



Union County Engineer's *2025 Annual Report*

Jeff Stauch, County Engineer

I am pleased to share this summary of our organization's work for 2025. This report highlights building and development activity, property records, environmental division stats, and details from our road and bridge construction, maintenance, and the finances that support those efforts.

2025 maintained a consistent pace of business in our Building Department. Commercial permitting slowed slightly compared to prior years, but residential growth remained strong, with 578 single-family homes constructed. Chief Building Official Sam Cronk and his staff have continued refining permitting and inspection processes to better serve customers and improve internal efficiency. In recent years, improvements have included digital plan review, online permitting, a simplified fee schedule, and expanded coordination with area fire departments and the county health department. Building on that foundation, the team has since launched an updated website, introduced a newsletter for regular customers, and expanded



and those fees fully fund our Building Department without the use of tax dollars.

Our engineering staff have developed new permitting requirements for public road right-of-ways, an issue that has grown in importance across our state. Public utilities have long been permitted to operate along our roadsides, but as our county grows and competition increases

for limited space in road ditches, it has become more difficult to build projects or perform routine maintenance. Fiber optic cable installations in particular have increased dramatically, and in some cases do not serve the public in the same manner as a traditional utility. The new standards require bonding and specific installation methods to protect the public's interests, improve site restoration after work is completed, and safeguard our existing infrastructure. These requirements were recently adopted by our Board of Commissioners.

The removal of logjams and leaning trees along Mill Creek is nearing completion, with the project expected to wrap up by fall. Our partners at Union County Soil & Water have managed the day-to-day fieldwork and have received positive feedback from farmers in the area, who report that flooding after heavy rains recedes more quickly than before.

Our small Environmental team continued to manage daily operations across our seven wastewater treatment plants this year, while also undertaking a significant modernization effort in how we handle customer billing. We are currently transitioning from the outdated CUSI software — which is no longer receiving updates or support — to the CUBIC billing platform provided by Frey Municipal Systems. This upgrade affects all 618 of our flat-rate sewer customers and represents a meaningful step forward in the way we deliver billing services.

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With Integrity**

regular customers, and expanded inspection options — typically performing same-day inspections for requests received by 7:00 a.m. and offering virtual inspections for certain project types. Average turnaround times are under 7 days for residential plan reviews and under 20 days for most commercial projects. As for the cost of permits — our review found that fees averaged just 0.25% of a structure's valuation in 2025. That is a modest investment to ensure your home meets building codes,

County Engineer

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Through the new system, customers will have access to an online portal where they can log in at any time to view their account balances and pay their bills electronically. They will also have the option to receive bills via email rather than by postcard. Designed to be more intuitive for both office staff and customers alike, the CUBIC platform is a welcome improvement we look forward to sharing with our community.

Our engineering staff reviewed and managed 657 residential lots across 11 new subdivisions in varying stages of planning, design, and construction throughout the county. These projects bring much-needed housing and quality investment to our region, but they also place significant demands on our roadways — continuing to be a major workload and financial challenge for our organization.

This consistent growth is also reflected in the work flowing through our mapping team. Responsible for reviewing property transfers, new subdivisions, and survey splits, the team handled high volumes again last year — completing over 2,700 transfer reviews, 2,900 existing deed checks, and nearly 270 new surveys, while assigning close to 2,100 addresses. The team also serves as a primary point of contact for residents, realtors, and title companies with property questions. They do a fantastic job.

Snow removal costs for the 2024–25 season totaled \$920,000. With increasing traffic across our roads, salt usage has grown in recent years, with each round across our 18 zones costing approximately \$21,000 in de-icing material alone. We performed our annual chip seal operation in the northern portion of the county, sealing 151 miles of roadway. Our crews replaced five small bridges between May and September at a total cost of \$587,000. Contracted improvements included our annual pavement striping and guardrail upgrade programs, as well as the replacement of the Claibourne Road bridge over Bokes Creek. Our blacktop resurfacing program was significantly smaller last season, covering less than 4 miles of county roadways, along with managing paving for subdivision streets for Dover and Jerome townships.

