

Mayor Baker performed the Invocation. The Pledge of Allegiance to the Flag was given.

**A. CALL TO ORDER:**

A Regular Meeting of the Troy City Council was held on Monday, June 26, 2023, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:32 PM.

**B. ROLL CALL:**

- a) Mayor Ethan Baker
- Edna Abraham
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Ann Erickson Gault
- David Hamilton
- Ellen Hodorek

**C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:**

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**C-1 No Certificates of Recognition and Special Presentations Submitted**

**D. CARRYOVER ITEMS:**

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**D-1 No Carryover Items**

**E. PUBLIC HEARINGS:**

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**E-1 Adoption of Brownfield Redevelopment Plan #11 for Village of Troy Development, Parcel Numbers 88-20-15-201-033 and 88-20-15-201-046, Off of East Long Lake Road**  
***(Introduced by: Mark Adams, Economic Development Manager)***

The Mayor opened the Public Hearing for public comment.

The Mayor closed the Public Hearing after receiving no public comment.

Resolution #2023-06-092

Moved by Chamberlain-Creanga

Seconded by Erickson Gault

WHEREAS, Robertson Brothers Homes proposes the new construction of a residential development called Village of Troy located at East Long Lake and Rochester Road; and,

WHEREAS, The proposed redevelopment includes the construction of 56 two-story townhomes, 70 three-story townhomes and 20 detached, single-family homes. The estimated capital investment is \$68,000,000. It is estimated that 1,269 construction jobs will be created. The development will assist with the anticipated demand for housing in Troy; and,

WHEREAS, Troy City Council has determined that the property is eligible as blighted property, since it has substantial buried subsurface debris present so the property is unfit for its intended use; and,

WHEREAS, Troy City Council has determined it meets or satisfies a public purpose, which may be to provide desired housing, or to eliminate blight, or to remove the substantial subsurface demolition so that the property can be used for its intended use; and,

WHEREAS, Eligible activities for this project under the Brownfield Redevelopment Financing Act include Pre-Approved Activities, Department Specific Activities, Demolition, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan; and,

WHEREAS, The City established the City of Troy Brownfield Redevelopment Authority (TBRA) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, and as amended for the public purpose of promoting the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Troy; and,

WHEREAS, The Troy Brownfield Redevelopment Authority provides project assistance through the reimbursement of eligible activities through tax increment financing; and,

WHEREAS, Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. Tax increment revenues for Brownfield Plan #11 would reimburse the costs of eligible activities in the estimated total amount of **\$2,451,359**; and,

WHEREAS, The Local Brownfield Revolving Fund (LBRA), formerly named a Local Site Remediation Revolving Fund (LSSRF) for five (5) years following developer reimbursement or until maximum capture is reached, is estimated at **\$2,451,359**. The funds deposited into the LBRF as part of this plan will be used in accordance with the requirements of ACT 381, as amended; and,

WHEREAS, That the Troy Brownfield Redevelopment Authority recommends to the City Council at its May 24, 2023 Special Meeting that the Brownfield Redevelopment Plan #11 for the proposed Village of Troy development located at the Southwest Corner of East Long Lake and Rochester Road, Troy, Michigan, be approved;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Brownfield Redevelopment Plan #11 – Village of Troy located at the Southwest Corner of East Long Lake and Rochester Road, contingent upon any required approvals needed from the State of Michigan.

Yes: All-7  
No: None

#### **MOTION CARRIED**

#### **F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

#### **G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

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**H. POSTPONED ITEMS:**

**H-1 No Postponed Items**

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**I. REGULAR BUSINESS:**

**I-1 Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – None**

a) **Mayoral Appointments: None**

b) **City Council Appointments: None**

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**I-2 Board and Committee Nominations: a) Mayoral Nominations – None; b) City Council Nominations – None**

a) **Mayoral Nominations: None**

b) **City Council Nominations: None**

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**I-3 No Closed Session Requested**

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**I-4 Proposed Additions to Chapter 107 – Traffic and Motor Vehicle Code (*Introduced by: Lori Grigg Bluhm, City Attorney*)**

Resolution #2023-06-093

Moved by Erickson Gault

Seconded by Hamilton

BE IT RESOLVED, That Troy City Council hereby **APPROVES** amendments to Chapter 107- City of Troy Traffic and Motor Vehicle Ordinance, as recommended by City Administration; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7

No: None

**MOTION CARRIED**

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**I-5 Fiscal Year 2023 Budget Amendments (*Introduced by: Robert Maleszyk, Chief Financial Officer*)**

