



# TROY CITY COUNCIL

## REGULAR MEETING AGENDA

**DECEMBER 16, 2024**

CONVENING AT 7:30 P.M.

**Submitted By  
The City Manager**

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***NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.***

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500 West Big Beaver  
Troy, MI 48084  
troymi.gov

The Honorable Mayor and City Council Members  
City of Troy  
500 West Big Beaver  
Troy, MI 48084

Dear Mayor and City Council Members,

This agenda has been prepared in accordance with the City Council's Rules of Procedure, offering details to assist in informed deliberations. Many of the items on the agenda also include recommendations from City staff for your review and consideration.

I would like to acknowledge the efforts of numerous City staff members who contributed to preparing this agenda. We have made every effort to ensure the information is thorough and accurate. However, should there be any questions or if further details are needed, City staff remain available to assist at any time.

Please contact the City Manager's Office at [CityManager@troymi.gov](mailto:CityManager@troymi.gov) or (248) 524-3330 for any inquiries or requests for additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Frank Nastasi", written in a cursive style.

Frank Nastasi  
City Manager



Chapter 14A – Elected and Appointed Persons’ Ethics Ordinance  
Section 14.3 Annual Training and Acknowledgement

We, the undersigned Members of Troy City Council, have reviewed *Chapter 14A – Elected and Appointed Persons’ Ethics Ordinance*, understand its contents, and agree to be bound by its provisions.

Signed this 25<sup>th</sup> day of November, 2024.

A handwritten signature in blue ink, appearing to read "Ethan Baker", written over a horizontal line.

Mayor Ethan Baker

A handwritten signature in blue ink, appearing to read "Theresa Brooks", written over a horizontal line.

Council Member Theresa Brooks

A handwritten signature in blue ink, appearing to read "Rebecca Chamberlain-Creanga", written over a horizontal line.

Council Member Rebecca Chamberlain-Creanga

A handwritten signature in blue ink, appearing to read "HIRAK CHANDA", written over a horizontal line.

Council Member HIRAK CHANDA

A handwritten signature in blue ink, appearing to read "Mark Gunn", written over a horizontal line.

Mayor Pro Tem Mark Gunn

A handwritten signature in blue ink, appearing to read "David Hamilton", written over a horizontal line.

Council Member David Hamilton

A handwritten signature in blue ink, appearing to read "Ellen C. Hodorek", written over a horizontal line.

Council Member Ellen Hodorek



# CITY COUNCIL AGENDA

December 16, 2024 – 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

View the Meeting Live at: [www.troymi.gov/webcast](http://www.troymi.gov/webcast)

or on Local Access Cable Channels

(WOW – Ch 10, Comcast – Ch 17, AT&T – Ch 99)

**INVOCATION:** **1**

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**PLEDGE OF ALLEGIANCE:** **1**

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**A. CALL TO ORDER:** **1**

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**B. ROLL CALL:** **1**

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**C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:** **1**

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C-1 No Certificates of Recognition and Special Presentations 1

**D. CARRYOVER ITEMS:** **1**

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D-1 No Carryover Items 1

**E. PUBLIC HEARINGS:** **1**

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E-1 No Public Hearings 1

**F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:** **1**

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**G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:** **2**

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H-1 No Postponed Items 2

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O-4	Proposed Proclamations/Resolutions from Other Organizations: None Submitted	11
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P-1	No Council Comments Submitted	11
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January 11, 2025	Troy 2025 Capital Conference .....	12
April 14, 2025	Special Meeting – Budget.....	12
April 16, 2025	Special Meeting – Budget (as needed).....	12

**2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS: **12****

January 13, 2025	Regular Meeting.....	12
January 27, 2025	Regular Meeting.....	12
February 10, 2025	Regular Meeting .....	12
February 24, 2025	Regular Meeting .....	12
March 10, 2025	Regular Meeting.....	12
March 17, 2025	Regular Meeting.....	12
April 7, 2025	Regular Meeting .....	12
April 21, 2025	Regular Meeting .....	12
May 5, 2025	Regular Meeting.....	12
May 19, 2025	Regular Meeting.....	12
June 9, 2025	Regular Meeting.....	12
June 30, 2025	Regular Meeting.....	12
July 14, 2025	Regular Meeting .....	12
July 28, 2025	Regular Meeting .....	12
August 11, 2025	Regular Meeting.....	12
August 25, 2025	Regular Meeting.....	12
September 8, 2025	Regular Meeting .....	12
September 29, 2025	Regular Meeting .....	12
October 6, 2025	Regular Meeting.....	12
October 20, 2025	Regular Meeting.....	12
November 10, 2025	Regular Meeting .....	12
November 17, 2025	Regular Meeting .....	12
December 1, 2025	Regular Meeting .....	12
December 15, 2025	Regular Meeting .....	12



**INVOCATION:**

**PLEDGE OF ALLEGIANCE:**

**A. CALL TO ORDER:**

**B. ROLL CALL:**

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

Excuse Absent Council Members:

Suggested Resolution

Resolution #2024-12-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of \_\_\_\_\_ at the Regular City Council Meeting of December 16, 2024, due to \_\_\_\_\_.

Yes:

No:

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

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

**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:**

**In accordance with the Rules of Procedure for the City Council:**

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. **NOTE TO THE PUBLIC:** *City Council requests that if you do have a question or concern, to bring it to the attention of the*

*appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.*

- Petitioners of items that are included in the pre-printed agenda booklet shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of City Council.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any Public Hearing item.
- Any member of the public, not a petitioner of an item, does not have the right to engage in discussion or debate with City Council during the Public Comment portions of the meeting.
- All members of the public who wish to address the Council at a meeting shall be allowed to speak only if they have signed up to speak within thirty minutes before or within fifteen minutes after the meeting's start time. Signing up to speak requires each speaker provide his or her name. If the speaker is addressing an item(s) that appears on the pre-printed agenda, then the speaker shall also identify each such agenda item number(s) to be addressed.
- City Council may waive the requirements of this section by a consensus of the City Council.
- Agenda items that are related to topics where there is significant public input anticipated should initiate the scheduling of a special meeting for that specific purpose.

Prior to Public Comment, the Mayor may provide a verbal notification of the rules of decorum for City Council meetings or refer to the pre-printed agenda booklet, which will include the following language, as approved by City Council:

Please direct your comments to the City Council as a whole rather than to any individual. Please do not use expletives or make derogatory or disparaging comments about any individual or group. If you do, there may be immediate consequences, including being muted and having your comments omitted from any re-broadcast of the meeting. Please abide by these rules in order to minimize the possibility of disrupting the meeting.