Late in the season, our in-house crews widened nearly 10 miles of roadway, primarily in the northern portion of the county. The process involved trenching along each pavement edge and filling with an asphalt base mixed at our Operations Facility. This material uses recycled aggregate

stockpiled from previous paving contracts, reusing material milled from other roads rather than purchasing virgin stone, saving roughly half the cost of having a contractor perform the same work. Each road gained at least 4 feet of pavement width, improving both safety and edge strength. Special thanks to the Madison County Engineer for loaning equipment for this work, a great example of the partnerships we share with our transportation neighbors. Widening is one of the most impactful things we can do to improve local roadway safety.

In recent years, much of our conversation, internally, publicly, and in this report, has centered on funding and the growing financial pressures we face. I would prefer to focus on what we are building and delivering to the traveling public. The reality, however, is that there will never be enough funds to address everything our road system needs, and we must recognize our priorities as a county. Union County is in good financial shape, due in part to our growth, but our available road funds do not benefit from that trend as much as one might expect. I am concerned that our reputation for quality roads is beginning to slip. We were able to pave only 4 miles last year, a number that should be closer to 10. In 2026, we are paving less than 1 mile, which I believe is the least amount we've ever placed.

Whether operating equipment, driving dump trucks, or working behind a desk, our mission is the same. What we do and how well we do it directly or indirectly affects nearly every resident, business, and traveler on our road network. Delivering that safely, responsibly, and with an eye toward the future is what we are counted on to do.

We will continue working with county leadership towards solutions. Thank you for taking the time to review our 2025 Annual Report.




Jeff Stauch, Union County Engineer



WORK BY CONTRACT

Guardrail Upgrade Program—Contractor: M.P. Dory Co.

Over 625 linear feet of roadway guardrail and bridge railing were upgraded, along with 42 new end treatments at several different sites.

Construction Cost: *\$224,492

Pavement Marking Program—Contractor: Griffin Pavement Marking

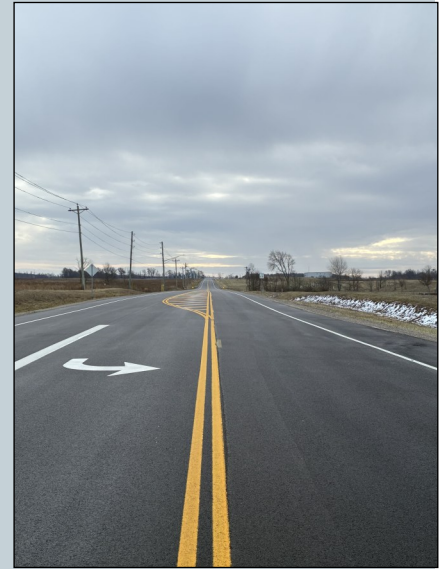
120 miles of centerline; 46 miles of edgeline; 11 railroad crossing symbols; 1 school symbol

Construction Cost: *\$134,268

Hot Mix Resurfacing Program—Contractor: The Shelly Company

2.28 miles Johnson Rd.; 1.37 miles Raymond Rd.; 1.06 miles Hinton Mill Dr. & Oxford Dr.; 0.58 miles New California Dr.; 0.44 miles Laguna Circle; 0.06 miles Fresno Ct.; 0.07 miles Malibu Ct.; 0.09 miles Elsinore Ct.; 0.36 miles Memorial Dr.

Construction Cost:	\$1,299,964
Jerome Township	\$307,563
Dover Township	\$118,438
Local Share:	*\$873,963



MILL CREEK WATERWAY IMPROVEMENT PROJECT

Contractor: H & H Land Clearing, LLC

Bid Price: \$2,676,715

Great progress has been made on the Mill Creek log jam removal project over the past year. Crews have now pulled a total of 1,650 log jams from the main channel, spanning the full length of Mill Creek from the Logan County line to the Delaware County line. Tree cutting has also advanced on both ends of the corridor. Project completion is expected fall of 2026, after which the Union Soil and Water Conservation District will take over ongoing maintenance.



