



# TROY CITY COUNCIL

## REGULAR MEETING AGENDA

**JANUARY 27, 2025**

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 "Hiram Chanda", written over a horizontal line.

Council Member Hiram 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

January 27, 2025 – 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

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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. POSTPONED ITEMS:** **2**

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H-1 No Postponed Items 2

**I. REGULAR BUSINESS:** **2**

- I-1 Board and Committee Appointments: a) Mayoral Appointments – Board of Review; b) City Council Appointments – Building Code Board of Appeals, Election Commission, Liquor Advisory Committee, Traffic Committee 2
  
- I-2 Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Building Code Board of Appeals, Election Commission, Liquor Advisory Committee, Traffic Committee 5
  
- I-3 Request for Closed Session 8
  
- I-4 Budget Amendment and Standard Purchasing Resolution 8: Best Value Award – Architectural and Engineering Services for Schematic Design and Opinion of Cost for a New Troy Public Library Building (*Introduced by: Emily Dumas, Library Director*) 8

**J. CONSENT AGENDA:** **9**

- J-1a Approval of “J” Items NOT Removed for Discussion 9
  
- J-1b Address of “J” Items Removed for Discussion by City Council 9
  
- J-2 Approval of City Council Minutes 9
  - a) City Council Special Meeting Minutes-Draft – January 11, 2025 ..... 9
  - b) City Council Minutes-Draft – January 13, 2025..... 9
  
- J-3 Proposed City of Troy Proclamations: None Submitted 9
  
- J-4 Standard Purchasing Resolutions: 10
  - a) Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Asphalt Paving Materials - Hot Patch ..... 10
  - b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Sylvan Glen Lake Park Improvements Phase II; Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Sylvan Glen Park Improvements Phase II Construction Phase Services..... 10
  - c) Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Oakland County Cooperative Purchasing Contract – MIU (Metering Interface Unit) Replacement..... 11
  - d) Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Council Members’ Travel Expenses – 2024 US Conference of Mayors Winter Leadership Meeting ..... 11

J-5	Proposed Contract with Jaymes Vettraino for Performance Evaluations of Direct Reports	11
J-6	Approval of Contract No. 24-5531 With MDOT for Carbon Reduction Projects, Wattles Road Sidewalk/Pathway and Player Drive Widening at Rochester and CDBG Pedestrian Crossing of Lakeview	11
J-7	Enhanced Mobility of Seniors and Individuals with Disabilities Section 5310 Application	12
J-8	2025 Poverty Exemption and Asset Guidelines (Changes From Previous Year)	12
J-9	National Express Wash et al v. City of Troy; Case No. 24-211702-AA	15
<b><u>K.</u></b>	<b><u>MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:</u></b>	<b><u>15</u></b>
K-1	Announcement of Public Hearings: None Submitted	15
K-2	Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted	15
<b><u>L.</u></b>	<b><u>PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:</u></b>	<b><u>15</u></b>
<b><u>M.</u></b>	<b><u>CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:</u></b>	<b><u>15</u></b>
<b><u>N.</u></b>	<b><u>COUNCIL REFERRALS:</u></b>	<b><u>16</u></b>
N-1	No Council Referrals Submitted	16
<b><u>O.</u></b>	<b><u>REPORTS:</u></b>	<b><u>16</u></b>
O-1	Minutes – Boards and Committees: None Submitted	16
O-2	Department Reports:	16
	a) 2024 State Treasurer Reports for Local Development Finance Authority (LDFFA) and Troy Downtown Development Authority (TDDA).....	16
O-3	Letters of Appreciation: None Submitted	16

O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted 16

O-5 Notice of Hearing for the Gas Customers of DTE Gas Company Case No. U-2160816

**P. COUNCIL COMMENTS: 16**

P-1 No Council Comments Submitted 16

**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): 16**

**R. CLOSED SESSION 16**

R-1 Closed Session 16

**S. ADJOURNMENT: 16**

**2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS: 17**

April 14, 2025 Special Meeting – Budget..... 17  
April 16, 2025 Special Meeting – Budget (as needed)..... 17

**2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS: 17**

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







**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 #2025-01-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of \_\_\_\_\_ at the Regular City Council Meeting of January 27, 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 – Board of Review; b) City Council Appointments – Building Code Board of Appeals, Election Commission, Liquor Advisory Committee, Traffic Committee

#### **a) Mayoral Appointments:**

Suggested Resolution

Resolution #2025-01-  
Moved by  
Seconded by

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

**Board of Review**  
Appointed by Mayor  
3 Regular Members  
3 Year Term

**Nominations to the Board of Review:**

**Term Expires: 1/31/2028**

**Michelle Shoan**

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Term currently held by: Michelle Shoan

Yes:  
No:

**b) City Council Appointments:**

Suggested Resolution  
Resolution #2025-01-  
Moved by  
Seconded by

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

**Building Code Board of Appeals**

Appointed by Council

5 Regular Members: Three (3) Residents with background, training or experience in construction or similar trades; at least one shall be a professional structural or civil engineer of architectural engineering experience; Two (2) by Ordinance - City Manager and Oakland County Health Department Representative

5 Year Term

**Nominations to the Building Code Board of Appeals:**

**Term Expires: 1/1/2030**

**Matthew Dziurman**

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Term currently held by: Matthew Dziurman

**Term Expires: 1/1/2030**

**Sande Frisen**

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Term currently held by: Sande Frisen

Election Commission

Appointed by Council  
2 Regular Members and 1 Charter Member  
1 Year Term

Nominations to the Election Commission:

**Term Expires: 1/31/2026**

**Stephen Sadlier Democrat**

Term currently held by: Stephen Sadlier

**Term Expires: 1/31/2026**

**Ray Watts Republican**

Term currently held by: Ray Watts

Liquor Advisory Committee

Appointed by Council  
7 Regular Members  
3 Year Term

Nominations to the Liquor Advisory Committee:

**Term Expires: 1/31/2028**

**David Haight**

Term currently held by: David Haight

**Term Expires: 1/31/2028**

**Matthew Martin**

Term currently held by: Matthew Martin

Traffic Committee

Appointed by Council  
7 Regular Members  
3 Year Term

Nominations to the Traffic Committee:

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

**Swathi Jeeda**

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

**Term Expires: 1/31/2028**

**Shama Kenkre**

Term currently held by: Shama Kenkre

Yes:

No:

**1-2 Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Building Code Board of Appeals, Election Commission, Liquor Advisory Committee, Traffic Committee**

**a) Mayoral Nominations:**

Suggested Resolution  
 Resolution #2025-01-  
 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-Grodsky	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	
Comiskey	Ann M.	12/22/2024	
Devulapalli	Ramachandram	8/29/2026	
Dicker	Susanne Forbes	1/3/2025	
Haight	Michelle	10/8/2025	
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	
Rao	Rishi	5/21/2026	Student – Graduates 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)



**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
Faiz	Iqbal	6/7/2025	
Frisen	Sande	1/2/2027	BCBA exp 1/1/2025
Vassallo	Joseph	10/16/2026	Brownfield Redev Auth exp 4/30/27

Yes:

No:

**b) City Council Nominations:**

Suggested Resolution

Resolution #2025-01-

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:

**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
<i>Kenkre</i>	<i>Shama</i>	<i>9/11/2026</i>	<i>1/31/2028</i>	
Nastasi	Frank			Ex-Officio Member
<b>Nurak</b>	<b>Cindy</b>	<b>1/28/2024</b>	<b>1/31/2025</b>	<b>No Reappointment</b>
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	

Jeeda	Swathi	7/2/2025	7/31/2025	Student - Graduates 2026
Ziegenfelder	Peter	12/14/2024	1/31/2026	

**Nominations to the Traffic Committee:**

**Term Expires: 1/31/2028**

Term currently held by: Cindy Nurak – No Reappointment

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Battle	Timothy	10/22/2026	
Chambers	Barbara	12/23/2026	
Sabaj	Noah	2/28/2026	
Tadepalli	Hemanth	11/7/2025	

Yes:

No:

**I-3 Request for Closed Session**

Suggested Resolution

Resolution #2025-01-

Moved by

Seconded by

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (h)(MCL 15.243 (y)).

Yes:

No:

**I-4 Budget Amendment and Standard Purchasing Resolution 8: Best Value Award – Architectural and Engineering Services for Schematic Design and Opinion of Cost for a New Troy Public Library Building (Introduced by: Emily Dumas, Library Director)**

Suggested Resolution

Resolution #2025-01-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *HBM Architects, LLC of Cleveland, OH*, the highest overall rated firm as a result of a best value process, for Architectural and Engineering Services to provide Schematic Design and Opinion of Cost for a New Public Library, in the amount of \$280,000 plus a 15% contingency of \$42,000, for an

estimated total project cost of \$322,000, at prices contained in the bid tabulation opened December 19, 2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a budget amendment from the Library Fund Balance to the Library Operational Fund account 271.790.816.010 in the amount of \$222,000.

BE IT FINALLY RESOLVED, That the award is **CONTINGENT** upon the Firm’s submission of properly executed bid documents including insurance certificates and all specified requirements.

Yes:  
No:

**J. CONSENT AGENDA:**

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

Suggested Resolution  
Resolution #2025-01-  
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:

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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**

Suggested Resolution  
Resolution #2025-01-

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

- a) City Council Special Meeting Minutes-Draft – January 11, 2025
- b) City Council Minutes-Draft – January 13, 2025

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

**J-4 Standard Purchasing Resolutions:****a) Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Asphalt Paving Materials - Hot Patch**Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide Asphalt Paving Materials – Hot Patch with an option to renew for one (1) additional year to the lowest bidders by line item to *Cadillac Asphalt, LLC of Farmington Hills, MI* as the primary supplier for items #'s 1,2,3,4,5,6,7, and 9, and *Ajax Materials Corporations of Troy, MI* as primary for item # 8 as per the unit prices contained in the bid tabulation opened January 16, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, to be ordered on as needed basis; contracts expiring December 31, 2026.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the City to use secondary suppliers, *Ajax Materials Corporation of Troy, MI* for item #'s 1, 2, 3, 4, 5, 6, 7, and 9, and *Cadillac Asphalt, LLC of Farmington Hills, MI* as secondary supplier of item # 8 in the event that the primary supplier is unable to provided materials as specified, under the same pricing, terms and conditions as originally bid; to be ordered on an as needed basis and based on proximity.

BE IT FINALLY RESOLVED, That the awards are **CONTINGENT** upon the contractors' submission of properly executed bid documents, insurance certificates, and all other specified requirements.

**b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Sylvan Glen Lake Park Improvements Phase II; Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Sylvan Glen Park Improvements Phase II Construction Phase Services**Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to install the proposed Phase II improvements in Sylvan Glen Lake Park to the low bidder meeting specifications; *Warren Contractors & Development Inc. of Shelby Twp., MI* at unit prices contained in the bid tabulation opened January 9, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with an estimated cost of \$1,149,000; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted Capital funds to *OHM Advisors of Livonia, MI* for the Sylvan Glen Lake Park Improvements Phase II Construction Phase Services for an estimated cost of \$88,000 as detailed in the attached proposal, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FINALLY RESOLVED, That the awards are **CONTINGENT** upon the submission of properly executed contract documents, insurance certificates and all other specified requirements.

- c) Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Oakland County Cooperative Purchasing Contract – MIU (Metering Interface Unit) Replacement**

Suggested Resolution  
Resolution #2025-01-

RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted Capital funds to *Ferguson Waterworks, of Warren, MI* for the purchase of MIU's (Metering Interface Units) for a total estimated cost of \$150,000; not to exceed budgetary limitations.

