the Post Office will be completed.

Meadows Park Drive – Meadows Park Drive will be completed and connect through to the Huber Center and Chambersburg Road.

Powell Road – This project consists of realigning the road at the “S” curve. Construction should be done next week.

New Well by the Water Treatment Plant – The construction of the well is currently being bid out.

New Brandt Pike Lift Station – There are currently two lift stations in front of Walmart on Brandt Pike. They are being combined into one new one.

Taylorsville Road – The City received funding to put in a new watermain coming out of the Water Treatment Plant all the way up Taylorsville. It will be a backup 24-inch main to feed the whole city. This project is currently in design and should begin next year.

Sewer Lining – This year’s lining project has been put out to bid.

City of Dayton Water Connection – This will be scheduled for 2027 when the wastewater plant is redone. The design of this project will begin soon.

Watermain Replacement Program – This project is ongoing. Troy Manor is up next.

Water Meter Replacement Program – This project is about 1/3 of the way complete.

Board discussion:

- Trees cut down on Old Troy Pike were due to an invasive species.
- Sam brought in information from Miami Conservancy District.

6. Veolia Report:

- Gary went over the water meter report and the main monthly reports.
- Watermain breaks are at 22, which is 5 more than last year at this time.

Board Discussion:

- The Veolia Annual Report will hopefully be done at next meeting.
- Discussion about the EPA’s mandates on PFAS.
- Sam asked if there was any feedback on the letters to residents about the fee increase.

7. Old Business:

- Landlord/Tenant Responsibilities – The Gray Issue- Russ did not receive a call back from the City attorney. He will follow up with him before the next meeting.
- Follow Up on Ms. Tracey Gray Request for Credit - Tracey Gray from 6364 Appleseed was present at the March meeting with a request for credit on her November/December 2025 and January 2026 bills. The board had told Ms. Gray to follow up with them and let them know what refund amount she was looking for. Ms. Gray had not responded to any correspondence from the City, however Gary believes Veolia has settled the issue with Ms. Gray. He will follow up and let the board know.
- Follow up on Ms. Tara Addison Request for Credit - Tara Addison from 7134 Troy Crest had submitted information regarding a request for credit in March. She has not shown up to the meetings or responded to City correspondence. The board will give her until next meeting.

8. New Business:

- The board presentation to Council will be August 10, 2026.
- The Volunteer Appreciation Dinner was a success.
- The Public Works Open House was also a success.
- Sam can possibly speak to Rotary for Gary in August.
- Time Capsule – The board would like to have a map of the City's water and sewer infrastructure with names of the board members, Engineering Division, and Veolia personnel placed in the time capsule to be buried at the Governance Center.
- Sam brought information from the EPA about stormwater runoff.

9. Upcoming Meeting - The next meeting is Monday, July 20, 2026.

10. Adjournment – The meeting was adjourned at 7:39 PM.