LARGE BRIDGE PROJECT

Claibourne Road Bridge Replacement Project

Contractor: R & I Construction

The Claibourne Road Bridge over Bokes Creek has been successfully rehabilitated. The project involved replacing the existing bridge superstructure with new prestressed concrete box beams with a composite deck, repairing the existing abutments and piers, and adding concrete approach slabs to provide a smooth transition onto the bridge. The road profile was also corrected to improve alignment and ride quality. The completed improvements provide the community with a safer, more reliable span built to last.

Construction Cost:	\$854,839
OPWC	\$500,000
Local Share:	*\$354,839



WORK BY COUNTY FORCES

Snow and Ice Control

- 6,222 tons of salt

\$920,525

Culvert Installations

- 28 culverts replaced ranging from 12"-48"

\$250,944

Grader Patching

- 1,164 tons of hot mix asphalt

\$136,366



Chip Seal (labor, equipment, and material)

- 696,234 gallons of asphalt
- 16,983 tons of stone
- 122.96 miles of county roads
- 27.8 miles of township roads

\$1,929,287

150.76 Miles



Tree and Brush Removal

\$56,910

Roadside Mowing (4 rounds)

\$259,548

SMALL BRIDGE WORK

Patrick Brush Run Road Small Bridge Replacement

TR 218F SLM 3.418

Force Work Labor Cost

2- 48" N12HP culverts

\$14,782

Total **\$18,887**

Kaiser Road Small Bridge Replacement

CR 193D SLM 2.024

Force Work Labor Cost

7 prestressed box beams

\$31,051

Total **\$92,744**

Evans Road Small Bridge Replacement

TR 233A SLM 0.259

Force Work Labor Cost

2- 48" N12HP culverts

\$26,823

Total **\$26,823**



Waldo Road Small Bridge Replacement

CR 114 SLM 0.95

Force Work Labor Cost

2- 16'x7' box culverts- 24 pieces

\$154,638

Total **\$383,178**

McKittrick Road Small Bridge Replacement

CR 10A SLM 0.444

Force Work Labor Cost

14' x 3' box culvert- 8 pieces

\$26,819

Total **\$63,432**



Operations Division, cont'd

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ROAD WIDENING

	<u>Cost</u>	<u>Miles</u>
<u>Unionville Road</u>	\$40,464	1.977
<u>Woods Road</u>	\$34,256	1.863
<u>Snare Road</u>	\$36,204	2.164
<u>Fish Daum Road</u>	\$14,763	1.296
<u>Osborne Road</u>	\$37,622	2.267
Milling Machine Contract	\$104,400	
Pug Mill Charges	\$248,941	
Total Widening Costs	\$516,650	9.567



NEW VEHICLES AND EQUIPMENT

2025 Western Star 47X Tandem dump truck	\$150,420	2020 Kobelco Excavator (5th payment)	\$34,541
(5) Tandem Dump Trucks (2nd payment)	\$227,331	John Deere Loader (3rd payment)	\$32,950
		John Deere Motor Grader (4th payment)	\$50,649
		(3) Brine tailgate tanks	\$22,101
		(2) John Deere mowing tractors	\$111,000
		(2) Woods BW mowers	\$49,000
		Utility compactor	\$33,758



Tile jetter	\$112,444
Brine maker	\$48,814
Loader (1st payment)	\$49,010

MISCELLANEOUS STATS

• Driveway permits issued	105	• Total property splits and resurveys	292
• Variances	2	• New property surveys	269
• Number of addresses issued	2,092	• New subdivision approvals	23
• Unincorporated areas	600	• Survey plats recorded	128
• Incorporated areas—Union County	894	• Right-of-way permits issued	211
• Out of Union County—Plain City	598	• Overweight vehicle hauling permits issued	410
• Total property transfers	2,722	• Miles of county roads maintained	470
• New deed parcels	182	• County maintained bridges	334
• Existing deeds checked	2,904	• Sanitary Sewer Customers	618
• Bank foreclosure reviews	83	• Received \$177,315 in funding assistance from townships.	
• Tax foreclosure reviews	40	• Darby	\$75,000
• Sheriff deed reviews	8	• Washington	\$25,000
• Annexations reviewed	4	• Jackson	\$25,000
		• Millcreek	\$52,315

