

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, November 11, 2024, 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
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Hirak Chanda
- Mark Gunn
- David Hamilton
- Ellen Hodorek

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

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 – Global Troy Advisory Committee; b) City Council Appointments – None

a) Mayoral Appointments:

Resolution #2024-11-148
Moved by Baker
Seconded by Chamberlain-Creanga

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:

Global Troy Advisory Committee

Appointed by Mayor
12 Regular Members
3 Year Term

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 Appointments: None**

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

a) **Mayoral Nominations: None**

b) **City Council Nominations: None**

I-3 No Closed Session Requested

I-4 Bid Waiver – Golf Cart Lease (Introduced by: Brian Goul, Recreation Director)

Resolution #2024-11-149
Moved by Chamberlain-Creanga

Seconded by Chanda

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** formal bidding procedures and **AUTHORIZES** the City of Troy to **AWARD** a contract to *Club Car of Augusta, GA* for the lease of 170 new 2025 golf carts utilizing the Troon National Account Pricing as detailed in the attached proposal, for an estimated per cart cost of \$4,842 including trade-in and delivery, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** *DLL Finance LLC of Johnston, IA* to finance the lease of the golf carts to the City at Fair Market Value for 55 months at an estimated interest rate of 5.99% at 30 monthly payments of \$13,958.70, with total payments over the life of the lease totaling approximately \$418,761.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2024-11-150
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 #2024-11-150-J-2

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

- a) City Council Minutes-Draft – October 28, 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 – Blue Diamond Brush Cutter and Installation**

Resolution #2024-11-150-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a contract to purchase one (1) Blue Diamond Brush Cutter and Installation from *AIS Construction Equipment Corp. of New Hudson, MI* for an estimated total cost of \$23,790.00, at prices contained in the bid tabulation dated October 24, 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 proposal documents, including insurance certificates and all other specified requirements.

b) Standard Purchasing Resolution 2: Low Bidder Meeting Specifications – Snow Removal Services for Municipal Building Sidewalks and Parking Lots

Resolution #2024-11-150-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide seasonal requirements of snow removal services for municipal building sidewalks and parking lots with an option to renew for two (2) additional seasons to *Russell Landscaping, Inc. of Troy, MI* for Proposal A, at unit prices contained in the bid tabulation opened October 24, 2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire April 30, 2027.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City of Troy Administration to extend prices established in Proposal A, to additional vendors meeting requirements under emergency conditions for snow and ice removal.

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

J-5 Purchase of Golf Course Equipment for Sylvan Glen Golf Course

Resolution #2024-11-150-J-5

RESOLVED, That Troy City Council hereby **WAIVES** formal bidding procedures and **AFFIRMS** the purchase of one (1) John Deere 4066R Compact Utility Tractor for Sylvan Glen Golf Course from *Revels Turf & Tractor of Brighton, MI* for a total cost of \$57,573.60.

J-6 Renewal of PROTEC Membership

Resolution #2024-11-150-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the City's annual membership for PROTEC (the Michigan Coalition to Protect Public Rights of Way) for the fiscal year beginning July 1, 2024, and **AUTHORIZES** payment of membership dues in the amount of \$10,911.75.

J-7 Amendment to Shallowbrook Subdivision Open Space Agreement

Resolution #2024-11-150-J-7

WHEREAS, The City first entered into a Subdivision Open Space Agreement with the Developer of a subdivision located in the City of Troy known as Shallowbrook Subdivision on March 6, 1974, recorded at Liber 6398, Page 104; and,

WHEREAS, A sufficient number of Shallowbrook Subdivision homeowners have approved potential amendments to the Subdivision Open Space Agreement that would clarify the definition of "lot owner;" resolve the situation if there is an insufficient number of lot owners willing to serve on the Homeowners' Association Board; and increase dues and allow for future inflationary dues increases; and,

WHEREAS, Pursuant to the above referenced Subdivision Open Space Agreement, the City is a necessary party to any amendments or modifications to the Agreement;

NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the proposed Amended Subdivision Open Space Agreement with Shallowbrook Subdivision.

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are hereby **AUTHORIZED TO EXECUTE** the Amended Subdivision Open Space Agreement; a copy shall be **ATTACHED** to the original Minutes of this meeting.

J-8 Request for Acceptance of a Permanent Easement from Abdur Rahman, Sidwell #88-20-36-100-071 and #88-20-36-100-072

Resolution #2024-11-150-J-8

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from Abdur Rahman, owner of the parcels having Sidwell #88-20-36-100-071 and #88-20-36-100-072.

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-9 Request for Acceptance of Two Permanent Easements from GFA Development, Inc., Sidwell #88-20-22-401-024 and #88-20-22-401-082

Resolution #2024-11-150-J-9

RESOLVED, That Troy City Council **ACCEPTS** two permanent easements for sidewalks from GFA Development, Inc., owner of the parcels having Sidwell #88-20-22-401-024 and #88-20-22-401-082.

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

J-10 Request for Acceptance of a Permanent Easement from Troy Sports Center, LLC, Sidwell #88-20-23-476-011

Resolution #2024-11-150-J-10

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for water mains from Troy Sports Center, LLC, owner of the property having Sidwell #88-20-23-476-011.

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-11 Request for Acceptance of a Permanent Easement, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Sidwell #88-20-11-351-012, 1379 Comstock Street, LLC

Resolution #2024-11-150-J-11

RESOLVED, That City Council **ACCEPTS** a permanent easement for Public Utilities and Public Service Facilities from 1379 Comstock Street, LLC, owners of the property identified by Sidwell #88-20-11-351-012, and **AUTHORIZES** a compensation in the amount of \$13,058.00.

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** closing and recording costs not to exceed \$8,000.00.

BE IT FINALLY RESOLVED, That City Staff **SHALL 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 – Community Development Block Grant (CDBG) 2025 Funds

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:

Noah Sabaj	Spoke requesting Tesla EV chargers in Troy.
Cheryl Kapas	Spoke about issues with construction from a development on Eckford Dr.
Dale Murrish	Spoke about ideas for the Troy Public Library.

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

Mayor Baker commented that there are currently no plans to add install EV chargers on public land in Troy. He said City administration is continuously looking for state and federal grants. He said Troy has the highest number of EV chargers on private property in Oakland County.

Mayor Baker thanked Mr. Murrish for suggestions on the Troy Public Library.

Mayor Baker asked City Administration to look into the issues with the Mondrian development on Eckford. City Manager Nastasi said he will investigate the resident’s complaints. Mayor Baker commented on amending the ordinance to change the start time for construction to 8:00 AM on Saturdays. Council Member Hamilton questioned the rules in neighboring communities. Council Member Gunn asked what policies does the City have to make sure developers are complying with the rules. City Attorney Bluhm commented that the last revision to Chapter 88 - Nuisances was in 1990, and they can propose a change to the ordinance. She also commented that City inspectors are onsite making sure developers comply with the rules. Council Member Chamberlain-Creanga commented that builders hire contractors and that is where violations often occur. She said the ordinance was developed when Troy was very different. She said Troy is built up and developments being built next to existing developments and that should be considered when revisiting the ordinance. Council Member Hamilton asked about compensation required by developers when they cause major disturbances to the surrounding residents. City Attorney Bluhm said utility companies are aggressive in pursuing recovery of costs impacted by developers. She said they can look into possibly recuperating any of the out-of-pocket costs to the City. Council Member Chanda asked about the formal process for residents to report issues. City Manager Nastasi provided the methods for residents to report complaints. Mayor Pro Tem Hodorek said she is in favor in amending the ordinance. Council Member Gunn asked if lawn maintenance companies fall into the construction noise category. City Attorney Bluhm knows lawn maintenance companies are a concern and the City enforces the 7:00 AM start time.

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) Troy Nature Society Annual Report and Financial Statements for Fiscal Year Ending 2024

Noted and Filed

O-3 Letters of Appreciation:

- a) To Code Enforcement from Peggy Chinoski
b) To Cheryl Rivera, Tom Caporuscio and Kathleen Thursam from Derosiers Architects
c) To Heather Chomiak from Rochelle Kowalski
d) To Cheryl Stewart from Rochelle Kowalski

Noted and Filed

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

P. COUNCIL COMMENTS:

P-1 No Council Comments Submitted

Council Member Gunn thanked City staff for their effort planning the Veterans Day Ceremony.

Council Member Chanda said he attended the Veterans Day Ceremony for the first time and was pleased with the attendance.

Council Member Chanda said he attended an event with the Teen Advisory Board at the Troy Public Library and answered many questions about local government. He was pleased with how engaged the next generation is with local government.

Mayor Pro Tem commented that earlier tonight they awarded diplomas to the graduates of the Community Academy. She said it's an amazing opportunity to meet with department heads and learn more about each department and the functions of the City. She thanked Courtney, Dylan and Kayla for coordinating the Community Academy.

Mayor Pro Tem cautioned everyone that when discussing ideas or costs for the library and other items that they use well-researched and well-founded numbers. She said the City uses the purchasing process and well-trained individuals to educate and provide very accurate numbers. She encourages everyone to wait for the facts before having dialog about the library.

Council Member Brooks congratulated the City Clerk's Office on conducting an election with a high turnout and managing all of the changes with early voting. She thanked the City Clerk's Office for their hard work in keeping elections safe and secure in Troy.

Council Member Chamberlain-Creanga thanked Council Member Brooks for serving on the Troy Nature Society Board and spoke about the Nature Center Uncorked fundraiser. She said Troy Nature Society is a group of individuals, many who are volunteers and provide programs

for schools, run summer camps, and she thanked them all for the hard work they do for our community.

Council Member Chamberlain-Creanga thanked all veterans for their service and remembering them on this Veterans Day.

Council Member Chamberlain-Creanga commented that City Council will hold a Special Meeting on Saturday, November 16, 2024 at 9:00 AM in the Council Boardroom to conduct the City Manager candidate interviews. She encourages everyone to attend and share their input.

Mayor Baker said he was pleased with the attendance at the Veterans Day Ceremony, which was attended by all City Council Members and speaks about the commitment to supporting our veterans.

Mayor Baker commented that WDIV Channel 4 held the In Your Neighborhood series in Troy broadcasted at the Pavilion. He said they highlighted some great pieces and what is great about Troy.

Mayor Baker thanked high school student, Megan, for shadowing him today. He said it was great having a high school student follow along, learn, and ask great questions.

Mayor Baker reminded everyone that the Special Meeting for City Manager candidate interviews will be at 9:00 AM on Saturday, November 16, 2024, in the Council Boardroom at City Hall. He also said there will be a meet and greet event for the City Manager candidates from 4:30-5:30 PM on Friday, November 15, 2024, in Room 303 at the Troy Community Center.

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

R-1 No Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 8:11 PM.

Mayor Ethan Baker

Cheryl A. Stewart, CMC, MiPMC 2
Deputy City Clerk

2024 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

November 16, 2024.....City Manager Interviews

2024 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

November 25, 2024.....Regular Meeting

December 9, 2024.....Regular Meeting

December 16, 2024.....Regular Meeting