

Council Member Hodorek 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, December 9, 2024, at City Hall, 500 W. Big Beaver Rd. Mayor Pro Tem Gunn called the meeting to order at 7:31 PM.

**B. ROLL CALL:**

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

Excuse Absent Council Members:

Resolution #2024-12-158  
Moved by Gunn  
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Mayor Baker at the Regular City Council Meeting of December 9, 2024, due to a medical situation.

Yes: Brooks, Chamberlain-Creanga, Chanda, Gunn, Hamilton, Hodorek  
No: None  
Absent: Baker

**MOTION CARRIED**

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

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**C-1** EMS Feasibility Study Presentation (*Presented by: Pete Hullinger, Fire Chief, and Steve Knight, Fitch & Associates, LLC*)

**D. CARRYOVER ITEMS:**

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**D-1** No Carryover Items

**E. PUBLIC HEARINGS:**

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**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:**

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**H-1** No Postponed Items

**I. REGULAR BUSINESS:**

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**I-1** Board and Committee Appointments: a) **Mayoral Appointments – None**; b) **City Council Appointments – Employees Retirement System / Retiree Health Care Benefits Plan and Trust**

a) **Mayoral Appointments: None**

b) **City Council Appointments:**

Resolution #2024-12-159

Moved by Hodorek

Seconded by Brooks

RESOLVED, That Troy City Council hereby **CONFIRMS** the appointment of the following person to serve on the Boards and Committees as indicated:

**Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust**

Appointed by Council

7 Regular Members and 2 Ordinance Members

3 Year Term

**Term Expires: 12/31/2027**

**Kurt Bovensiep**

**ERS Member**

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Term currently held by: Kurt Bovensiep

Yes: Chamberlain-Creanga, Chanda, Gunn, Hamilton, Hodorek, Brooks

No: None

Absent: Baker

**MOTION CARRIED**

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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 Dangerous Building Determination and Recommendation to Demolish Abandoned Home at 18 Belhaven (*Introduced by: Salim O. Huerta, Building Official*)**

Resolution #2024-12-160

Moved by Hamilton

Seconded by Chanda

RESOLVED, That Troy City Council hereby **AFFIRMS** the findings of the Building Official and **DECLARES** the Residence at 18 Belhaven in the City of Troy is Dangerous and Unsafe and is required to be demolished.

BE IT FURTHER RESOLVED, That as allowed under the City of Troy ordinances, the owner of 18 Belhaven will have up to 21 days to obtain all necessary permits and approvals and to demolish the residence. The Building Official, in his sole discretion, can grant additional time if he deems it appropriate.

BE IT FINALLY RESOLVED, That if the building at 18 Belhaven is not demolished by the owner or her contractor within the allocated time period, City Council **AUTHORIZES** the Building Official to immediately thereafter enter the property and demolish the residence; the Building Official is **AUTHORIZED** to hire a contractor to perform the required demolition, consistent with the City's purchasing procedures; the property owner **SHALL BE INVOICED** for all of the City's and/or contractor's charges in demolishing the residence; and if the property owner fails to timely pay the City's invoice, City Administration **IS AUTHORIZED** to place a lien on the property and/or take whatever other collection actions are deemed appropriate.

Yes: Chanda, Gunn, Hamilton, Hodorek, Brooks, Chamberlain-Creanga

No: None

Absent: Baker

**MOTION CARRIED**

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

Resolution #2024-12-161

Moved by Chamberlain-Creanga

Seconded by Chanda

RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on the following date at 9:00 AM at the Troy Community Center or as otherwise provided by the City Council Rules of Procedure:

Saturday, January 11, 2025

Troy 2025 Capital Conference

BE IT FINALLY RESOLVED, That Troy City Council **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.

Yes: Gunn, Hamilton, Hodorek, Brooks, Chamberlain-Creanga, Chanda

No: None

Absent: Baker

**MOTION CARRIED**

**J. CONSENT AGENDA:**

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

Resolution #2024-12-162-J-1a

Moved by Hamilton

Seconded by Hodorek

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

Yes: Hamilton, Hodorek, Brooks, Chamberlain-Creanga, Chanda, Gunn

No: None

Absent: Baker

**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 #2024-12-162-J-2

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

- a) City Council Minutes-Draft – November 25, 2024

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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 City Manager Employment Agreement**

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Resolution #2024-12-162-J-5

NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the City Manager Employment Agreement between the City of Troy and Frank Nastasi, and that the Mayor and City Clerk are **AUTHORIZED** to sign the document on behalf of the City; a copy of the Employment Agreement shall be **ATTACHED** to the original Minutes of the meeting and also included in the Human Resource's file.