**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 – None**

**a) Mayoral Appointments: None**

**b) City Council Appointments: None**

**I-2 Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee, Local Development Finance Authority, Planning Commission; b) City Council Nominations – Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust, Traffic Committee**

**a) Mayoral Nominations:**

Suggested Resolution

Resolution #2024-12-

Moved by

Seconded by

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

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Baker	Ethan		11/8/2027	Council Member
Bica-Grotsky	Lisa	9/23/2025	10/30/2026	
Burrus	Mivida	7/15/2018	10/30/2025	
Cheriguene	Sadia	10/20/2024	10/30/2026	
Chezick	Edward	12/20/2024	10/30/2025	
Cicchini	Philippe	4/13/2023	10/30/2026	
Fakhoury	Awni	9/28/2023	10/30/2027	
Gunasekar	Vinaya	1/8/2026	7/31/2024	Student - Graduates 2025
Mohideen	Syeda	9/28/2023	10/30/2027	
Natcheva	Daniela	11/8/2021	10/30/2025	
Noguez-Ortiz	Carolina	12/20/2024	10/30/2025	BRA exp 4/30/2023
Sekhri	Suneel	11/5/2023	10/30/2027	
Zhou	Yudong	12/7/2024	10/30/2025	

**Nominations to the Global Troy Advisory Authority:**

**Term Expires: 7/31/2025**

**Student**

Term currently held by: Vinaya Gunasekar

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Batool	Syeda	3/5/2026	
Chambers	Barbara A.	1/18/2025	
Comiskey	Ann M.	12/22/2024	
Devulapalli	Ramachandram	8/29/2026	
Dicker	Susanne Forbes	1/3/2025	
Haight	Michelle	10/8/2025	
Jeeda	Swathi	7/2/2025	Student – Graduates 2026
Kadoura	Lailas M.	9/24/2024	
Lee	Seojin Sarah	4/21/2025	Student – Graduates 2026
Mcgee	Timothy S.	12/19/2024	HDC exp 5/15/2027
Mehta	Susheilla	1/20/2025	
Sabaj	Noah	2/28/2026	
Tadepalli	Hemanth	11/7/2025	

**Local Development Finance Authority (LDFA)**

Appointed by Mayor  
 5 Regular Members  
 Staggered 4 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Bachert	Sandra	11/18/2023	6/30/2027	Resident Member	
Baker	Ethan		City Council Term	Alternate; City Council	City Council exp. 11/2027; DDA; GTAC, LDFA
Hodorek	Ellen		City Council Term	Alternate; City Council	City Council exp 11/2025
Rosenblum	Anthony	11/10/2024	6/30/2026	Resident Member	
Schmitz	Jim	9/14/2024	6/30/2028	Resident Member	
Smieliauskas	Fabrice	9/7/2025	6/30/2028	Resident Member	
Starks	Louis			Oakland County Designee	

Vacancy		6/30/2027	Resident Member	Nickolas Vitale resigned 7/17/21 (Term expired 6/30/2023)
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**Nominations to the Local Development Finance Authority (LDFA):**

**Term Expires: 6/30/2027**

**Resident Member**

Term currently held by: Vacant – N. Vitale resigned 7/17/21

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Battle	Timothy	10/28/2024	
Christiansen	Dale	11/22/2024	
Faiz	Iqbal	6/7/2025	
Vassallo	Joseph	12/20/2024	Brownfield Redev Auth exp 4/30/27

**Planning Commission**

Appointed by Mayor  
9 Regular Members  
3 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 3
Buechner	Toby	8/31/2025	12/31/2026	
Faison	Carlton	9/11/2025	12/31/2026	
Fox	Tyler	6/15/2024	12/31/2025	
Hutson	Michael	10/10/2026	12/31/2024	Requests Reappointment
Krent	Thomas	12/7/2024	12/31/2025	
Lambert	Dave	10/16/2026	12/31/2024	Requests Reappointment
Malalahalli	Jayalakshmi	11/20/2025	12/31/2026	
Perakis	Marianna	12/9/2024	12/31/2025	
Tagle	John	10/14/2026	12/31/2024	Requests Reappointment

**Nominations to the Planning Commission:**

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

Term currently held by: Michael Hutson

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

Term currently held by: Dave Lambert

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

Term currently held by: John Tagle

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Abdullah	Neharunnessa	9/26/2026	
Aceves	Alfonso Jr	12/11/2025	
Devulapalli	Ramachandram	8/29/2026	
Hashmi	Amin	7/31/2025	
Kaltsounis	Andrew	8/28/2025	
Kenkre	Mahendra	1/19/2025	
Sabaj	Noah	2/28/2026	
Sabbagh	Allen	9/17/2026	
Shepherd	John Chuck	11/5/2025	
Stefanou	Katherine	8/28/2026	
Tadepalli	Hemanth	11/7/2025	
Walters	Kelly	11/27/2025	

Yes:

No:

**b) City Council Nominations:**

Suggested Resolution

Resolution #2024-12-

Moved by

Seconded by

RESOLVED, That Troy City Council 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:

**[Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust](#)**

Appointed by Council

7 Regular Members and 2 Ordinance Member

3 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Bovensiep	Kurt		12/31/2027	Employee Rep. - Elected	

Brooks	Theresa		Council Term exp 11/8/2027		
Dungjen	Peter		12/31/2026	Employee Rep - Elected	
Foster	John	10/14/2026	12/31/2024	Council Appt'd Citizen	Requests Reappointment
Maleszyk	Robert		Chapter 10 (DC)		
Nastasi	Frank		Chapter 10 (DC)		
Owczarzak	Mark	12/15/2024	12/31/2025	City of Troy Retiree (DB)	

**Nominations to the Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust:**

**Term Expires: 12/31/2027** **Council Appt'd Citizen**  
 Term currently held by: John Foster

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Batool	Syeda	3/5/2026	
Christiansen	Dale	11/22/2024	
Faiz	Iqbal	10/15/2026	
Walters	Kelly	11/27/2025	

**Traffic Committee**  
 Appointed by Council  
 7 Regular Members  
 3 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Christiansen	Dale	11/22/2024	1/31/2026	
Finlay	G. Scott			Ex-Officio Member
Hullinger	Peter			Ex-Officio Member
Kenkre	Shama	9/11/2026	1/31/2025	
Nastasi	Frank			Ex-Officio Member
Nurak	Cindy	1/28/2024	1/31/2025	
Petrulis	Al	9/2/2026	1/31/2026	ACAB EXP 9/30/2027
Rose	Justin	11/5/2023	1/31/2027	
Swaminathan	Abi	9/2/2025	1/31/2027	

Zhou	Angela	9/18/2025	7/31/2024	Student - Graduates 2025
Ziegenfelder	Peter	12/14/2024	1/31/2026	

**Nominations to the Traffic Committee:**

**Term Expires: 7/31/2025**

Term currently held by: Angela Zhou (Student-Graduates 2025)

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Chambers	Barbara	1/18/2025	
Jeeda	Swathi	7/2/2025	Student - Graduates 2026
Sabaj	Noah	2/28/2026	
Tadepalli	Hemanth	11/7/2025	

Yes:  
No:

**I-3 No Closed Session Requested**

**J. CONSENT AGENDA:**

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

Suggested Resolution  
Resolution #2024-12-  
Moved by  
Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) \_\_\_\_\_, which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes:  
No:

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

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

Suggested Resolution  
Resolution #2024-12-

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



- a) City Council Minutes-Draft – December 9, 2024

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

**J-4 Standard Purchasing Resolutions:**

- a) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Type ‘K’ Copper Tubing**

Suggested Resolution  
Resolution #2024-12-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to purchase Type ‘K’ Copper Tubing to the low bidder meeting specifications, *Core & Main LP of Shelby Twp., MI*, for an estimated total cost of \$53,368.00, at unit prices contained in the bid tabulation opened on December 5, 2024; a copy of which is **ATTACHED** to the original Minutes of this meeting.

