

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, October 28, 2024, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Hirak Chanda
- Mark Gunn
- David Hamilton
- Ellen Hodorek

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Proclamation to Celebrate Troy Resident Rithvika Karri on Her Exceptional Accomplishments in the Sport of Cricket (*Presented by: Mayor Ethan Baker*)

C-2 Troy Community Foundation – 2024 Troy Family Daze Report (*Presented by: Karen Greenwood, Troy Community Foundation*)

C-3 Legislative Update and Fire Truck Grant (*Presented by: Senator Michael Webber*)

C-4 Resident Engagement and Priority Survey Results (Presented by: William SaintAmour, Cobalt Community Research)

C-5 Snow Emergency Presentation (Presented by: Kurt Bovensiep, Public Works Director, and Courtney Flynn, Communications and Engagement Director)

The Meeting **RECESSED** at 9:00PM.

The Meeting **RECONVENED** at 9:05PM.

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Conditional Rezoning (CR JPLN2024-001) – Proposed Bachard Lofts Conditional Rezoning, North Side of Maple, West Side of Stephenson (1441 E. Maple; PIN 88-20-26-351-016), Section 26, From O (Office) to IB (Integrated Industrial & Business) District

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after no Public Comment received.

Resolution #2024-10-141
Moved by Hodorek
Seconded by Gunn

WHEREAS, The City is in receipt of a proposed rezoning request from O (Office) District to IB (Integrated Industrial & Business) District; and,

WHEREAS, The subject property to be rezoned is located on the north side of Maple, west side of Stephenson, 1441 E. Maple Road, PIN 88-20-26-351-016, being approximately 1.82 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04 of the City of Troy Zoning Ordinance; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing; and,

WHEREAS, The Planning Commission vote on the motion recommending approval was 7-1; and,

WHEREAS, The proposed rezoning is supported by the Master Plan and advances the general and specific development policies of the Master Plan; and,

WHEREAS, The rezoning would permit greater flexibility in use and development of the property; and,

WHEREAS, The conditions offered by the applicant reasonably protect the adjacent properties; and,

WHEREAS, The rezoning would be compatible with surrounding zoning and land use; and,

WHEREAS, The proposed rezoning meets the Standards for Rezoning Approval listed in Section 16.03.C of the City of Troy Zoning Ordinance;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the O District to be conditionally rezoned to IB District Conditional Rezoning Agreement and related attachments.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to sign the Conditional Rezoning Agreement on behalf of the City of Troy.

BE IT FINALLY RESOLVED, That the City of Troy Zoning District Map is hereby **AMENDED**.

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:

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

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

a) Mayoral Appointments:

Resolution #2024-10-142
Moved by Baker
Seconded by Brooks

RESOLVED, That the Mayor of the City of Troy hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

Downtown Development Authority

Appointed by Mayor
13 Regular Members
4 Year Term

Nominations to the Downtown Development Authority:

Term Expiring: 9/30/2028	Linda Orlans	In District
Term currently held by: Vacancy		

Yes: All-7
No: None

MOTION CARRIED

b) City Council Appointments: None

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

a) Mayoral Nominations:

Resolution #2024-10-143
Moved by Baker
Seconded by Chamberlain-Creanga

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Global Troy Advisory Committee

Appointed by Mayor
12 Regular Members
3 Year Term

Nominations to the Global Troy Advisory Committee:

Term Expires: 10/30/2027

Awni Fakhoury

Term currently held by: Awni Fakhoury

Term Expires: 10/30/2027

Syeda Mohideen

Term currently held by: Syeda Mohideen

Term Expires: 10/30/2027

Suneel Sekhri

Term currently held by: Suneel Sekhri

Yes: All-7
No: None

MOTION CARRIED

b) City Council Nominations: None

I-3 Request for Closed Session

Resolution #2024-10-144
Moved by Baker
Seconded by Hamilton

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (e) - Michigan Association of Home Builders v. City of Troy.

Yes: All-7
No: None

MOTION CARRIED

I-4 Cancellation of Advance Meeting (Introduced by: Frank Nastasi, City Manager)

Resolution #2024-10-145
Moved by Baker
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council **CANCELS** the Special Meeting of the following date, scheduled at 8:00 AM at the Troy Community Center:

Saturday, December 07, 2024 2024 Advance

BE IT FURTHER RESOLVED, That Troy City Council **MAY RESCHEDULE** this meeting for a date to be determined, and **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.

Yes: All-7
No: None

MOTION CARRIED

I-5 2025 City Council Meeting Schedule (Introduced by: Frank Nastasi, City Manager)

City Council took NO ACTION on this item.

I-6 Lease Agreement Assignment and Assumption for Camp Ticonderoga Restaurant Operations (Introduced by: Brian Goul, Recreation Director)

Resolution #2024-10-146
Moved by Chamberlain-Creanga
Seconded by Chanda

RESOLVED, That Troy City Council hereby **APPROVES** the Camp Ticonderoga Lease Assignment and Assumption Agreement with 5725 Rochester Road, LLC to transfer the contract to CT Hospitality, LLC of White Lake, MI in accordance with the terms and conditions in the current Lease Agreement.