BUILDING DEPARTMENT

As the fastest-growing county in Ohio and one of the fastest-growing in the nation, the demand for housing, infrastructure, and commercial development continues to accelerate. In 2025, the Building Department issued 1,567 residential permits, including 578 new single-family homes, reflecting the steady stream of families putting down roots here. Residential construction valuation topped \$317 million for the year. On the commercial side, \$650 million in new and expanded development moved through the permitting process. A clear signal that businesses are investing in Union County alongside the families choosing to call it home. All told, nearly \$967 million in total construction valuation passed through the Building Department in a single year, supported by a team that completed more than 21,000 inspections to keep projects moving and protect the people who live and work in them.

NEW SINGLE FAMILY HOMES	ADDITIONS/ ALTERATIONS	ALL OTHER PERMITS	TOTAL RESIDENTIAL PERMITS	VALUATION	INSPECTIONS COMPLETED
578	342	647	1,567	\$316,643,299	16,429
NEW COMMERCIAL BUILDINGS	ADDITIONS/ ALTERATIONS	ALL OTHER PERMITS	TOTAL COMMERCIAL PERMITS	VALUATION	INSPECTIONS COMPLETED
32	114	256	402	\$649,768,527	5,396

NEW VIRTUAL INSPECTIONS

Beginning in 2025, the Union County Building Department began offering another option for moving projects forward: virtual inspections. Available for a defined list of building, mechanical, and electrical inspection types for both residential and commercial projects, the program allows contractors, homeowners, and building managers to complete qualifying inspections remotely in real time rather than waiting for an in-person visit. Requests are submitted through the county's online portal with a 7:00 a.m. cutoff for same-day scheduling, and an on-site contact guides the inspector through a live video walk-through. Standard requirements still apply, as work must be complete, accessible, and accompanied by approved documents, and inspectors retain full discretion to require an in-person visit if conditions warrant. The goal is straightforward: give people time back. Fewer unnecessary site visits means faster approvals, lower costs for contractors and owners, and more efficient use of inspector hours. It is one more example of the Building Department finding ways to serve a rapidly growing community without sacrificing the integrity of the inspection process.



SANITARY SEWER DEPARTMENT

Our Sanitary Sewer Department has recently transitioned to a new billing platform, CUBIC, provided by Frey Municipal Systems. This modern system replaces our previous obsolete software and brings with it several improvements, including an online portal where you can view your account balance and pay your bills electronically at any time. Customers who wish to pay online will need to set up a new portal account to get started. If you previously paid online through the old system, that account is no longer active and you will need to register in the new portal to continue paying electronically. Since we have now passed the May 1 transition date, we encourage you to complete your registration as soon as possible. You will need your book number, your 8-digit account number, your service address, and an email address on file with our office to get started. Full instructions for setting up your account can be found on our website, and our office is happy to assist if you need help at 937-645-3021.



Employee News

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2025 NEW PAPER COUNTY MAPS

New county road maps have been printed for 2025, reflecting updates throughout the county, including new streets, subdivisions, and revised city limits. Whether you use maps for travel, farming, deliveries, or emergency planning, these updated editions are a helpful resource to keep on hand. Stop by our office to pick up your free copy while supplies last.



Even in today's digital world, there is still no substitute for an "old-school" paper map that works anytime, anywhere.

FAREWELL TO JOYCE

After nearly 30 years of dedicated service, the Union County Engineer's Office bids a heartfelt farewell to Joyce Garrard as she begins her well-earned retirement. Since joining the organization in May 1996, Joyce has served as a trusted and invaluable member of both the engineering and operations departments, bringing exceptional knowledge, professionalism, and care to every project she touched. Throughout her career, she served under Union County Engineers Steve Stolte and Jeff Stauch and earned the respect of colleagues and the community alike through her commitment to customer service and organizational excellence. Joyce was recognized as Employee of the Year in 2000 and played a vital role in leading the office's United Way Campaign and helping establish the Union County Wellness Committee, where she continued to serve for many years. Her positive impact on the Union County Engineer's Office and the citizens of Union County will be felt for years to come. As Joyce begins this exciting new chapter, she looks forward to spending more time with her husband and traveling the country together in their RV. We thank Joyce for her dedication, leadership, and friendship, and we wish her much joy and happiness in retirement.