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

**J-5 Recommended Pay Ranges for Part-Time Classifications**

Suggested Resolution  
Resolution #2024-12-

WHEREAS, The Pay Ranges and Job Classifications for part-time employees was last revised January 2024; and,

WHEREAS, Competitive market forces, minimum wage laws and organizational changes require updates to job classifications and pay ranges in this plan;

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the January 4, 2025 revisions to the Pay Ranges for Part-time Job Classifications.

**J-6 Request for Approval of a Purchase Agreement, Barclay to Trinway, Project No. 02.206.5, Parcel #78, Sidwell #88-20-11-351-007, M&M Properties, LLC**

Suggested Resolution  
Resolution #2024-12-

RESOLVED, That City Council **APPROVES** an Agreement to Purchase Realty for Public Purposes from M&M Properties, LLC, owners of the property identified by Sidwell #88-20-11-351-007, and **AUTHORIZES** compensation in the amount of \$54,964.00 for the purchase of right of way, a temporary construction permit and existing compensable site improvements.

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 warranty deed with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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**J-7 Traffic Committee Recommendations and Minutes – November 20, 2024**

Suggested Resolution

Resolution #2024-12-

**4. Request for Traffic Control – Hurst at Donaldson**

RESOLVED, That the intersection of Hurst Street at Donaldson Road be **MODIFIED** from UNCONTROLLED on the Hurst Street approach to STOP CONTROLLED.

**5. Extend No Parking Zone on Capri Drive**

RESOLVED, That the No Parking Zone Extension on Capri Drive be **APPROVED** to extend the No Parking Zone 25-30 feet to the northeast along on Capri Drive.

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

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**K-1 Announcement of Public Hearings:**

- a) January 13, 2025 – Reprogramming 2018-2023 Community Development Block Grant (CDBG) Funds

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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:**

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

**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:**

a) Troy City Code Chapter 88

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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 No Council Comments Submitted**

**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:**

Respectfully submitted,



Frank Nastasi  
City Manager

**2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

January 11, 2025..... Troy 2025 Capital Conference  
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

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:

H-1 No Postponed Items

I. REGULAR BUSINESS:

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**

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.

---

**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**

---

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



500 West Big Beaver  
Troy, MI 48084  
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# CITY COUNCIL AGENDA ITEM



Date: December 10, 2024

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager  
 Kyle Vieth, Controller  
 Kurt Bovensiep, Public Works Director  
 Jason Schmidt, Water & Sewer Operations Manager  
 Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Type ‘K’ Copper Tubing

## History

- The Water and Sewer Division is responsible for all water service line installations, repairs, and re-taps due to new construction and water main replacement projects.
- Type ‘K’ Copper Tubing is an ASTM specification standard for domestic water service and distribution.
- Due to the volatility of the commodity market, prices are good for sixty (60) days.

## Purchasing

- On December 5, 2024 a bid opening was conducted as required by City Charter and Code for Type ‘K’ Copper Tubing.
- The bid was posted on the MITN Purchasing Group website; [www.bidnetdirect.com//city-of-troy-mi](http://www.bidnetdirect.com//city-of-troy-mi).
- Two Hundred and ninety-three (293) vendors were notified via the MITN website. Four (4) bid responses were received.
- This is a one-time purchase predicated on unit bid pricing. Below is a detailed summary of potential vendors for the bid opportunity:

<b>Companies notified via MITN</b>	293
Troy Companies notified via MITN	4
Troy Companies - Active email Notification	4
Troy Companies - Active Free	0
<b>Companies that viewed the bid</b>	22
Troy Companies that viewed the bid	1

**MITN** provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.

**Active MITN** members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City.

**Active MITN non-paying** members are responsible to monitor and check the MITN website for opportunities to do business with the City.

**Inactive MITN** member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

- The bid responses were reviewed and *Core & Main LP of Shelby Township, MI* is the low bidder meeting all specifications and is being recommended for award.



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## **CITY COUNCIL AGENDA ITEM**

### **Financial**

Funds are budgeted and available in the Water Fund under the Water & Sewer Division accounts for Maintenance of Service 591.537.542.740.010 and Maintenance of Meters 591.537.543.740.010 for the 2025 Fiscal Year.

### **Recommendation**

City Management recommends awarding the contract for Type 'K' Copper Tubing to the low bidder meeting specifications, *Core & Main LP of Shelby Twp., MI*, for an estimated total cost of \$53,368.00 at the unit prices contained in the bid tabulation opened December 5, 2024. The award is contingent upon the contractor's submission of properly executed bid documents, and all other specified requirements.

VENDOR NAME:	Core & Main LP	Ferguson Enterprises, LLC dba Ferguson Waterworks	Etna Supply, Co.	Blue Water Industrial Supply, Inc.
CITY:	Shelby Twp., MI	Warren, MI	Grand Rapids, MI	Fraser, MI
CHECK NUMBER:	1019569880	507456	No Check	2018202780
CHECK AMOUNT:	\$1,250.00	\$1,250.00		\$1,250.00

**PROPOSAL: Tubing must be in compliance with Federal Specifications: ASTM Specifications B-88, Type "K" Water Services.**

ITEM	Estimated Quantity	Description	Price Per Roll	Total Price	Price Per Roll	Total Price	Price Per Roll	Total Price	Price Per Roll	Total Price
1	50 Rolls (3,000 FT.)	1"X60' Type "K" Soft Copper Tubing (60-foot rolls)	\$459.60	\$22,980.00	\$461.40	\$23,070.00	\$483.00	\$24,150.00	\$601.20	\$30,060.00
		<b>Manufacturer:</b>	Mueller		Domestic		Cerro		Macomb Group	
2	25 Rolls (2,500 FT.)	1"X100' Type "K" Soft Copper Tubing (100-foot rolls)	\$766.00	\$19,150.00	\$769.00	\$19,225.00	\$805.00	\$20,125.00	\$1,002.00	\$25,050.00
		<b>Manufacturer:</b>	Mueller		Domestic		Cerro		Macomb Group	
3	10 Rolls (600 FT.)	1-1/2"X60' Type "K" Soft Copper Tubing (60-foot rolls)	\$1,123.80	\$11,238.00	\$1,127.40	\$11,274.00	\$1,176.00	\$11,760.00	NO BID	
		<b>Manufacturer:</b>	Mueller		Domestic		Cerro			
<b>GRAND TOTAL:</b>			<b>\$53,368.00</b>		<b>\$53,569.00</b>		<b>\$56,035.00</b>		<b>\$55,110.00</b>	

TERMS:	Net 30	Net 30	Net 30	1/2 % // Net 30
WARRANTY:	Manufacturer's limited warranty (50 years)	Manufactures Warranty	Manufacturer	Offered
DELIVERY DATE(S):	7-10 Business Days	10 Days	14-21 Days	5-7 Business Days
EXCEPTIONS:	None	None	None	None
ACKNOWLEDGMENT: Y or N	Y	Y	Y	Y
FORMS: Y or N	Y	Y	Y	Y

**Low Bidder Meeting Specifications**

Attest:  
 (\*Bid Opening conducted via Zoom)  
 Teresa Shepard  
 Andrew Chambliss  
 Nellie Bert  
 Dina Gates

\_\_\_\_\_  
 Emily Frontera  
 Purchasing Manager



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## CITY COUNCIL AGENDA ITEM

Date: December 6, 2024

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager  
Jeanette Menig, Human Resources Director  
Jennifer Lee, Deputy Human Resources Director

Subject: Recommended Pay Ranges for Part-time Classifications



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### **History**

The City of Troy employs part-time and seasonal employees throughout the City. The number of part-time employees varies based on time of the year, ranging from approximately 250 to more than 1,000 including seasonal and election employees.