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the attached Lease Assignment and Assumption Agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7
No: None

MOTION CARRIED**J. CONSENT AGENDA:**

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

Resolution #2024-10-147-J-1a

Moved by Hamilton

Seconded by Brooks

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

Yes: All-7

No: None

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2024-10-147-J-2

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

- a) City Council Minutes-Draft – October 14, 2024
- b) City Council Special Meeting Minutes-Draft – October 21, 2024

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Armored Rescue Vehicle Upgrade – Troy Police Department**

Resolution #2024-10-147-J-4a

RESOLVED, That Troy City Council hereby **APPROVES** a contract to the sole bidder meeting specifications, *SWATMOD, LLC of St. Cloud, MN*, for armored rescue vehicle upgrade for an estimated total amount of \$56,638.00 which includes a 10% contingency, at unit prices contained in the bid tabulation dated October 17, 2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the contractor's submission of properly executed bid and contract documents, including insurance certificates, and all other specified requirements.

b) **Standard Purchasing Resolution 4: MiDEAL Cooperative Purchase Program – Fire Station 3 Exterior Paint and Rust Repair**

Resolution #2024-10-147-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Allied Building Service of Detroit, Michigan*, for exterior rust and paint repair, as well as bird netting installation, for an estimated cost \$70,928.75 as per the MiDEAL Cooperative Contract #00861, as detailed in the attached quote, plus a 20% contingency for a not to exceed project total cost of \$85,114.75; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the contractor's submission of properly executed documents, insurance certificates and all other specified requirements.

c) **Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Avondale Youth Assistance**

Resolution #2024-10-147-J-4c

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2024/2025 fiscal year to the Avondale Youth Assistance to provide diversion programs and community services to the residents of the City of Troy at a cost of \$2,500.00.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

d) **Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Haven, Inc.**

Resolution #2024-10-147-J-4d

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2024/2025 fiscal year to Haven, Inc. to provide crisis intervention, shelter, advocacy, and counseling to the residents of the City of Troy at a cost of \$2,500.00.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

e) **Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Troy Community Coalition**

Resolution #2024-10-147-J-4e

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2024/2025 fiscal year to the Troy Community Coalition to provide community services to prevent drug and alcohol abuse in the amount of \$35,000.00.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

f) Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Troy Youth Assistance

Resolution #2024-10-147-J-4f

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2024/2025 fiscal year to the Troy Youth Assistance to provide diversion programs and community services to the residents of the City of Troy at a cost of \$15,000.00.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

g) Standard Purchasing Resolution 11: Rejection of Bid – Street Light Maintenance Contract Extension – Street Light Maintenance

Resolution #2024-10-147-J-4g

RESOLVED, That in the best interest of the City, Troy City Council hereby **REJECTS** the sole bid received for ITB-COT 24-25 Street Light Maintenance for being significantly over the annual budgeted amount.

RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a one (1) year contract extension to, *Harlan Electric Company of Rochester Hills, MI*, at its bid prices and totals as detailed in the bid tabulation from the contract approved by City Council in 2020 (Resolution #2020-12-174-Ja); a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FINALLY RESOLVED, The award is **CONTINGENT** upon the contractor's submission of properly executed bid documents including insurance certificates, and all other specified requirements.

J-5 Casualty and Property Insurance – Two (2) Year Renewal with Michigan Municipal Risk Management Authority (MMRMA)

Resolution #2024-10-147-J-5

WHEREAS, On November 14, 2022, Troy City Council authorized a two (2) year extension of the agreement for the City's casualty and property insurance coverage with the Michigan Municipal Risk Management Authority (MMRMA), Resolution #2022-11-168-J-7; and,

WHEREAS, MMRMA has proposed a renewal of the agreement for the City's casualty and property insurance coverage, starting November 8, 2024 and extending to November 7, 2026; and,

WHEREAS, The City's contribution cost for coverage for the 2024-2025 plan year is \$893,919, and is guaranteed not to increase more than 8% for the renewal of the 2025/2026 plan year; and,

WHEREAS, City Administration recommends approval of the two-year renewal and that pursuing a competitive bid process at this time is not in the City's best interest or required under charter or ordinance for this professional service, and is not likely to produce a more beneficial contract for the City;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council **AGREES** to renew the Agreement with the Michigan Municipal Risk Management Authority, as presented in the attached MMRMA proposal for casualty and property insurance coverage, and **AUTHORIZES** payment in an amount of \$893,919 less a Net Asset Distribution of \$133,910 for a not to exceed amount of \$760,009 for the 2024-2025 plan year, and an amount not to increase more than 8% for the 2025-2026 plan year and **AUTHORIZES** the City Attorney as the City's Member Representative to execute any documents necessary for the renewal of the Agreement with MMRMA; copies of which shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Request for Acceptance of a Permanent Easement from Michael J. Carter and Denise M. Carter, Sidwell #88-20-03-251-028