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**J-6 Request for Approval of a Purchase Agreement and Permanent Utility Easement, Rochester Road, Barclay to Trinway, Project 02, 206.5, Parcel #87, Sidwell #88-20-11-301-008, Ronald L. and Cynthia L. LaRaia**

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Resolution #2024-12-162-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the Agreement to Purchase Realty for Public Purposes between Ronald L. LaRaia and Cynthia L. LaRaia, owners of the property having Sidwell #88-20-11-301-008, and the City of Troy for the Rochester Road Improvement Project, Barclay to Trinway, #02.206.5, and **AUTHORIZES** a compensation of amount of \$20,632.00.

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for Public Utilities and Public Service Facilities from Ronald L. LaRaia and Cynthia L. LaRaia, owners of the property having Sidwell #88-20-11-301-008 and **AUTHORIZES** a compensation amount of \$26,402.00.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** City Staff to **EXPEND** the necessary closing costs to complete this purchase and recording of documents in an amount not to exceed \$8,000.00.

BE IT FINALLY RESOLVED, That City Staff shall **ENSURE** and **CONFIRM** that the Warranty Deed and Permanent Easement are recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

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**J-7 Private Agreement – Contract for Installation of Municipal Improvements, 2690 Crooks Road – Project No. 22.920.3**

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Resolution #2024-12-162-J-7

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Tower Construction, LLC for the installation of Water Main, Sanitary Sewer, Storm Sewer, Detention Basin, Asphalt/Concrete Pavement and Sidewalk, and the Mayor and City Clerk are **AUTHORIZED** to

execute the documents, a copy of which 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:**

Joe Thilman	Commented on the need for outdoor pickleball courts
Naha Patel	Commented on the need for outdoor and indoor pickleball courts
Howard Treado	Commented on the need for more pickleball courts
Wayne Cai	Commented on the need for more pickleball courts

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

Deputy City Manager Bruner commented that there will be a Budget amendment presented to City Council in the first quarter of 2025 to allocate some funding for the construction of pickleball courts. Council Member Hamilton commented that the timing is good and the Budget allows for moving forward with some funding for pickleball courts. Council Member Hodorek commented that pickleball courts have been a topic for years, but other capital needs kept moving pickleball off the list of feasible projects. She said she is thrilled that now is the time that pickleball courts can be funded. Mr. Bruner commented that there will be community engagement to get input from pickleball players as to locations and other specifics. Council Member Chamberlain-Creanga asked if community engagement will involve the neighboring residents of the proposed locations. Deputy City Manager Bruner said pickleball can be a little noisy so neighboring areas near the proposed locations will also be included in engagement and determining the location. Council Member Chanda commented that he is looking forward to providing outdoor pickleball facilities to Troy, and he thanked the residents present during tonight’s meeting. Mayor Pro Tem Gunn commented that City Council supports the idea of constructing outdoor pickleball courts in Troy.

**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: None Submitted**

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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**

Council Member Chamberlain-Creanga provided information for the Bethesda Romanian Pentecostal Church annual carols event.

**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):**

Vince Waryas	Thanked Dr. Knight for his EMS presentation, and offered assistance to City Council and City Administration to help provide more accurate information regarding EMS services.
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**R. CLOSED SESSION**

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**R-1 No Closed Session**

**S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 8:41 PM.

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Mayor Ethan Baker

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M. Aileen Dickson, MMC, MiPMC3  
City Clerk

**2024 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

**2024 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

December 16, 2024.....Regular Meeting

**2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

April 14, 2025..... Special Meeting – Budget

April 16, 2025..... Special Meeting – Budget (as needed)

**2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

January 13, 2025.....Regular Meeting

January 27, 2025.....Regular Meeting

February 10, 2025.....Regular Meeting

February 24, 2025.....Regular Meeting

March 10, 2025.....Regular Meeting

March 17, 2025.....Regular Meeting

April 7, 2025.....Regular Meeting

April 21, 2025.....Regular Meeting

May 5, 2025.....Regular Meeting

May 19, 2025.....Regular Meeting

June 9, 2025.....Regular Meeting

June 30, 2025.....Regular Meeting

July 14, 2025.....Regular Meeting

July 28, 2025.....Regular Meeting

August 11, 2025.....Regular Meeting

August 25, 2025.....Regular Meeting

September 8, 2025.....Regular Meeting

September 29, 2025.....Regular Meeting

October 6, 2025.....Regular Meeting

October 20, 2025.....Regular Meeting

November 10, 2025.....Regular Meeting

November 17, 2025.....Regular Meeting

December 1, 2025.....Regular Meeting

December 15, 2025.....Regular Meeting