We last updated the pay ranges for part-time classifications in January 2024. The Michigan minimum wage increases to \$10.56/hour effective January 1, 2025 and organizational changes required the need for a new part-time classification to be added to the plan. The minimum wage will increase an additional time on February 21, 2025 to \$12.48/hour due to the Earned Sick Time Act. Not all ranges will be adjusted at this time; approximately 30% of the pay ranges will be changed. Of those, the minimums and maximums have been increased by an average of approximately 8%. The recommendations were developed after considering the significant minimum wage increases, retention challenges, internal equity, hard-to-fill positions and the current needs of the hiring departments.

### **Financial**

The Earned Sick Time Act mandates significant increases to the minimum wage. The anticipated initial annual financial impact from raising the hourly rate for employees who are below the new minimum wage will be approximately \$40,040. This will effect approximately 55 employees.

There are currently 10 employees who will receive raises (\$.50 - \$1.50) when the range minimums are increased. The average increase will be approximately \$.75. The anticipated initial annual financial impact will be approximately \$7,800.

The total estimated increased annual cost for these changes is \$47,800/year.

### **Recommendation**

Implement the Part-time Job Classifications and Pay Ranges to update our classifications and align our wages to be competitive in the market and provide additional opportunities to recognize the performance of employees through annual merit increases. The recommended classification plan with pay ranges is attached and would be effective with the pay period beginning January 4, 2025. The changes to the minimum wages will be effective January 1, 2025 and February 21, 2025.





# PAY RANGES

## PART-TIME CLASSIFICATIONS

JANUARY 4, 2025

### General Classifications

Administrative Aide	20.25 - 30.50	Librarian - Substitute	22.00 - 34.00
Appraiser	27.50 - 38.00	Library Aide or Substitute	17.50 - 24.25
Appraiser Technician	20.00 - 29.00	Library Assistant or Substitute	15.00 - 21.50
Assistant Pool/Concession Manager	14.00 - 25.00	Library Page or Substitute	Minimum wage - 17.25
Background Investigator	23.50 - 29.50	Marketing Associate	17.75 - 27.50
Buyer	21.50 - 40.00	Office Assistant	17.00 - 23.50
Cable Production Specialist	19.75 - 30.50	Ordinance Enforcement Officer	27.50 - 38.00
Camera Operator	Minimum wage - 23.75	Parks Laborer or Substitute	16.75 - 21.50
Community Affairs Associate	21.50 - 28.00	Police Desk Attendant	23.50 - 30.50
Crossing Guard	Minimum wage - 22.25	Police IT Assistant	23.50 - 29.50
Customer Service Assistant	Minimum wage - 22.00	Pool/Concession Manager	14.00 - 27.00
Election Aide	20.00	Pre-School Coordinator/Lead Teacher	17.00 - 28.00
Election Inspector	15.00	Public Works Assistant	Minimum wage - 20.00
Fire Staff Assistant	17.00 - 23.50	Recreation Supervisor	19.50 - 31.25
Fitness/Wellness Specialist	17.75 - 47.50	Seasonal Supervisor	16.25 - 23.75
Grant Specialist	21.50 - 28.00	Senior Parks Laborer	20.00 - 23.75
Housing and Zoning Inspector	27.50 - 38.00	Student Enforcement Aide	Minimum wage - 16.25
Human Resources Assistant	17.25 - 29.75	Summer Laborer	14.00 - 20.00
<b>Human Resources Coordinator</b>	<b>22.00 - 35.00</b>	Transportation Driver	14.00 - 26.00
Inspector	29.75 - 40.00		
Intern	Minimum wage - 25.00	Transportation Scheduler	14.00 - 23.75
Investigative Assistant	23.50 - 30.50	Umpire	15.00 - 24.75
Librarian	26.50 - 36.00	911 Operator	23.50 - 30.50

### Coordinators

**Minimum wage - 27.50**

Adaptive Program	Safety Town
Basketball - Adult	Senior Program
Basketball - Youth	Soccer - Adult
Building Supervisor	Softball - Adult
Day Camp	Softball - Youth
Day Porter	Sports - Youth
Recreation	Volleyball - Adult

### Instructors and Lifeguards

**Minimum wage - 26.00**

Dance	Safety Town
Day Camp Leader	Sports - Youth
Lifeguard	Water Safety
Physical Fitness	Water Safety - Private
Pre-School	

### Support

**Minimum wage - 19.25**

Aide - Adaptive Program	Attendant - Pool
Aide - Pre-School	Babysitter
Aide - Recreation	Cashier
Aide - Safety Town	Scorekeeper
Aide - Ice Rink	
Attendant - Community Center	

### Officials/Referees

**Minimum wage - 22.25**

Official - Basketball - Youth
Referee - Hockey

Note: Michigan Minimum Wage increased to \$10.56/hour on January 1, 2025. Michigan Minimum Wage will increase again on February 21, 2025 to \$12.48/hour per the Earned Sick Time Act.



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J-06

## CITY COUNCIL AGENDA ITEM

Date: December 5, 2024

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manger  
Robert Maleszyk, Chief Financial Officer  
Kyle Vieth, Controller  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Approval of a Purchase Agreement, Barclay to Trinway, Project No. 02.206.5, Parcel #78, Sidwell #88-20-11-351-007, M&M Properties, LLC

---

### **History**

As part of the proposed improvements to Rochester Road from Barclay to Trinway, M&M Properties, LLC, owners of the property identified by Sidwell #88-20-11-351-007, signed a conditional Agreement to Purchase Realty for Public Purposes. The total compensation of \$54,964.00 is for the purchase of right-of-way, a temporary construction permit and existing compensable site improvements.

The property located on the east side of Rochester Road, north of Long Lake is zoned NN L, Neighborhood Node (L), a professional office space with several tenants.

### **Financial**

An appraisal report was prepared by Michael Kurschat, ASA, M.S.F., MAI, a State of Michigan Certified General Real Estate Appraiser. The report was reviewed by Andrew Boettcher, MBA, a State of Michigan Certified General Real Estate Appraiser. Eighty percent of this cost will be reimbursed from federal funds. The City of Troy share is available in the 2024 Capital Projects Fund, Project Code 2022CG0002, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

### **Recommendation**

Staff recommends that City Council approve the Purchase Agreement with a total compensation amount of \$54,964.00, and to approve closing costs not to exceed \$8,000.00.

### **Legal Review**

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.



# GIS Online

Legend:



Notes:  
 88-20-11-357-007  
 M&M Properties, LLC  
 RR #78  
 Purchase Agreement for ROW  
 Acquisition

Map Scale: 1=178  
 Created: December 6, 2024



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

CITY OF TROY  
AGREEMENT TO PURCHASE REALTY  
FOR PUBLIC PURPOSES

The CITY OF TROY, a Michigan municipal corporation (the "Buyer"), agrees to purchase from M&M Properties, LLC (the "Sellers"), the following described premises (the "Property"):

SEE DESCRIPTIONS OF RIGHT OF WAY ACQUISITION ON ATTACHED EXHIBITS "A" AND "B"

for a public project within the City of Troy and to pay the sum of Fifty-Four Thousand, Nine Hundred, Sixty-Four and 00/100 dollars (\$54,964) under the following terms and conditions:

1. Seller shall assist Buyer in obtaining all releases necessary to remove all encumbrances from the property so as to vest a marketable title in Buyer.

2. Seller shall pay all taxes, prorated to the date of closing, including all special assessments, now due or which may become a lien on the property prior to the conveyance.

3. Seller shall deliver the Warranty Deed upon payment of the purchase money by check drawn upon the account of the City of Troy.

4. Buyer shall, at its own expense, provide title insurance information, and the Seller shall disclose any encumbrances against the property.

5. This Agreement is binding upon the parties and closing shall occur within ninety (90) days of the date that all liens have been released and encumbrances have been extinguished to the satisfaction of the Buyer, unless extended by agreement of the parties in writing. It is further understood and agreed that this period of time is for the preparation and authorization of purchase money.

6. Buyer shall notify the Seller immediately of any deficiencies encumbering marketable title, and Seller shall then proceed to remove the deficiencies. If the Seller fails to remove the deficiencies in marketable title to Buyer's approval, the Buyer shall have the option of proceeding under the terms of this Agreement to take title in a deficient condition or to render the Agreement null and void, and any deposit tendered to the Seller shall be returned immediately to the Buyer upon demand.

7. The City of Troy's sum paid for the property being acquired represents the property being free of all environmental contamination. Although the City of Troy will not withhold or place in escrow any portion of this sum, the City reserves its rights to bring Federal and/or State and/or local cost recovery actions against the present owners and any other potentially responsible parties, arising out of a release of hazardous substances at the property.

8. Seller acknowledges that this offer to purchase is subject to final approval by Troy City Council.

9. Seller grants to Buyer temporary possession and use of the property commencing on this date and continuing to the date of closing in order that the Buyer may proceed with the public project.

10. Additional conditions, if any:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SELLER HEREBY ACKNOWLEDGES THAT NO PROMISES WERE MADE EXCEPT AS CONTAINED IN THIS AGREEMENT.



IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 5TH day of DECEMBER, A.D. 2024.

In presence of:

CITY OF TROY, a Michigan municipal corporation (BUYER)

Patricia A. Petitto

\*Patricia A. Petitto  
Right of Way Consultant

SELLERS:

M&M Properties, LLC

Mathew Vivona  
\*Mathew Vivona, Member

\*

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Piggott, Robert

## RIGHT OF WAY ACQUISITION

### EXHIBIT "A"

PARCEL 78

DESCRIPTION TAKEN FROM OAKLAND COUNTY RECORDS.

#### PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-11-351-007

PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 295.00 FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 80.00 FEET; THENCE EAST 350.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST 80.00 FEET; THENCE WEST 350.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THE WEST 48 FEET TAKEN FOR HIGHWAY.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

#### DESCRIPTION OF RIGHT OF WAY ACQUISITION

THE WEST 27.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 295.00 FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 80.00 FEET; THENCE EAST 350.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST 80.00 FEET; THENCE WEST 350.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THE WEST 48 FEET TAKEN FOR HIGHWAY.

SAID ACQUISITION CONTAINS 2,160 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS.


#### DESCRIPTION OF REGRADING AND TEMPORARY CONSTRUCTION

##### PERMIT

THE EAST 10 FEET OF THE WEST 37 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 295.00 FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 80.00 FEET; THENCE EAST 350.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST 80.00 FEET; THENCE WEST 350.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THE WEST 48 FEET TAKEN FOR HIGHWAY.

CONTAINS 800 SQUARE FEET.

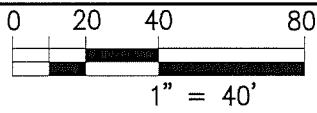
JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 06/14/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	1	OF 2

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Piggott, Robert

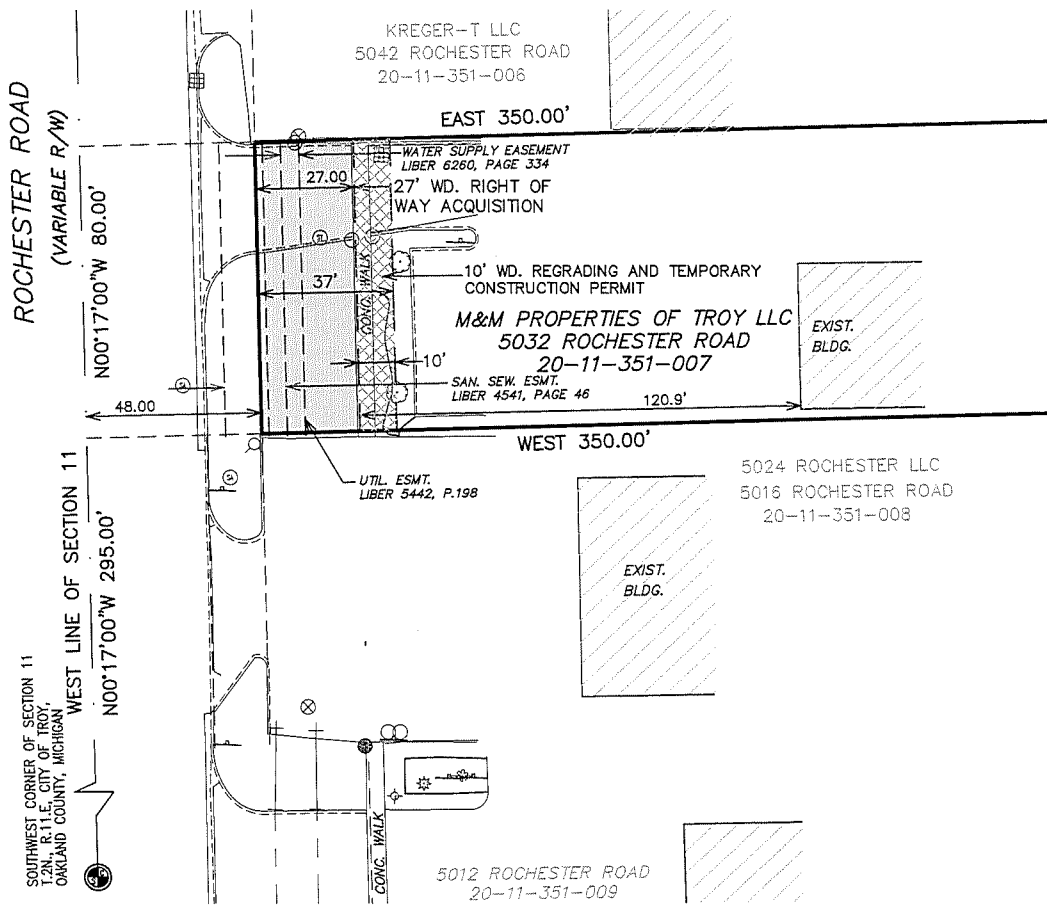
# RIGHT OF WAY ACQUISITION



## EXHIBIT "B" PARCEL 78



NOTE:  
ENTIRE PROPERTY IS NOT SHOWN.