Resolution #2023-06-094

Moved by Erickson Gault

Seconded by Chamberlain-Creanga

RESOLVED, that Troy City Council hereby **AUTHORIZES** City Management to amend the Current Fiscal Year 2023 General Fund Budget as detailed below:

### **Revenues**

State LCSA PPT Revenue .....	<u>\$850,000</u>
<b>Total General Fund Revenue Increase .....</b>	<b><u>\$850,000</u></b>

### **Expenditures**

#### **General Government:**

Attorney .....	<u>\$500,000</u>
<b>Total General Government: .....</b>	<b><u>\$500,000</u></b>

#### **Debt Service:**

Lease & Subscription Principal.....	<u>\$100,000</u>
Interest & Fiscal Charges .....	<u>\$ 50,000</u>
<b>Total Debt Service: .....</b>	<b><u>\$150,000</u></b>

#### **Capital Outlay:**

Leases & Subscriptions .....	<u>\$200,000</u>
<b>Total Capital Outlay: .....</b>	<b><u>\$200,000</u></b>

<b>Total General Fund Expenditures Increase.....</b>	<b><u>\$850,000</u></b>
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### **Other Financing Uses**

#### **Transfers Out:**

Transfer to Fire Incentive Reserve Fund .....	<u>\$9,350,000</u>
Transfer to Transit Center Fund .....	<u>\$ 20,000</u>
<b>Total Transfers Out:.....</b>	<b><u>\$9,370,000</u></b>

<b>Total General Fund Other Financing Uses Increase .....</b>	<b><u>\$9,370,000</u></b>
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<b>Net General Fund Change.....</b>	<b><u>\$(9,370,000)</u></b>
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BE IT FURTHER RESOLVED, That Troy City Council Herby **AUTHORIZES** City Management to amend the Current Fiscal Year 2023 Transit Center Fund Budget as follows:

#### **Transit Center:**

Other Financing Sources – Transfer in from General Fund.....	<u>\$20,000</u>
<b>Net Transit Center Fund Change:.....</b>	<b><u>\$20,000</u></b>

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** City Management to amend the Current Fiscal Year 2023 Community Development Block Grant Fund Budget as follows:

**Community Development Block Grant:**

Home Chore Program.....	\$15,000
Federal Revenue Increase (Offset).....	(15,000)

**Net Community Development Block Grant Change: .....\$ -**

Yes: All-7

No: None

**MOTION CARRIED**

**J. CONSENT AGENDA:**

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**J-1a Approval of “J” Items NOT Removed for Discussion**

Resolution #2023-06-095-J-1a

Moved by Abraham

Seconded by Hodorek

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented and amended.

Yes: All-7

No: None

**MOTION CARRIED**

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**J-1b Address of “J” Items Removed for Discussion by City Council**

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**J-2 Approval of City Council Minutes**

Resolution #2023-06-095-J-2

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

- a) City Council Special Meeting Minutes-Draft – June 12, 2023
- b) City Council Minutes-Draft – June 12, 2023

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**J-3 Proposed City of Troy Proclamations: None Submitted**

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**J-4 Standard Purchasing Resolutions: None Submitted**

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**J-5 Classified and Exempt Classification and Pay Plan Updates**

Resolution #2023-06-095-J-5

WHEREAS, The Classification Plan for Classified Employees, Classification Plan for Exempt Employees and the Pay Plan for Classified and Exempt Employees was last revised July 2022; and,

WHEREAS, The City has added, removed and updated Exempt and Classified positions since the last revision; and,

WHEREAS, The Personnel Board has reviewed and approved the revised Classification Plan for Classified employees;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the July 1, 2023 Classification Plan for Classified Employees, Classification Plan for Exempt Employees and the Pay Plan for Classified and Exempt Employees.

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**J-6 ACH Policy and Electronic Transactions Policy**

Resolution #2023-06-095-J-6

RESOLVED, That Troy City Council hereby **ADOPTS** the following policy that shall govern the use of electronic transactions:

The following policy shall govern the use of electronic transactions and ACH arrangements for the City of Troy:

**1. Authority to Enter into ACH Agreements and Electronic Transfer of Public Funds**

The Treasurer or CFO may enter into an ACH agreement as provided by Public Act 738 of 2002, effective December 30, 2002. The City of Troy shall have adopted a resolution to authorize electronic transactions and have received a copy of the policy. Applicable definitions in the act shall apply.

An ACH arrangement under PA 738 of 2002 is not subject to the Revised Municipal Finance Act, 2001 PA 34, MCL 141.2101 to 141.2821, or to provisions of law or charter concerning the issuance of debt by the City.