- d) Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Council Members' Travel Expenses – 2024 US Conference of Mayors Winter Leadership Meeting**

Suggested Resolution  
Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the 2025 US Conference of Mayors Winter Leadership Meeting, in accordance with accounting procedures of the City of Troy.

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**J-5 Proposed Contract with Jaymes Vettrano for Performance Evaluations of Direct Reports**

Suggested Resolution  
Resolution #2025-01-

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the attached two-year agreement with consultant Jaymes Vettrano for Performance Evaluation Facilitation for the Position of the Troy City Manager.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the attached two-year agreement with consultant Jaymes Vettrano for Performance Evaluation Facilitation for the Position of the Troy City Attorney.

BE IT FINALLY RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on Monday, March 24, 2025, starting at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure for the purpose of the City Manager and City Attorney Annual Evaluations.

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**J-6 Approval of Contract No. 24-5531 With MDOT for Carbon Reduction Projects, Wattles Road Sidewalk/Pathway and Player Drive Widening at Rochester and CDBG Pedestrian Crossing of Lakeview**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council hereby **APPROVES** Contract No. 24-5531 between the City of Troy and the Michigan Department of Transportation for the construction of Carbon Reduction Projects, Wattles Road Sidewalk/Pathway and Player Drive Widening at Rochester, and the CDBG pedestrian crossing of Lakeview work at a total estimated cost of \$1,195,500 with the City share estimated at \$268,850, and **AUTHORIZES** the Mayor and City Clerk to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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**J-7 Enhanced Mobility of Seniors and Individuals with Disabilities Section 5310 Application**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council hereby **APPROVES** the Enhanced Mobility of Seniors and Individuals with Disabilities Section 5310 Application for five replacement vehicles which will be used for the Troy RYDE transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this application shall be **ATTACHED** to the original Minutes of this meeting.

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**J-8 2025 Poverty Exemption and Asset Guidelines (Changes From Previous Year)**

Suggested Resolution

Resolution #2025-01-

WHEREAS, The adoption of guidelines for poverty exemptions is required of the City Council; and,

WHEREAS, The principal residence of persons, who the Assessor and Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 253 of 2020 (MCL 211.7u); and,

WHEREAS, Pursuant to PA 253 of 2020, the City of Troy, Oakland County adopts the following guidelines for the Board of Review to follow. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year;

To be eligible, a person shall do all the following on an annual basis:

- 1) Own and occupy the property as a principal residence.
- 2) File Form 5737 Application for MCL 211.7u Poverty Exemption with the Assessor/Board of Review, accompanied by federal and state income tax returns for the current or immediately preceding year, including any property tax credits, for all persons **residing in the principal residence** (disclosure of the income of an owner who is not residing in the principal residence is not required). Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to

file a federal or state income tax return. Instead, Form 4988, *Poverty Exemption Affidavit* may be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current or immediately preceding year.

- 3) Produce a valid driver’s license or other form of identification, if requested.
- 4) Produce a deed, land contract, or other evidence of ownership of the property, if requested.
- 5) Meet the federal poverty income guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services **or** alternative guidelines adopted by the local assessing unit. The Alternative guidelines cannot provide income eligibility requirements less than the federal guidelines.
- 6) Meet the asset level test adopted by the local assessing unit.

Local units are required to adopt guidelines that set income levels for their poverty exemption guidelines and those income levels **shall not be set lower** by a city than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. Following are the federal poverty guidelines for use in setting poverty exemption guidelines for 2025 assessments:

<b>Size of Family Unit</b>	<b>Poverty Guidelines</b>
1	\$15,060
2	\$20,440
3	\$25,820
4	\$31,200
5	\$36,580
6	\$41,960
7	\$47,340
8	\$52,720
For each additional person	\$5,380

According to the United States Census Bureau “income” includes, but is not limited to:

- Money, wages, salaries before deductions, regular contributions from persons not living in the residence
- Net receipts from non-farm or farm self-employment (receipts from a person’s own business, professional enterprise, or partnership, after business expense deductions)
- Regular payments from social security, railroad retirement, unemployment, worker’s compensation, veteran’s payments, public assistance, supplemental security income (SSI)
- Alimony, child support, military family allotments
- Private and governmental retirement and disability pensions, regular insurance, annuity payments
- College or university scholarships, grants, fellowships, assistantships
- Dividends, interest, and net income from rentals, royalties, estates, trusts, gambling or lottery winnings

The Michigan homestead property tax credit **cannot** be considered as income for purposes of the poverty exemption.