2025 NEW EMPLOYEES



Natalie Coleman
Administrative Assistant
Hired 12/1/2025



Ryan Fulwider
Maintenance Worker 2
Hired 6/9/2025



Andrea Hodge
Project Engineer
Hired 3/17/2025



Brian Hunter
Building Inspector 2
Hired 9/1/2025



Lane McCormick
Maintenance Worker 2
Hired 6/2/2025



Ed Roncone
Building Inspector 2
Hired 7/28/2025



Drew Rostorfer
Mechanic 2
Hired 7/28/2025



Robert Scruggs
Maintenance Worker 2
Hired 5/27/2025



Aaron Stillings
Maintenance Worker 2
Hired 8/11/2025

Union County Engineer
 Jeff Stauch, PE/PS
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unioncountyohio.gov/engineer

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Operations Facility
 P: (937) 645-3017

Budget Breakdown

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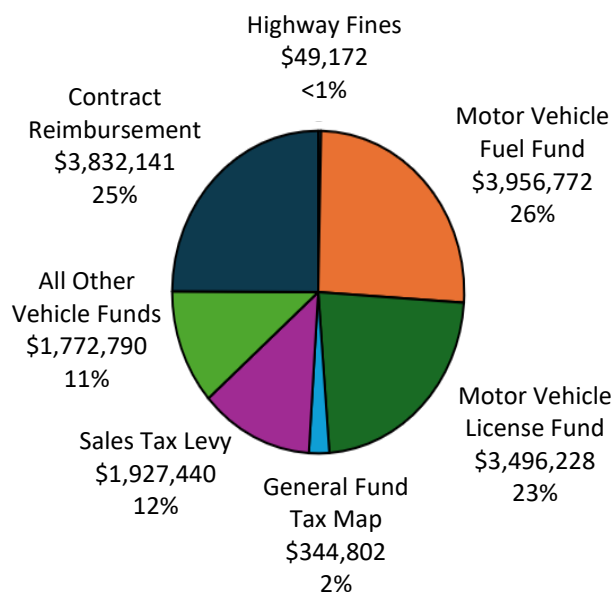
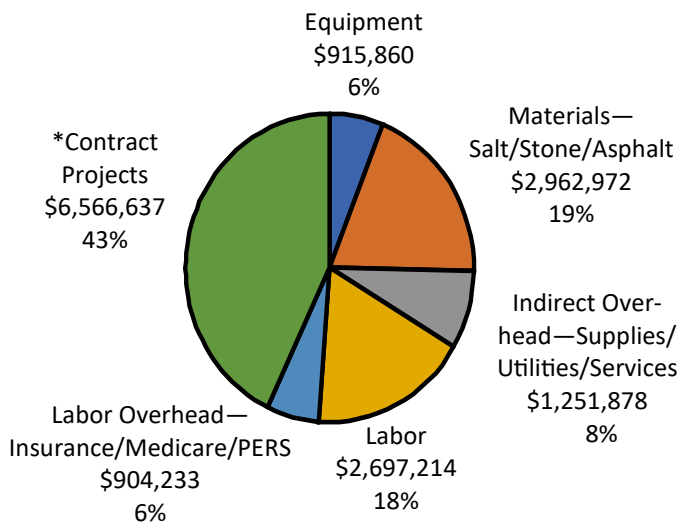
EXPENSES

**2025 Motor Vehicle and Gasoline Tax (M&G),
 Road & Bridge, General Fund
 \$15,298,794**

REVENUE

**2025 Motor Vehicle and Gasoline Tax (M&G),
 Sales Tax, Fines and General Fund
 \$15,379,345**

**2025 Federal and State Grants
 \$500,000**
 (not included in revenue chart)



All sales tax levy funds were used for contract projects in 2025

*This expense value includes some contract projects budgeted for and completed in 2024 but paid in 2025