TOTAL PROPERTY = 24,160 SQ. FT.  
 RIGHT OF WAY ACQUISITION = 2,160 SQ. FT.  
 REMAINDER = 22,000 SQ. FT.  
 REGRADING AND TEMPORARY  
 CONSTRUCTION PERMIT = 800 SQ. FT.

### LEGEND:

- RIGHT OF WAY ACQUISITION
- REGRADING AND TEMPORARY CONSTRUCTION PERMIT

JOB NO.  
20160715  
DATE  
06/14/23



555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.  
P.O. BOX 824  
48303 - 0824  
PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359  
WEB SITE: www.hrcengr.com

SHEET NO.  
2  
OF 2



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



J-07

## CITY COUNCIL AGENDA ITEM

Date: December 10, 2024

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Assistant City Manager  
G. Scott Finlay, City Engineer/Traffic Engineer

Subject: Traffic Committee Recommendations and Minutes – November 20, 2024

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At the Traffic Committee meeting of November 20, 2024, the following recommendations were made for City Council approval:

#### 4. Request for Traffic Control – Hurst at Donaldson

RESOLVED, that the intersection of Hurst Street at Donaldson Road be **MODIFIED** from UNCONTROLLED on the Hurst Street approach to STOP CONTROLLED.

#### 5. Extend No Parking Zone on Capri Drive

RESOLVED, that the No Parking Zone Extension on Capri Drive be **APPROVED** to extend the No Parking Zone 25-30 feet to the northeast along on Capri Drive.

Minutes of the meeting are attached.





Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.





### Legend:

#### Fire Hydrant

- Private - On Line
- Private - Out of Service
- Troy - On Line
- Troy - Out of Service

#### Water Valve

- P Pressure Reducing Valve
- A Air Release Valve
- I Isolation Valve
- G Gate Valve
- B Butterfly Valve
- T Tapping Sleeve and Valve
- BO Blow Off Valve
- ◇ Post Indicator Valve
- ⊗ Service Valve
- V Vault

#### Water Main

- Transmission Main
- Proposed, Out of Service or Standby
- Distribution Main

#### Water Service Lead

- Commerical
- Private Leads
- Fire Line
- Hydrant
- Residential

- Water Pressure Isolation Zone
- P Water Pressure Reducing Valve

Notes:



A regular meeting of the Troy Traffic Committee was held Wednesday, November 20, 2024 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

**1. Roll Call**

Present: Dale Christiansen  
Cindy Nurak  
Justin Rose  
Al Petrulis  
Abi Swaminathan (Late for first vote)  
Pete Ziegenfelder

Absent: Shama Kenkre

Also present: G. Scott Finlay, City Engineer  
Merissa Clark, Administrative Assistant  
Deputy Fire Chief, Michael Koehler  
Sgt. Brian Warzecha, Police Department

**2. Minutes – September 18, 2024 Traffic Committee**

Resolution # 2024-11-18  
Moved by Rose  
Seconded by Nurak

RESOLVED, that the Traffic Committee approve the September 18, 2024 minutes with one correction on page 2.

Yes: Christiansen, Nurak, Rose, Petrulis, Ziegenfelder  
No: None  
Absent: Kenkre, Swaminathan (not present for this vote)

**MOTION CARRIED**

**PUBLIC HEARINGS**

**3. Request for Sidewalk Waiver – 2107 Chancery (Sidwell # 88-20-01-107-015)**

Zachary Morey, homeowner requests a sidewalk waiver for the sidewalk at 2107 Chancery (Sidwell # 88-20-01-107-015). The homeowner states:

- a. *There are no other sidewalks in the subdivision. This would be the only sidewalk and property on both sides as well as across the street have no sidewalks. A sidewalk would literally be a sidewalk to nowhere.*

The Department of Public Works (DPW) recommends approving the waiver request and not requiring the installation of sidewalk “*Due to the lack of sidewalk on the surrounding parcels and the open drainage ditches of the area*”, subject to the submission of a cash deposit for future construction to assure consent and participation in any future sidewalk installation.

Zachary Morey the owner at 2107 Chancery introduced himself, and explained that no other homes in the subdivision have sidewalks, the sidewalks would not be connected to anything. He stated that he doesn’t agree with the waiver fee being paid or what it is even for.

Pete Ziegenfelder explained the City’s Ordinance and the Sidewalk Waiver process, and that the deposit is going to be used for the sidewalks that will be installed in the future.

A neighbor asked Zachary if he wanted sidewalk, he explained he did not want sidewalk installed. The neighbor misunderstood the sidewalk waiver request and thought the city wanted the entire subdivision to install sidewalks.

Cindy Nurak asked when the ordinance was put into place.

Scott Finlay wasn’t sure on the exact date, and would let her know at the next meeting.

No further discussion was had.

Resolution # 2024-11-19

Moved by Rose

Seconded by Christiansen

Yes: Christiansen, Nurak, Rose, Petrulis, Swaminathan, Ziegenfelder

No: None

Absent: Kenkre

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Zachary Morey, homeowner of 2107 Chancery has requested a waiver of the requirement to construct sidewalk based on lack of sidewalk on surrounding parcels; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee **GRANTS** a waiver of the sidewalk requirement for 2107 Chancery (Sidwell # 88-20-01-107-015) contingent upon receipt of a cash deposit, commensurate with the cost of sidewalk construction.

**REGULAR BUSINESS**

**5. Request for Traffic Control – Hurst St. at Donaldson Rd.**

Bretagne Whitford of 263 Booth Rd. requests that the intersection of Hurst St. and Donaldson Rd. be reviewed for purposes of traffic control on Hurst St at the intersection. She states: At Hurst and Donaldson, there is only a stop sign in one direction and the crossing intersection doesn't stop. All the neighboring intersections have stop signs so this one is an outlier. It causes confusions with drivers, riders and pedestrians. There is also a giant bush that obstructs the view of oncoming traffic and makes it difficult to proceed. Summer weather is just beginning and my children have told me they almost got hit twice in that intersection, so I'd like to request that this intersection be a four way stop like all of the other intersections in the area.

Bretagne had the following to say about the intersection study: I respectfully disagree with your recommendation on several points, particularly regarding the lack of a speed test on the road. The absence of that data doesn't allow justification for my point that my son nearly got hit twice at that intersection by a speeding vehicle, and it is well-known to us in that neighborhood that vehicles often speed down this stretch. The report does suggest that the safest approach would be to install a four-way stop. I'd like to expand on that recommendation, especially in light of recent changes to the traffic patterns in the area. I have included the relevant section of the report below, with my comments following:

"The safe approach speed calculations suggested STOP-control would be appropriate for the Hurst Street approaches. However, the roadway network in this portion of Troy is set up with a more traditional grid system. With the grid system, it is recommended to alternate traffic control at adjacent intersections. At the intersections to the north and south of the study intersection, the eastbound and westbound approaches are under stop control. This means for the study intersection of Hurst Street at Donaldson Road, that the northbound and southbound approaches of Donaldson Road should be under stop control in order to alternate traffic control."

This alternating stop method may have been relevant in the past, but it is no longer true for the neighborhood. In the last four years, several intersections in the area have had stop signs installed, and this intersection at Donaldson is now the only one without a four-way stop. As a result, it has become an outlier. Given these updates and the noted speeding issue, I believe a four-way stop is the safest and most consistent solution for both local residents and drivers unfamiliar with the area. It would prevent the inconsistent traffic control currently in place and greatly enhance safety, especially for all the kids in the neighborhood.

Bretagne Whitford of 263 Booth Rd stated that initially the subdivision did not have all the signage that it has now, she had come to the Traffic Committee in the past to make a request for a different intersection. She explained that her son was the corner of Hurst and Donaldson and was almost hit on two occasions. She believes it would make more sense to have a 4-

way stop installed at this intersection since this is the only intersection in the area without one and it may cause confusion for drivers.

Marty Hart agreed, and understands her concerns.

Dale Christiansen stated he drove down those streets and it was a race track. No sidewalk in the subdivision and it looks like it's just asking for trouble.

Justin Rose pointed out that drivers would likely use other streets to avoid stop signs, and he doesn't typically like going against traffic studies but he does think this is smart.

Cindy Nurak pointed out that the safe stop speed was very slow and thinks the sign should be installed, or the bushed at the corner needs to be removed.

Resolution # 2024-11-20

Moved by Rose

Seconded by Petrulis

RESOLVED, that the Hurst St. Approach at Donaldson Rd. be modified from UNCONTROLLED, to STOP CONTROLLED.

Yes: Christiansen, Kenkre, Nurak, Rose, Petrulis, Ziegenfelder

No: None

Absent: Swaminathan

**MOTION CARRIED**

**6. Request for No Parking Zone Extension – Capri Dr.**

Roger O'Toole of 5357 Capri Dr requests that the NO PARKING ZONE be extended around the entire circle so emergency vehicles can access without issue.

Paul Krajewski lives at 5351 Capri, he is unclear on what problem this would solve. The area has very little parking as is, and thinks the court parking is safer than parking on the curve. He does not think this is the right decision.

Roger O'Toole explained that the reason for his request was a few months ago he had to call EMS, and they were unable to get to his driveway. Roger explained his neighbor has 4 cars and a trailer that parking in the street is a convince for him but a safety concern for him. Roger O'Toole doesn't think parking spaces should be prioritized over his issues, his driveway is constantly being blocked. Stated that the health & safety should be prioritized over the convenience of parking on the street. He added that one of the neighbor's cars was parked there since August and was just moved recently.

Paul Krajewski addressed Mr. O'Toole and asked him to come talk to him and apologized for causing any issues.

Deputy Fire Chief, Michael Koehler stated that he does see an issue with trucks getting in and out, and added that it would be difficult.

Mr. O'Toole stated a fire truck was unable to get a truck into Capri in the past due to illegal parking on Capri.

Justin Rose asked Scott Finlay if he had any history since there was No Parking on all the cul-de-sacs and that it was unclear if it's an issue for trucks or ambulances.

Scott Finlay had no history and added that this would not meet today's standard.

Pete Ziegenfelder that in the past we have removed parking and added it back after.

Dale Christiansen asked if the no parking could be extended near the driveway opposed to the whole cul-de-sac.

Justin Rose asked if one spot would help or if no parking all together would be best.

Deputy Fire Chief, Michael Koehler explained no cars would be best, but that access to the fire hydrant would be his biggest concern.

Sgt. Brian Warzecha addressed the illegal parking situation and stated that he can have the Police Department address it next time it happens.

Paul Krajewski explained that parking is only 48 hours at a time.

Sgt. Brian Warzecha explained that the police do try to call tow trucks for illegal parking and asked Scott Finlay what the distance would/should be for this area. He added he doesn't think it would be better one way or the other.

Justin Rose agreed with Dale Christiansen thinking that extending it partially for a car length would that would help with ambulances.

Pete Ziegenfelder is in favor of no parking.

Dale Christiansen made a motion to extend the current no parking for 1 vehicle length to be determined by DPW.

Justin Rose seconded this.

Cindy Nurak asked if extending the no parking would even help with an ambulance getting to the area.

Justin Rose explained they could back in and exit the driveway easier.

Moved by Christiansen  
Seconded by Rose

RESOLVED, that the No Parking Zone Extension on Capri Drive be **APPROVED** to extend the No Parking Zone 25-30 feet to the northeast along on Capri Drive.

Yes: Christiansen, Kenkre, Nurak, Rose, Petrulis, Ziegenfelder  
No: None  
Absent: Swaminathan

**7. 2025 Traffic Committee Meeting Schedule**

According to the City of Troy Traffic Committee By-Laws, Article IV – Meetings:

*“Regular meetings will be held on the third Wednesday of each month at 7:30 p.m. at the Troy City Hall, 500 West Big Beaver Road, Troy, Michigan.”*

There are no other by-laws or procedures that establish the actual dates of the meetings, but an annual calendar of meetings is published by the City so meeting dates need to be set for this purpose.

Resolution # 2024-11-22  
Moved by Nurak  
Seconded by Rose

RESOLVED, that the Traffic Committee SHALL HOLD Regular Meetings in 2025 according to the following schedule at 7:30 PM:

- Wednesday, January 15
- Wednesday, February 19
- Wednesday, March 19
- Wednesday, April 16
- Wednesday, May 21
- Wednesday, June 18
- Wednesday, July 16
- August – NO MEETING
- Wednesday, September 17
- Wednesday, October 15
- Wednesday, November 19
- December – NO MEETING



**7. Public Comment**

A Resident that lives near Chancery asked a question about the sidewalk deposit, and if there is a way for the homeowner to get the deposit back.

Pete Ziegenfelder explained that it will be used for sidewalk installed in the future.

**8. Other Business**

No other business.

**9. Adjourn**

The meeting adjourned at 8:17 PM.

\_\_\_\_\_  
Pete Ziegenfelder -Chairperson

\_\_\_\_\_  
G. Scott Finlay, City Engineer/Traffic Engineer



500 West Big Beaver  
Troy, MI 48084  
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## CITY COUNCIL AGENDA ITEM

**Date:** December 12, 2024

**To:** Frank Nastasi, City Manager

**From:** Robert J. Bruner, Deputy City Manager  
Kurt Bovensiep, Public Works Director  
Dennis Trantham, Deputy Public Works Director  
Cindy Stewart, Community Affairs Director

**Subject:** Announcement of Public Hearing for January 13, 2025 to Transfer Community Development Block Grant (CDBG) PY 2018, 2019, 2020, 2021, 2022, and 2023 Funds To a New Project at Boulan Park.

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### Background

The City of Troy is required by the Oakland County Division of Community & Home Improvement to advertise and conduct a Public Hearing for the Reprogramming of CDBG funds. Program year 2018 unexpended funds of \$65,401.20; 2019 unexpended funds of \$92,770.50; 2020 unexpended funds of \$126,120; 2021 unexpended funds of \$128,761; 2022 unexpended funds of \$120,310; and 2023 unexpended funds of \$119,656 are all in the Parks, Recreational Facilities account. The balance of funds from Program Year 2018, 2019, 2020, 2021, 2022, and 2023 must be expended or relinquished.

There was an issue related to the publishing of the November Public Hearing so in order to be certain everything is correct we are requesting to hold a new public hearing on Monday, January 13, 2025 to transfer the unexpended funds from 2018, 2019, 2020, 2021, 2022, and 2023 for a new project. The City of Troy seeks to utilize Community Development Block Grant Funds to undertake the following improvements at Boulan Park, 3671 Crooks Road:

#### **1. Inclusive Play Structure:**

- **Reconstruction:** Design and build a new play structure that accommodates children of all abilities, ensuring that all kids can participate in active play.
- **Accessibility Features:** Install ramps and equipment that meet current ADA guidelines, promoting engagement for children using wheelchairs or other mobility devices.

#### **2. Restroom Facilities:**

- **Renovation for ADA Compliance:** Update current restrooms to eliminate architectural barriers and ensure they are fully compliant with ADA standards.
- **Universal Restroom Addition:** Create an all-inclusive restroom to support individuals with differing abilities where children can be accompanied by an adult for assistance.



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## **CITY COUNCIL AGENDA ITEM**

The play structure at Boulan Park was installed in the early 2000s, designed for accessibility but requires significant improvements. The mobility ramps do not meet the current ADA standard of 1:12, and there are limited activities for children using mobility devices. The existing restroom facilities do not comply with today's ADA standards.

### Recommendation

It is recommended that City Council authorize a public hearing for Monday, January 13, 2025 at 7:30 pm or as soon thereafter as the agenda will permit for the purpose of hearing public comments on the reprogramming of Program year 2018 unexpended funds of \$65,401.20; PY 2019 unexpended funds of \$92,770.50; PY 2020 unexpended funds of \$126,120; PY 2021 unexpended funds of \$128,761; PY 2022 unexpended funds of \$120,310; and PY 2023 unexpended funds of \$119,656 which are all in the Parks, Recreational Facilities account transferred for a new project at Boulan Park to create an inclusive play structure and make the restroom ADA compliant.



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O-02a

## FROM THE OFFICE OF THE CITY MANAGER

Date: December 12, 2024  
To: Frank Nastasi, City Manager  
From: Robert J. Bruner, Deputy City Manager  
Dylan Clark, Management Analyst  
Subject: Troy City Code Chapter 88

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### **Background**

Troy City Code Chapter 88 – Nuisances, Section 9.5 regulates construction noise within the City of Troy and reads as follows:

*Noises. Among other, each of the following acts is declared unlawful and is prohibited, but this enumeration shall not be deemed to be exclusive, namely*

(a)...

(h) *Construction Noises. The erection (including excavating), demolition, alteration, or repair of any building, the excavation and/or grading of streets, highways, or private property other than between the hours of 7:00 a.m. and 8:00 p.m. on Mondays through Saturdays, unless a permit be first obtained from the Building Department for building work or from the Engineering Department for street work.*

At the November 11, 2024 City Council meeting, council requested that City Management provide research as to the possibility of amending City Code Chapter 88, Section 9.5 (h), specifically as it pertains to changing the Saturday construction start time from 7:00 AM to 8:00 AM.

It was also asked that Management provide insight regarding landscaping related noises, and their relationship with the noise ordinance.

### **Research**

There is no specific mention of landscaping within the noise ordinance, but DPW and City Contractors utilize the Construction Noise ordinance to inform when city-owned property ought to be cut. The Troy Police Department, the City's enforcement mechanism for noise nuisances, considers lawn care to be a general noise complaint. These are often considered neighbor disputes and instead of deferring to the construction hours, officers work with the residents to achieve an outcome that is beneficial to all parties.

Management researched surrounding communities' noise ordinances which yielded the following results:



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## FROM THE OFFICE OF THE CITY MANAGER

Community	Monday through Saturday	Sunday
Birmingham	7:00 AM - 7:00 PM	-
Farmington Hills	7:00 AM - 7:00 PM	-
Novi	7:00 AM - 7:00 PM	-
Rochester Hills	7:00 AM - 8:00 PM	-
Royal Oak	7:00 AM - 8:00 PM	10:00 AM - 6:00 PM
Sterling Heights	7:00 AM - 9:00 PM	7:00 AM - 9:00 PM
Troy	7:00 AM - 8:00 PM	-

Management also sought the opinion of staff in order to gauge how, if at all, a change from 7:00 AM to 8:00 AM would affect operations. This can be broken down into three categories:

**Enforcement:** Construction noise complaints are infrequent. A change would have little to no impact to the Police Department’s ability to enforce the noise ordinance.

**City Operations:** Without municipal exception, a change would have a negative impact on the City’s ability to carry out work, from maintenance to road work. As an example, road work early in construction season requires earlier start times when temperatures are manageable. Road work late in construction season requires an earlier start time as daylight is limited. A change would also likely increase workload with an expected increase in the number of special work permits for early start.

**Residents and Businesses:** A change may improve the quality of life for residents by reducing noise. However, a reduction in noise may not impact overall frustration with major construction projects. The change may negatively impact residents’ and businesses’ ability to complete work, particularly as it pertains to residents that may only have the weekend work on home improvements.

### Next Steps

Chapter 5, Section 5.3 of Troy’s Charter dictates that amendments to ordinances within Troy’s city code must be done through the adoption of an updated ordinance, with the revised section re-enacted and published in full, via the affirmative vote of not less than a majority of the members elect of City Council.

Discussions with staff have revealed that Troy Code Chapter 88 may be outdated, and updates including, but not limited to, specified hours for landscaping or expanded exemptions for City projects may be beneficial for consideration. A 7:00 AM start time for construction on Saturday is consistent with surrounding communities. A change to this start time may reduce noise concerns and may not affect enforcement. However, this change may also have a negative impact on the City’s operational efficiency as well as residents’ and business’ ability to complete work.

If Council desires to move forward with any change to the code, Management may work with staff and the City Attorney to prepare updated language for City Council’s consideration at a future date.