**Asset Test Guidelines**

Used in the Determination of Poverty Exemptions for 2025

As required by PA 253 of 2020, all guidelines for poverty exemptions established by the governing body of the local assessing unit must include an asset level test. This asset test must clearly state the maximum value of all assets allowable to be eligible for the poverty exemption. This means that the guidelines must state a total dollar amount and the value of all assets cannot exceed the total dollar amount.

The purpose of an asset test is to determine the resources available: cash, fixed assets or other property that could be converted to cash and used to pay property taxes in the year the poverty exemption is filed. The local unit asset test **cannot** include the value of the principal residence.

The following asset test shall apply to all applications for poverty exemption:

- The applicant(s) shall not have assets exceeding the amount shown in the chart below based on the size of the family unit.
- The asset Guideline (test) shall exclude the value of the principal residence subject to the poverty exemption request and exclude the value of one automobile. If multiple automobiles are owned, then the least valuable automobile will be excluded from the asset guideline.
- The applicant(s) shall not have total assets (excluding the value of the principal residence subject to the exemption request and excluding the value of one automobile) more than the guidelines set below. Assets exceeding the amounts stated below will result in a denial of the poverty exemption.

<b>Size of Family Unit</b>	<b>Asset Guidelines</b>
1	\$5,000
2	\$10,000
3	\$15,000
4	\$20,000
5	\$20,000
6	\$20,000
7	\$20,000
8	\$20,000
For each additional person	N/A

All asset information, as requested in the Application for Poverty Exemption, must be completed in total. The Board of Review may request additional information and verification of assets, if the Board of Review determines it to be necessary and may deny an application if the assets are not properly identified.

The following is a list of assets that are included in the asset test:

- A second home, property, vacant land, vehicles
- Recreational vehicles such as campers, motor-homes, boats and ATV's
- Buildings other than the residence



- Jewelry, antiques, artworks
- Equipment, other personal property of value
- Bank accounts (over a specified amount), stocks
- Money received from the sale of property, such as, stocks, bonds, a house or car (unless a person is in the specific business of selling such property)
- Withdrawals of bank deposits and borrowed money
- Gifts, loans, lump-sum inheritances and one-time insurance payments
- Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms
- Federal non-cash benefits programs such as Medicare, Medicaid, food stamps and school lunches

NOW THEREFORE, BE IT RESOLVED, That the Board of Review **SHALL FOLLOW** the above stated policy, federal guidelines, and asset test in granting or denying an exemption. The Board of Review is not permitted to deviate from the adopted policy and guidelines.

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**J-9 National Express Wash et al v. City of Troy; Case No. 24-211702-AA**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney to represent the City of Troy's interests in any and all claims and damages in the matter of *National Express Wash II, LLC et al. v City of Troy* (Oakland County Circuit Court case number 2024-211702-AA).

BE IT FURTHER RESOLVED, That Troy City Council also **AUTHORIZES** the City Attorney to pay necessary costs and fees in the defense of the action.

**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:**

**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**

**O-2 Department Reports:**

a) 2024 State Treasurer Reports for Local Development Finance Authority (LDFA) and Troy Downtown Development Authority (TDDA)

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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**

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**O-5 Notice of Hearing for the Gas Customers of DTE Gas Company Case No. U-21608**

**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 Closed Session**

**S. ADJOURNMENT:**

Respectfully submitted,



Frank A. Nastasi  
City Manager

**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:**

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