**2. Responsibility for ACH Agreements.**

The Controller or CFO shall be responsible for all ACH agreements, including payment approval, accounting, reporting, and generally overseeing compliance with the ACH policy. The Controller or CFO shall submit to the City Council documentation detailing the goods or services purchased, the cost of goods or services, the date of the payment, and the department levels serviced by payment. This report can be contained in the electronic general ledger software system or in a separate report to the City Council.

### 3. Internal Accounting Controls to Monitor Use of ACH Transactions

- A. The Controller or CFO shall be responsible for the establishment of ACH agreements. The Controller or CFO shall notify Accounts Payable of those accounts to be paid by ACH or electronic transfers.
- B. Upon receipt of an invoice for payment for accounts paid by ACH, the Controller shall approve payment and notify the Treasurer of the date of debit to the City accounts. Accounts payable by this method may include utility and recurring lease payments. These payments shall be included on the report of payments to the City Council. All other invoices approved by the Controller and payable by ACH may be paid in that matter if deemed in the best interest of the City, e.g. to avoid a late fee.
- C. For payment of State and Federal payroll taxes, the Controller or designee shall initiate payment to the proper authority upon receipt of the information from the payroll department using the established EFTPS and state program.
- D. For deposits from state, county, and/or federal authorities, and from third-party payment processors, e.g. (Banks, vendors), the Treasurer or CFO shall obtain the amount of the deposit and send an advice to the Finance Department which is responsible for accounting records.
- E. All invoices shall be held by the Controller's office along with copies of payment advices.

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#### **J-7 SMART and City of Troy 5310 Federal Transit Authority Funding Agreement**

Resolution #2023-06-095-J-7

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between the Suburban Mobility Authority for Regional Transportation (SMART) and the City of Troy for the 5310 Funding Agreement, which will be used for the Troy RYDE transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

### **K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**

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#### **K-1 Announcement of Public Hearings: None Submitted**

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#### **K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted**

### **L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Barb Yagley	Spoke about election integrity and requested a resolution from City Council regarding the impacts of proposed legislation on the City Clerk's Office.
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**M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

There was consensus of City Council to have City Administration request a report from the City Clerk's Office regarding the financial implications of the proposed legislation.

Mayor Pro Tem Chamberlain-Creanga commented that the MML has lobbyists that fight for cities and their best interests.

**N. COUNCIL REFERRALS:**

**Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda**

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**N-1 No Council Referrals Submitted**

**O. REPORTS:**

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**O-1 Minutes – Boards and Committees: None Submitted**

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**O-2 Department Reports: None Submitted**

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**O-3 Letters of Appreciation:**

- a) To Planning from Jonathan Lopatin Regarding Assistance Throughout Their Project at Capital Grille – Somerset
  - b) To Recreation from Kelly and Bob Goniwiecha Regarding The 70's Night Event
  - c) To Recreation from Rathna Pattabhi Regarding Excellent Experience at the Troy Community Center
  - d) To Troy Public Library from Lynda Churay Regarding 2023 Summer Kick-Off Event
- Noted and Filed

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**O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted**

**P. COUNCIL COMMENTS:**

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**P-1 Council Comments**

Mayor Pro Tem Chamberlain-Creanga commented that Independence Day is approaching and requested that City Administration share on social media some reminders on the laws regarding fireworks. She wished everyone a happy Independence Day.

Council Member Hodorek commented that the Troy has adopted the strongest laws regarding fireworks as allowed by state law. She asked that residents be safe and mindful of those who are suffering from PTSD and pets who are affected by fireworks.

Mayor Baker commented that former mayor, Matt Pryor, passed away. He expressed prayers and condolences to his family and thanked him for his service to the city.



**Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):**

**R. CLOSED SESSION**

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**R-1 No Closed Session**

**S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 7:57 PM.

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Mayor Ethan Baker

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M. Aileen Dickson, MMC, MiPMC II  
City Clerk

**2023 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

December 2, 2023.....Special Meeting – Troy Advance

**2023 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

July 10, 2023.....Regular Meeting  
July 24, 2023.....Regular Meeting  
August 7, 2023.....Regular Meeting  
August 21, 2023.....Regular Meeting  
September 11, 2023.....Regular Meeting  
September 18, 2023.....Regular Meeting  
October 2, 2023.....Regular Meeting  
October 16, 2023.....Regular Meeting  
November 13, 2023.....Regular Meeting  
November 20, 2023.....Regular Meeting  
December 4, 2023.....Regular Meeting  
December 11, 2023.....Regular Meeting