Resolution #2024-10-147-J-6

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from Michael J. Carter and Denise M. Carter, owners of the property having Sidwell #88-20-03-251-028.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Request for Acceptance of a Permanent Easement from Edwin Godo and Inxhenisa Godo, Sidwell #88-20-03-152-027

Resolution #2024-10-147-J-7

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from Edwin Godo and Inxhenisa Godo, owners of the property having Sidwell #88-20-03-152-027.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**K-1 Announcement of Public Hearings:**

- a) November 25, 2024 – Transfer Community Development Block Grant (CDBG) PY 2018, 2019, 2020, 2021, 2022, and 2023 Funds to a New Project at Boulan Park

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:**

Anthony Kapas	Commented in opposition to the developments approved near his house.
Phil Locke	Commented on various topics.

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Mayor Baker replied to Mr. Kapas that the school district would have the information regarding the sale of property near his house. City Manager Nastasi commented that City Management will provide information on the hours allowed for construction work.

N. COUNCIL REFERRALS:

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

N-1 No Council Referrals Submitted**O. REPORTS:****O-1 Minutes – Boards and Committees: None Submitted****O-2 Department Reports:**

- a) 2024 Lead and Copper Rule Monitoring Update
 b) Election Update and Update on Use of Grant Funding – A More Responsive Government 2024 Grant

O-3 Letters of Appreciation: None Submitted**O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted**

P. COUNCIL COMMENTS:**P-1 Council Comments**

Mayor Baker asked for an update on the status of the election from City Clerk Dickson. City Clerk Dickson provided an update on early voting, absentee ballots, and election deadlines. She said voters can go to www.troy.mi.gov/elections or contact the Clerk's Office with any questions.

Council Member Gunn thanked City Clerk Dickson for a smooth process for him and his wife at the early voting site.

Council Member Gunn announced that Monday, November 11th is Veteran's Day. He said he recently attended a veteran's event by the Troy VFW, who spoke about the challenges that veterans face. Council Member Gunn commented that he did not realize the suicide statistics of 22 per day for veterans. He said the VA is working with veterans, and he also reminded any veterans to contact 9-8-8 suicide hotline if they are experiencing challenges.

Council Member Chamberlain-Creanga commented on attending the Historical Village trick-or-treat family event. She thanked City Clerk Dickson and Deputy City Clerk Stewart for attending the event and for all the ways they communicate election information and voting message. She thanked the Troy Historical Village volunteers and all the community groups who participated and made this event a success.

Council Member Brooks said Happy Diwali to everyone who celebrates the holiday. She said she recently attended a Diwali event with Council Member Chanda.

Council Member Brooks thanked City Clerk Dickson for all she and her team is doing to prepare for the Presidential Election.

Council Member Brooks reminded everyone that the Troy Nature Center Uncorked event will be on Friday, November 8th. She said tickets are on sale and will go up on November 1st.

Council Member Brooks wished everyone a safe and Happy Halloween.

Council Member Chanda thanked City Clerk Dickson for all she and her staff is doing for the upcoming election. He said City Clerk's Office staff has been working hard for a long time to promote early voting.

Council Member Chanda wished a Happy Diwali to all who celebrate the holiday. He said Diwali is October 31st and there are many festivals where they celebrate their diversity together.

Council Member wished everyone a safe and Happy Halloween.

Council Member Hamilton commented on the memorandum announcing a Public Hearing scheduled for November 25th that will discuss CDBG transfer of funds for a project to create an all-inclusive play structure at Boulan Park.

Council Member Hamilton thanked City staff for their efforts to make the Frightful 5K a huge success.

Mayor Baker thanked City Clerk Dickson and her team for everything they do and every precaution they take to protect the integrity of the vote. City Clerk Dickson acknowledged her team of employees working long hours preparing for the election, as well as all of the election workers working at the Early Voting site and all the election workers working on Tuesday to make Election Day a success.

Mayor Baker said the annual Veterans Day Ceremony will be held at 11:00 AM on Monday, November 11th in the Veterans Plaza. He encourages everyone to attend the meaningful and impactful event to recognize our veterans in Troy.

Mayor Baker thanked everyone from Recreation, Facilities, DPW, and the Police and Fire Departments who worked to make Troy shine with the Frightful 5K event. He said it requires an all hands-on deck effort to shutdown Big Beaver to make it a safe, fun event for hundreds of people to attend.

Mayor Baker said they will be interviewing City Manager candidates on Saturday, November 16th. He said there are opportunities to meet the candidates in advance and submit comment cards. He said the interviews will be held at 9:00 AM on Saturday, November 16th in the City Council Chambers, and also be viewed live on the normal cable and YouTube channel.

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):

The Meeting **RECESSED** at 10:01 PM
The Meeting **RECONVENED** at 10:05 PM

R. CLOSED SESSION

R-1 Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 10:35 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk