



TROY CITY COUNCIL

REGULAR MEETING AGENDA

MARCH 10, 2025

CONVENING AT 7:30 P.M.

**Submitted By
The City Manager**

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 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



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 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 25th day of November, 2024.



Mayor Ethan Baker



Council Member Theresa Brooks




Council Member Rebecca Chamberlain-Creanga



Council Member Hiram Chanda



Mayor Pro Tem Mark Gunn



Council Member David Hamilton



Council Member Ellen Hodorek



CITY COUNCIL AGENDA

March 10, 2025 – 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

or on Local Access Cable Channels

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

INVOCATION: Senior Pastor Simion Timbuc from Bethesda Romanian Pentecostal Church **1**

PLEDGE OF ALLEGIANCE: **1**

A. CALL TO ORDER: **1**

B. ROLL CALL: **1**

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

C-1 No Certificates of Recognition and Special Presentations 1

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D-1 No Carryover Items 1

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E-1 No Public Hearings 1

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INVOCATION: Senior Pastor Simion Timbuc from Bethesda Romanian Pentecostal Church

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 #2025-03-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of March 10, 2024, due to _____.

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

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

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:

H-1 No Postponed Items

I. REGULAR BUSINESS:

I-1 Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – Historic District Commission

a) Mayoral Appointments: None

b) City Council Appointments:

Suggested Resolution

Resolution #2025-03-

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:

Historic District Commission

Appointed by Council

7 Regular Members

3 Year Term

Nominations to the Historic District Commission:

Unexpired Term Expiring:

5/15/2027

Dale Murrish

Term currently held by: Vacancy - Timothy McGee (Deceased)

Yes:

No:

I-2 Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Historic District Commission

a) Mayoral Nominations:

Suggested Resolution

Resolution #2025-03-

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	
Lee	Seojin Sarah	4/21/2025	Student – Graduates 2026
Marshall	Everett	1/3/2027	Student – Graduates 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 1/1/2030
Murrish	Dale	2/6/2027	
Vassallo	Joseph	10/16/2026	Brownfield Redev Auth exp 4/30/27

Yes:

No:

b) City Council Nominations:

Suggested Resolution

Resolution #2025-03-

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:

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Adams	John Howard	3/5/2026	5/15/2027		BOR exp 1/31/26; HDC exp 5/15/27
Chambers	Barbara	1/18/2025	3/1/2026	HC Recommendation	
Emerson	Rosalyn	9/2/2026	3/1/2026		
Rahman	Sadek	10/15/2022	3/1/2026		
Swaminathan	Abi	9/2/2025	5/15/2027		
<i>Murrish</i>	<i>Dale</i>		5/15/2027	<i>Timothy McGee's unexpired term (Deceased).</i>	
Vacancy			3/1/2025	W. Kent Voigt (Deceased)	

Nominations to the Historic District Commission:

Term Expires: 3/1/2028

Term currently held by: Vacancy - W. Kent Voigt (Deceased)

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1	Notes 2
Frisen	Sande	1/2/2027	Architectural Engineer	BCBA exp 1/1/2030

Yes:

No:

I-3 No Closed Session Requested

I-4 Bid Waiver and Budget Amendment – Six Passenger Electric Golf Cart (*Introduced by: Brian Goul, Recreation Director*)

Suggested Resolution

Resolution #2025-03-

Moved by

Seconded by

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *Club Car of Augusta, GA*, for the purchase of a Club Car Villager six passenger electric cart for an estimated total cost of \$13,050, utilizing TROON National Account pricing as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT ALSO RESOLVED, That Troy City Council **APPROVES** a budget amendment to the Capital Fund in the amount of \$13,050 for this purchase.

Yes:

No:

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2025-03-

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 #2025-03-

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

- a) City Council Special Meeting Minutes-Draft – February 24, 2025
- b) City Council Minutes-Draft – February 24, 2025

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 – 2025 Joint and Crack Seal Program**

Suggested Resolution

Resolution #2025-03-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Scodeller Construction Inc. of Wixom, MI*, for the 2025 Joint and Crack Seal Program for an estimated not to exceed project total amount of \$162,400 at unit prices contained in the bid tabulation opened February 13, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

b) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Printing Services for the Troy Today and Troy Recreation Quarterly Newsletters**

Suggested Resolution

Resolution #2025-03-

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide printing and delivery services of the *Troy Today and Troy Recreation* Quarterly Newsletters with an option to renew for two (2) additional years to low bidder meeting specifications; *Grand Blanc Co Inc., of Grand Blanc, MI*, for an estimated total cost of \$50,168.00 for the *Troy Today*, and \$62,780.00 for the *Troy Recreation* plus the actual cost of bulk rate postage and \$30.00 per issue to post the Flip Page newsletter on the City's website, and additional charges if needed, not to exceed budgetary limitations, at prices contained in the bid tabulation opened February 6, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire April 30, 2028.

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

c) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Fertilizer/Herbicide Application Services**

Suggested Resolution

Resolution #2025-03-

RESOLVED, That Troy City Council hereby **AWARDS** a three (3) year contract for Fertilizer/Herbicide Application Services to the low bidder meeting specifications; *Green World of Troy, MI*, for an estimated annual cost of \$25,165.80, at unit prices contained in the bid tabulation, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring December 31, 2027; not to exceed budgetary limitations.

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

d) Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications - Mosquito Control Services

Suggested Resolution
Resolution #2025-03-

RESOLVED, That Troy City Council hereby **AWARDS** a three (3) year contract to provide Mosquito Control Services to the sole bidder; *Vector Disease Control International of Little Rock, AR*, for an estimated total annual cost of \$36,200 for 2025, \$37,200 for 2026, and \$38,375 for 2027 at the unit prices contained in the bid tabulation, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring December 31, 2027; not to exceed budgetary limitations.

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

e) Standard Purchasing Resolution 2: Low Bidders Meeting Specifications - Vehicle Wash Services

Suggested Resolution
Resolution #2025-03-

RESOLVED, That Troy City Council hereby **AWARDS** two (2) year contracts with the option to renew for three (3) 1-year options to the low bidders meeting specifications and local preference requirements, *Pro Carwash, of Troy, MI*, for line item 1 and *BMW Kar Wash LLC dba Jax Kar Wash of Troy, MI*, for line items 1-4, to be purchased on as needed basis, at unit prices contained in the bid tabulation opened February 6, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with contracts expiring December 31, 2029.

Company	Items	Estimated Total Cost
<i>Proposal</i>		
Pro Carwash	1	\$24,200.00
Jax Kar Wash	1,2,3,4	\$79,056.00
Estimated Total Cost		\$103,256.00

f) Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Sanitary Sewer Lift Stations Generator Design and Engineering Services

Suggested Resolution
Resolution #2025-03-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Shaw Service and Maintenance of Southfield, MI*, for the Sanitary Sewer Lift Stations Generator Design and

Engineering Services for an estimated total cost of \$76,088, as per the Oakland County Extended Purchasing Contract #010460 and as detailed in proposal #SCOT250210002, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

g) Standard Purchasing Resolution 4: Cooperative Purchasing Contracts – Property Room Renovation - Troy Police Department

Suggested Resolution
Resolution #2025-03-

RESOLVED, That Troy City Council hereby **AWARDS** contracts to *National Restoration Inc. of Milford, MI*, for the renovation work which includes wall and ceiling patching, and installation of the dehumidifier for the Troy Police Property Room as per the Oakland County Extended Purchasing Contract #009849 for an estimated cost of \$26,000 as detailed in the attached quote, and *Shaw Service & Maintenance of Southfield, MI* for the electrical conduit and circuit installation for an estimated cost of \$13,882 per Oakland County Cooperative Purchasing Program Contract #010460 as per attached quote #SCOT240910003, copies of which shall be **ATTACHED** to the original Minutes of this meeting; both not to exceed budgetary limitations.

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

h) Standard Purchasing Resolution 4: Cooperative Purchasing Contracts - Command Desk, Roll Call and Evidence Counter Renovations – Troy Police Department

Suggested Resolution
Resolution #2025-03-

RESOLVED, That Troy City Council hereby **AWARDS** contracts to *NBS Commercial Interiors of Troy, MI (via Steelcase)* for the Command Desk Area and Roll Call Room renovation and furniture for an estimated cost of \$41,145.01 as detailed in the attached quote as per the OMNIA Partners Cooperative Purchasing Contract # 2019.001899, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **AWARDS** a contract to *Shaw Service & Maintenance of Southfield, MI* for the electrical installation for an estimated cost of \$5,872.00 as detailed in the attached quote #SCOT240913001 and as per the Oakland County Extended Purchasing Contract #010460, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **AWARDS** a contract to *National Restoration Inc. of Milford, MI* for an estimated cost of \$5,500.00 as detailed in the attached quote and as per the Oakland County Extended Purchasing Contract #009849, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted Capital Funds for the Police Department Command Desk and Evidence Counter renovations for an estimated cost of \$10,000 and a 15% contingency amount of \$9,377.52.

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

i) Standard Purchasing 4: Oakland County Extended Purchasing Contract – Troy Public Library Exhaust Fan Replacements

Suggested Resolution
Resolution #2025-03-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Limbach of Pontiac, MI* to furnish all labor, materials and equipment for the Troy Public Library Exhaust Fan Replacements for an estimated cost of \$23,200 as detailed in the attached proposal and per the Oakland County Extended Purchasing Contract #009746, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

J-5 PA 152 – Publicly Funded Health Care

Suggested Resolution
Resolution #2025-03-

WHEREAS, Public Act 152 of 2011 allows for a Local Government Opt-Out alternative; and,

WHEREAS, Choosing the Opt-Out alternative allows the City to continue to offer medical insurance to all full-time employees with the premium contribution percent established in current collective bargaining agreements;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **SELECTS** the Local Unit Opt-Out for plan year 2025/26.

J-6 City of Troy v KJ Property Group, LLC

Suggested Resolution
Resolution #2025-03-

RESOLVED, That Troy City Council hereby **APPROVES** the proposed Consent Judgment in the City of Troy v KJ Property condemnation case, Oakland County Circuit Court case number 2024-209379 CC, and **AUTHORIZES** payment in the amounts stated therein, and further **AUTHORIZES** the City Attorney's Office to execute the document on behalf of the City of Troy, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Traffic Committee Recommendations and Minutes – February 19, 2025Suggested Resolution

Resolution #2025-03-

6. Request for “DO NOT BLOCK INTERSECTION” Sign – Wattles Road at Summerfield

- a. RESOLVED, That a DO NOT BLOCK INTERSECTION sign with appropriate pavement markings be **APPROVED** for installation on eastbound Wattles Road at Gatwick Drive.

J-8 Private Agreement – Contract for Installation of Municipal Improvements – Red Wagon - 1613 Livernois – Project No. 24.914.3Suggested Resolution

Resolution #2025-03-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and RW Troy, LLC for the installation of Storm Sewer, 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.

J-9 Private Agreement – Contract for Installation of Municipal Improvements – Pine View Condominiums – Project No. 23.901.3Suggested Resolution

Resolution #2025-03-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and GFA Development, Inc. for the installation of Water Main, Storm Sewer, Underground Detention, Sanitary Sewer, 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.

J-10 Authorization for Grant Submittal – Building Resilient Infrastructure and Communities (BRIC) and Flood Mitigation Assistance (FMA)Suggested Resolution

Resolution #2025-03-

WHEREAS, The FEMA BRIC grant program supports states, local communities, tribes and territories for hazard mitigation projects, reducing the risks they face from disasters and natural hazards; and,

WHEREAS, In accordance with our Storm Drain Master Plan, stormwater entering the Lane Drain located in Section 22 in the City of Troy is currently unable to adequately pass the storm runoff created during a design storm event; and,

WHEREAS, Residential and commercial areas in Section 22 have flooded in the past and without intervention, are expected to flood during future major storm events; and,

WHEREAS, The existing storm system consists of a 54-inch pipe that conveys drainage from north of Big Beaver Road to the north and ultimately outlets into the Lane Drain, and a 34-foot, 72-inch bulkheaded stub was installed in 2001 to accommodate future overflow pipe connections along Livernois; and,

WHEREAS, As part of the Lane Drain Improvement Project, the City of Troy would like to install a flow diversion chamber and an additional 350 feet of 72-inch pipe to connect the existing 72-inch pipe to the 54-inch pipe along Livernois to prevent flooding in residential areas, to ensure proper stormwater flow; and,

WHEREAS, The City of Troy adopted the 2023 Oakland County Multi-Jurisdictional Hazard Mitigation Plan by Resolution on May 13, 2024, which was approved by FEMA on December 30, 2024; and,

WHEREAS, With the approved Hazard Mitigation Plan the City of Troy is eligible to apply through the Michigan State Police Emergency Management Division to the Federal Emergency Management Agency (FEMA) for a BRIC grant to assist in funding the Lane Drain Improvement Project; and,

WHEREAS, The Total Project Cost is estimated to be \$1,200,000.00; and,

WHEREAS, If selected, the BRIC grant will cover 75% of the Total Project Cost, with a local match of 25%; and,

NOW, THEREFORE BE IT RESOLVED, That the City of Troy, Michigan hereby **AUTHORIZES:**

1. To support the \$1,200,000.00 Lane Drain Improvement Project to improve the flow and reduce the flooding in the residential areas surrounding the Lane Drain.
2. To pursue a Building Resilient Infrastructure and Communities (BRIC) grant to assist in funding the construction of 72-inch stormwater pipe and flow diversion chamber to redirect water from residential and commercial areas in Section 22.
3. To commit an amount equal to 25% of the Total Project Cost, which is \$300,000.00.
4. The City Manager, or his designee, is hereby authorized to take the steps necessary to execute the grant application and to take any other actions that are reasonable and necessary to effectuate the purpose of this Resolution.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

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

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Joint Local Development Finance Authority-Final – October 23, 2023
- b) Downtown Development Authority-Final – January 17, 2024
- c) Troy Brownfield Redevelopment Authority-Final – April 16, 2024
- d) Downtown Development Authority-Final – April 17, 2024
- e) Joint Local Development Finance Authority Troy Subcommittee-Final – April 22, 2024
- f) Downtown Development Authority-Final – October 16, 2024
- g) Traffic Committee-Final – November 20, 2024
- h) Planning Commission-Final – February 11, 2025

O-2 Department Reports:

- a) Congestion Mitigation and Air Quality Improvement (CMAQ)
- b) Interim Financial Report 2nd Quarter for the Six Months Ended December 31, 2024

O-3 Letters of Appreciation:

- a) To James Haggarty from Daniel Boynton Regarding Troy Community Center Banquet Facility Room Rental

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

P. COUNCIL COMMENTS:

P-1 No Council Comments

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

R. CLOSED SESSION

R-1 No Closed Session

S. ADJOURNMENT:

Respectfully submitted,



Frank A. Nastasi
City Manager

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

April 2, 2025Special Meeting – City Manager and City Attorney Evaluations
April 14, 2025 Special Meeting – Budget
April 16, 2025 Special Meeting – Budget (as needed)

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 3, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Brian Goul, Recreation Director
Emily Frontera, Purchasing Manager

Subject: Bid Waiver and Budget Amendment – Six Passenger Electric Golf Cart
(Introduced by Brian Goul, Recreation Director)

History

- The City is eligible to utilize the TROON National Account pricing in order to purchase golf equipment at the most advantageous prices for the City.
- TROON Golf has acquired pricing for a new six passenger electric golf cart using the National Account.
- The Summer Concert Series and many additional special events will be offered at Jeanne Stine Park beginning this summer.
- Due to limited parking, the Recreation Department is looking to purchase this cart to assist with rides for seniors and handicapped to get them back and forth from their cars to the events.

Purchasing

- The City has the ability to purchase equipment cooperatively utilizing the TROON National Account pricing.
- The Club Car Villager six passenger electric cart was chosen due to the Troon National Account pricing being cheaper than alternatives at \$13,050.
- A quote was received by Michigan Golf Cart Sales the distributor for the EZGO Elite 6 which is the comparable alternative and the price was higher at \$13,900.
- Utilizing the TROON National Account is the least expensive way to purchase the Club Car Villager six passenger electric cart and offers a savings of \$850.

Financial

Funds were not budgeted for this project in the Capital Fund and will require a budget amendment of \$13,050 to the Community Center General Equipment Annex Equipment Capital Account 401.756.755.978.045 under Project Number 2025C0110 for the 2025 Fiscal Year.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Recommendation

City Management, in the best interest of the City, recommends that the bid process be waived and a contract be awarded to *Club Car of Augusta, GA* for the Club Car Villager six passenger electric cart for a total estimated price of \$13,050 at prices contained in the attached quote. Additionally, City Management recommends City Council approve a budget amendment to the Capital Fund by a total of \$13,050 for the purchase.

Example Photo of the Club Car *Villager 6* electric golf cart





City of Troy MI

Troy, MI

February 5, 2025

Club Car is pleased to present the following proposal for your consideration. See detailed specifications with pricing below.

2025 model year Club Car Villager 6 pass electric car

List Price / car

\$ 16,667

QTY	DESCRIPTION	Troon Discounted Price	
1	Villager 6 pass electric car	\$ 12,500	
		\$ 550	Freight
		\$ 13,050	Total purchase price

- Body: **White**
- Eight 6-volt batteries – On board charger
- Single point watering system
- 6 ply Tires, Wheel covers
- Seats – **Gray**
- Fixed rear seat - Gray**
- Hinged windshield
- Diff guard
- Canopy: **White**
- Grab Handle (Single)
- 12 MPH
- Side Mirror Kit
- Freight, Delivery, & Setup from Augusta, GA to MI included

Leasing available

Sales tax not included.

Accepted By:

City of Troy MI

By: _____

Title: _____

Date: _____

Club Car, Inc.

By: Bill Hodge

Title: National Account Manager

Date: 02.05.25

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on Monday, February 24, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:00 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
 Theresa Brooks
 Rebecca A. Chamberlain-Creanga
 Hiram Chanda
 Mark Gunn
 David Hamilton
 Ellen Hodorek-Absent (offered comments via Zoom)

- (b) Absent Council Members:

Resolution #2025-02-021
 Moved by Baker
 Seconded by Gunn

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hodorek at the Special City Council Meeting of February 24, 2025, due to being out of the County.

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

MOTION CARRIED

C. PUBLIC COMMENT:

Alex Karpowitsch	Commented on the capital needs of the Library and the City in general.
Janice Girling	Commented on concerns regarding the bond proposal question being discussed for the November 2025 ballot.
April Church	Commented that she and the Friends of the Troy Public Library will support a bond proposal that benefits the library.
Jeff Schaeper	Commented that he doesn't support a tax increase but supports the library, and wants the City to seek grant funding for a new library building.

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D-1 Capital Conference Follow Up

City Manager Nastasi began the discussion with a recap of the Capital Conference, and assumptions gained from the Conference.

Public Works Director Bovensiep discussed capital projects, capital expenditures, and funding. He referenced the 5-year Capital Plan that is contained within the Budget document, which is on the City website, and commented that the presentation from this meeting will also be on the City website. Council Member Hamilton requested that the Capital Plan be its own document. Mayor Baker requested that Mr. Bovensiep recap the Facilities Condition Assessment that was performed in 2019.

Communications Director Flynn discussed citizen engagement, and the need for a conversation with Council to assure they're all on the same page. Mayor Baker commented that he wants education, transparency, and easily-digestible information for the public. Mrs. Flynn discussed some options for Council to consider while they are thinking of projects that could be funded.

Council Member Chamberlain-Creanga asked if there could be multiple bonds, with each bond dedicated to specific projects. Chief Financial Officer Maleczyk answered that bonds could be dedicated to specific, separate projects on the same ballot. Mrs. Flynn commented that even if it was all in one bond proposal, she is confident that there could be education and information sharing that would make the purposes very clear to the public. Mayor Pro Tem Gunn commented that most of the bond proposals that are similar in size are for schools, and he questioned if the voters would approve a proposal that size for the City. He said that he would like to learn about other funding options available, including grants, and make sure that all the options have been sought. He commented on concerns he has about combining all these projects into one bond and risking the library in case the proposal failed. Council Member Hamilton commented that educating the public and conducting public engagement would resolve the issue of voters being confused. Council Member Brooks commented that the population of the City and voter fatigue are questions that need to also be considered when deciding the dollar amount and content of a ballot proposal. Council Member Hodorek commented that these capital expenditure discussions are not new and are based upon engagement and a facilities assessment. She said the operating millage cap voted in the mid-2000's has impacted the ability to invest back in the community. She said City Council and City Administration have cut staff and programs years ago, and have not been investing in quality of life items for years. She said that all items are critical and splitting the items into separate proposals suggests that one item is more important than others. She said it is important to convey in the engagement piece that investing in the community hasn't been done since 1999.

Mayor Baker commented that in January there was consensus of City Council to move forward with the bond on the November ballot and a push for City staff to provide the information for tonight's meeting. He said now there seems to be a few reservations. He said the current timeline does not allow for community engagement to test out potential projects and still maintain the timeline.

Mayor Baker commented that he has concerns with breaking apart the bonds, but he does understand the appeal. He said a capital bond for the City of Troy is the category and doesn't distinguish importance. He said they have explored alternative sources of funding, and there is

not any grant funding coming soon and raising private funds will probably be minimal. Mayor Baker said that most consensus indicated more community engagement and he doesn't know if that is feasible. City Manager Nastasi said that the Capital Conference was on January 11th and City Council requested more information from City Administration. He said that due to the expedited timeline, Ms. Flynn has many items planned based upon consensus from the Capital Conference. He said more community surveys would impact the timeline of being on the November ballot. City Manager Nastasi said the ballot language deadline is August. Ms. Flynn said that conversations are already starting in the community and it is important from a community engagement standpoint to stay in line or ahead of those conversations. She said community engagement provides information to the public and can include questions regarding the projects. She said the more time the City has to provide the education regarding the projects, the better off the community will be to make their decision. Council Member Gunn said his concerns came about due to community members contacting him regarding a newspaper article about the library, and he does not want to sacrifice the library for other projects. Council Member Hamilton said that some of the projects are a no brainer, but he would like community feedback regarding the other projects. He said he would like more information on projects dating out 15-20 years to determine if this money will suffice for 20 years without asking for more money.

Mayor Baker asked for consensus from City Council for community engagement. There was consensus from Council Member Brooks, Council Member Hamilton, Council Member Hodorek, Council Member Chanda, and Council Member Chamberlain-Creanga to have community engagement on all items above the green line. Council Member Gunn said he was in favor of splitting the proposals with the library and City Hall being on one proposal and the other projects on another proposal. Mayor Baker clarified that the consensus is only for community engagement. There was consensus from Council Member Gunn to have community engagement on all items above the green line.

Ms. Flynn asked for clarification regarding City Council's expectation of community engagement either sending a survey or doing focus groups for everything above the green line or moving forward with the education strategy and informing the community of the needs of the community. She said that education strategy can be expensive. Council Member Hamilton commented that education on items 5 and above are low priority because the community understands the need. He said items 6 to the green line require education for the community. Council Member Gunn asked if community engagement would be extended to homeowner's associations. Ms. Flynn explained the depth of the community engagement education strategy.

There was consensus from City Council to proceed with community engagement on items above the green line.

City Manager Nastasi said he has received information to move forward with education and community engagement. He said there is a lot of work to do within the same timeline.

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:25 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

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 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

Mayor Baker performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, February 24, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:34 PM.

B. ROLL CALL:

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

Excuse Absent Council Members:

Resolution #2025-02-022
Moved by Baker
Seconded by Chanda

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hodorek at the Regular City Council Meeting of February 24, 2024, due to being out of the County.

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

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Legislative Update (*Presented by: Representative Thomas Kuhn*)

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

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

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

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

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

a) Mayoral Appointments: None

b) City Council Appointments: None

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

a) Mayoral Nominations: None

b) City Council Nominations:

Resolution #2025-02-023

Moved by Gunn

Seconded by Brooks

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:

Historic District Commission

Appointed by Council

7 Regular Members

3 Year Term

Nominations to the Historic District Commission:

Unexpired Term Expiring:

5/15/2027

Dale Murrish

Term currently held by: Vacancy - Timothy McGee (Deceased)

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

MOTION CARRIED

I-3 Request for Closed Session

Resolution #2025-02-024
Moved by Baker
Seconded by Hamilton

RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – *City of Troy v KJ Property*.

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

MOTION CARRIED

**I-4 Bid Waiver and Budget Amendment – Community Center Senior Center Signage
(Introduced by: Brian Goul, Recreation Director)**

Resolution #2025-02-025
Moved by Baker
Seconded by Chamberlain-Creanga

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *JL Geisler Co of Troy, MI* for the construction and installation of the Community Center Senior Center monument sign for an estimated total cost of \$19,980.00, which includes a 20% contingency at prices contained in quote #ESTS-57471, 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 to the Capital Fund by a total of \$19,980.00 for the Community Center Senior Center sign project.

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

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

MOTION CARRIED

I-5 Standard Purchasing Resolution 4: REMC Cooperative Purchase, Bid Waiver and Budget Amendment – Community Center Banquet Rooms Projector Equipment Upgrades and Install (Introduced by: Brian Goul, Recreation Director)

Resolution #2025-02-026
 Moved by Chamberlain-Creanga
 Seconded by Chanda

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the upgrades to wiring, speakers, and installation of new projectors at the Troy Community Center Banquet Rooms to *Data Image of Commerce Township, MI* for an estimated cost of \$21,157.00 as per REMC Cooperative Contracts #252788 and #252735, as detailed in the attached quotation; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *TEL Systems of Ann Arbor, MI* for purchase and install of new controls and video routing system for banquet rooms 304 and 305 for an estimated cost of \$20,221.51 as detailed in the attached quotation, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That the Troy City Council hereby **APPROVES** a budget amendment to the Community Center General Equipment Capital Fund and Project Number 2025C0109 in the amount of \$45,517.00.

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

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

MOTION CARRIED

I-6 2025 City Council Meeting Schedule (Introduced by: Frank Nastasi, City Manager)

Resolution #2025-02-027
 Moved by Brooks
 Seconded by Gunn

RESOLVED, That Troy City Council **SHALL HOLD** Special Meetings on the following dates at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, March 10, 2025	Emergency Medical Services (EMS)
Wednesday, April 2, 2025	Closed Session - City Manager and City Attorney Evaluations

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

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2025-02-028-J-1a
Moved by Hamilton
Seconded by Chanda

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

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

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2025-02-028-J-2

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

- a) City Council Minutes-Draft – February 10, 2025

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 4: State of Michigan MiDEAL Extended Purchasing Program – Fleet Vehicles**

Resolution #2025-02-028-J-4a

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase two (2) 2024 Chevrolet Silverado Pickup Trucks from *Berger Chevrolet of Grand Rapids, MI* as per the State of Michigan MiDEAL Extended Purchasing Program Contract #MA240000001191 for an estimated total cost of \$67,734.00, as detailed in the attached quote, a copy of which will be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

b) Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Fire and Police Training Center Domestic Hot Water Heater Replacement

Resolution #2025-02-028-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Limbach, Inc. of Pontiac, MI* to furnish all labor, materials and equipment for the Fire and Police Training Center Tankless Hot Water System for an estimated cost of \$39,915.00, as detailed in the attached proposal and per the Oakland County Extended Purchasing Contract #009746, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

c) Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Tile Replacement at the Troy Family Aquatic Center

Resolution #2025-02-028-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *National Restoration Inc. of Milford, MI* for replacement of the tiles at the Troy Family Aquatic Center for an estimated cost of \$104,375.00, as detailed in the attached proposal and as per the Oakland County Extended Purchasing Contract #009849, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

d) Standard Purchasing Resolution 4: MiDEAL Purchasing Cooperative - Envirosight Rovver X Sewer Truck Crawler and Camera Assembly

Resolution #2025-02-028-J-4d

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase the Envirosight Rovver X Sewer Truck Crawler and Camera Assembly from *MacQueen Equipment, LLC of Lake Orion, MI* utilizing the MiDEAL Cooperative Contract 240000000166 for an estimated total cost of \$71,800.00, as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

e) **Standard Purchasing Resolution 4: OMNIA Partners Purchasing Cooperative – 52-4 District Court Phase I LED Lighting Upgrade**

Resolution #2025-02-028-J-4e

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Graybar of Lansing, MI* for the purchase of LED lights and installation materials for the 52-4 District Court Phase I LED Lighting Upgrade for an estimated cost of \$29,186.74, as detailed in the attached quote and per the Omnia Partners Contract Number EV2370, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

f) **Standard Purchasing Resolution 4: OMNIA Partners Purchasing Cooperative and Bid Waiver – Golf Course Equipment**

Resolution #2025-02-028-J-4f

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Spartan Distributors of Auburn Hills, MI* for the purchase of two (2) pieces of golf course equipment for Sylvan Glen Golf Course for an estimated total cost of \$95,745.60, utilizing the OMNIA Partners Cooperative Contract #2023261 and TROON National Account pricing as detailed in the attached quotes, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-5 Private Agreement – Contract for Installation of Municipal Improvements – Town Haven Site Condominium Development – Project No. 24.916.3

Resolution #2025-02-028-J-5

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Tableau Mondrian for the installation of Water Main, Sanitary Sewer, Storm Sewer, Detention Basin, Concrete Pavement & 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.

J-6 Oakland County License Agreement for Use of Troy Community Center as Early Voting Center

Resolution #2025-02-028-J-6

WHEREAS, Troy City Council approved the Agreement for Election Services Between Oakland County and City of Clawson and City of Troy at the Regular City Council Meeting on September 18, 2023, establishing an Early Voting Center at the Troy Community Center for voters of Troy and Clawson; and,

WHEREAS, Troy City Council approved the License Agreement for usage of the banquet facility rooms at the Troy Community Center for the Early Voting Center on October 16, 2023, with the agreement expiring in December in even years; and,

WHEREAS, The City of Troy wishes to continue the partnership with Oakland County and the City of Clawson for Early Voting Services for the voters of Troy and Clawson;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Oakland County License Agreement for Use of Troy Community Center, and authorizes the Mayor and City Clerk to sign the agreement on behalf of the City of Troy, a copy of which shall be **ATTACHED** to the Minutes of this meeting.

J-7 Request for Acceptance of a Permanent Easement, Bharatiya Temple, Sidwell #88-20-06-101-016

Resolution #2025-02-028-J-7

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for water main from the Bharatiya Temple, owners of the property having Sidwell #88-20-06-101-016.

BE IT FURTHER RESOLVED, That a copy of the recorded easement shall be **ATTACHED** to the original Minutes of this meeting.

J-8 Request for Acceptance of Two Warranty Deeds and Five Permanent Easements, Town Haven, LLC, Sidwell #88-20-22-226-023 and -024

Resolution #2025-02-028-J-8

RESOLVED, That Troy City Council **ACCEPTS** two warranty deeds for right of way and a detention facility, and five permanent easements for sidewalks, water mains, public utilities and public service facilities, sanitary sewers, and storm sewers and surface drainage from Town Haven, LLC, owner of the properties having Sidwell #88-20-22-226-023 and -024.

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

J-9 Act 51 Mileage Certification for 2024

Resolution #2025-02-028-J-9

WHEREAS, It is necessary to furnish certain road information to the State of Michigan for the purpose of obtaining funds under Act 51, P.A. 1951, as amended; and,

WHEREAS, The center line of said streets are described as:

(Via Toscana St) Part of the Southwest $\frac{1}{4}$ of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as

follows: Commencing at the Southwest Corner of said Section 1; thence South 88 degrees 30 minutes 57 seconds East, along the South Line of said Section 1, 2187.25 feet to the point of beginning of the centerline of Via Toscana; thence North 00 degrees 07 minutes 29 seconds East 385.95 feet to the point of ending of said road. Said centerline of road is 385.95 feet in length more or less.

(Bloomingdale Drive) Part of the Southwest $\frac{1}{4}$ of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the South $\frac{1}{4}$ Corner of said Section 14; thence South 89 degrees 59 minutes 40 seconds West, along the South Line of said Section 14, 670.85 feet and North 00 degrees 42 minutes 53 seconds West 636.46 feet and Due West 555.01 feet and Due North 150.00 feet to the point of beginning of the centerline of Bloomingdale; thence Due West 197.99 feet to the point of ending of said road. Said centerline of road is 197.99 feet in length more or less.

(Holm Street) Part of the Northeast $\frac{1}{4}$ of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the East $\frac{1}{4}$ Corner of said Section 11; thence Due North, along the East Line of said Section 11, 777.02 feet and South 89 degrees 22 minutes 00 seconds West 864.67 feet to the point of beginning of the centerline of Holm; thence South 00 degrees 14 minutes 00 seconds West 382.00 feet to the point of ending of said road. Said centerline of road is 382.000 feet in length more or less.

(Blaketon Ct) Part of the Northeast $\frac{1}{4}$ of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the Center of said Section 15; thence North 00 degrees 12 minutes 10 seconds West, along the North and South $\frac{1}{4}$ Line of said Section 15, 166.20 feet to the point of beginning of the centerline of Blaketon; thence South 89 degrees 57 minutes 30 seconds East 544.48 feet; thence South 64 degrees 05 minutes 20 seconds East 89.84 feet to the point of ending of said road. Said centerline of road is 634.32 feet in length more or less; and,

WHEREAS, The above said street is located within the City of Troy; right of way is under the control of the City of Troy; said street is public street and is for public street purposes and was open to the public prior to December 31, 2024;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** the following non-platted street: Kohli Drive into the City of Troy local street system.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

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:

Joey Colby	Commented on changes the Federal government is making that impacts the LGBTQIA+ community
Alex Karpowitsch	Commented on the Master Plan, the Budget, the capital needs of the City, and the Special Meeting held at 6pm

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

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Planning Commission-Final – January 28, 2025
Noted and Filed

O-2 Department Reports:

- a) Planning Commission 2024 Annual Report
b) Troy Historical Society Annual Report for Fiscal Year Ending June 30, 2024 and Financial Statements for Fiscal Year Ending June 30, 2024
Noted and Filed

O-3 Letters of Appreciation:

- a) To the Fire Department from J. Kent Clarke, Jr.
b) To Kurt Bovensiep and DPW Staff from William and Shirley Schmidt
Noted and Filed

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

O-5 Oakland County Treasurer’s Office Foreclosure Prevention

P. COUNCIL COMMENTS:

P-1 Council Comments

Council Member Hamilton commented that he would like to see more information on capital projects and capital needs and provide it on the website that details current projects, projects in the near future, and capital projects that are planned 20 years out. He would like to see what surrounding communities do and how they present their capital needs, and how that compares to Troy and our tax rates.

Council Member Chamberlain-Creanga commented that this is the last week of Black History Month and shared a quote from MLK Jr.

Council Member Chamberlain-Creanga commented that today marks three years since the invasion of Ukraine, and she is personally and professionally tied to the region. She said she recently spoke with a leader of a Ukrainian-American group in Troy who is heartbroken. Council Member Chamberlain-Creanga expressed her solidarity with Ukrainian-Americans and Ukrainian refugees living in Troy and prays for peace.

Council Member Chamberlain-Creanga thanked the Stage Nature Center for their annual maple syrup programs. She also thanked Stage Nature Center, City administration, and Mike Potyok for partnering with Schroeder Elementary School to hold their first-ever Maple tree tapping program.

Council Member Brooks commented to Mr. Colby that his comments are seen, heard and acknowledged.

Council Member Brooks commented that Stage Nature Center has their Maple syrup programs during the month of March.

Council Member Gunn thanked City Administration for all their hard work and effort preparing for the Special Meeting discussion on capital projects.

Council Member Chanda commented to Mr. Colby that his comments are seen and heard.

Council Member Chanda thanked City staff for a spectacular job preparing for the Special Meeting discussion on capital project funding.

Mayor Baker said it is important for City Council to continue to work with City staff on capital projects. He said he appreciates the eagerness and effort of City staff, and he said it will be important to provide information that is all-inclusive and easily-digestible to residents. He said he is excited for the conversations and discussions in the next couple of months.

Mayor Baker commented to Mr. Colby that he seen and heard and always welcome to speak during public comment.

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

The Meeting **RECESSED** at 8:15 PM.

The Meeting **RECONVENED** at 8:28 PM.

R. CLOSED SESSION

R-1 Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 8:33 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

February 24, 2025.....Capital Conference Follow Up
April 14, 2025.....Special Meeting – Budget
April 16, 2025..... Special Meeting – Budget (as needed)

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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



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Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Date: February 28, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
 Kyle Vieth, Controller
 Kurt Bovensiep, Public Works Director
 Mike Verstraete, Streets and Drains Operations Manager
 Nick Herzek, Streets and Drains Project Manager
 Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2025 Joint and Crack Seal Program

History

- Each year major and local roads are selected for joint and crack sealing based in part on current PASER (Pavement Surface Evaluation and Rating) ratings, pavement age, number of years since joints were sealed last and number of years since the last asphalt overlay or slab replacements.
- The Streets and Drains Division is responsible for maintaining 121 miles of asphalt roads and 222 miles of concrete roads within the City. The method of sealing cracks & joints will prolong the lifespan and preserve our asphalt roads.
- The local roads selected for joint sealing are located in Sections 4, 13, 15, 16, 18 & 19. The Major roads will be Square lake, Wattles and Coolidge.
- Work is scheduled to begin this Spring (2025) and be completed by June 30,2025.

Purchasing

- On February 13, 2025 a bid opening was conducted as required by the City Charter and Code for the 2025 Joint and Crack Seal Program
- The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com//city-of-troy-mi.
- Four hundred and eighty-five (485) vendors were notified via the MITN Purchasing Group website. Two (2) bids were received. Below is a detailed summary of potential vendors for the bid opportunity.

Companies notified via MITN	485
Troy Companies notified via MITN	12
Troy Companies - Active email Notification	12
Troy Companies - Active Free	0
Companies that viewed the bid	35
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 *Scodeller Construction Inc. of Farmington Hills, MI* is the low bidder meeting bid specifications and is being recommended for award.



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CITY COUNCIL AGENDA ITEM

Financial

Funds are budgeted and available in the Public Works Operating Budgets for Local and Major Streets for the 2025 fiscal year. Expenditures will be charged to account numbers 203.449.482.802.125 for Local Roads and 202.449.464.802.125 for Major Roads.

Recommendation

City Management recommends awarding a contract to the low bidder meeting specifications *Scodeller Construction Inc. of Farmington Hills, MI* for the 2025 Joint and Crack Seal Program, at unit prices contained in the bid tabulation, opened February 13, 2025, for an estimated not to exceed project total amount of \$162,400.

Opening Date: 02/13/2025
 Date Reviewed: 02/13/2025

CITY OF TROY
 BID TABULATION
 2024 JOINT AND CRACK SEAL PROGRAM

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 Page 1 of 1

VENDOR NAME:	Scodeller Construction, Inc.	Michigan Joint Sealing, Inc.
CITY:	Wixom, MI	Farmington Hills, MI
CHECK AMOUNT:	\$5,000.00	\$5,000.00
CHECK #:	39843969	984245

2025 JOINT & CRACK SEAL PROGRAM

Line	Description	Quantity	Units	Unit Price	Total Cost	Unit Price	Total Cost
1	Overbanding - Local Roads	40,000	Ft	\$0.35	\$14,000.00	\$0.37	\$14,800.00
2	Joint & Crack Sealing – Local Roads	70,000	Ft	\$0.97	\$67,900.00	\$1.03	\$72,100.00
3	Overbanding – Major Roads	75,000	Ft	\$0.35	\$26,250.00	\$0.37	\$27,750.00
4	Joint & Crack Sealing – Major Roads	18,000	Ft	\$1.06	\$19,080.00	\$1.03	\$18,540.00
5	Maintaining Traffic	1	Lump Sum	\$5,000.00	\$5,000.00	\$500.00	\$500.00
TOTAL BID AMOUNT:				\$132,230.00		\$133,690.00	

REFERENCES:	Y or N	Y	Y
INSURANCE:		Y	Y
PAYMENT TERMS:		20th of each month on work completion	Net 30
EXCEPTIONS:		None	None
ACKNOWLEDGEMENT:	Y or N	Y	Y
VENDOR QUESTIONNAIRE:	Y or N	Y	Y
FORMS:	Y or N	Y	Y

Attest:
 (*Bid Opening conducted via a Zoom Meeting)
 Nick Herzek

 Nellie Bert

 Dina Gates

 Emily Frontera
 Purchasing Manager



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CITY COUNCIL AGENDA ITEM

Date: March 3, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Kyle Vieth, Controller
Emily Frontera, Purchasing Manager
Cindy Stewart, Community Affairs Director

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Printing Services for the *Troy Today* and *Troy Recreation* Quarterly Newsletters

History

- The *Troy Today* Quarterly Newsletter, an all-encompassing newsletter to inform residents and businesses about pertinent City News, Library, Historic Village, and Nature Center programs and special events, and *Troy Recreation*, the quarterly newsletter to inform residents about all Recreation Department programs, classes, and special events, are mailed to all residential and business addresses.
- In addition, a Flip Page newsletter is posted on the City’s website for both booklets.
- The existing contract is expiring April 30, 2025.

Purchasing

On February 6, 2025, a bid opening was conducted as required by City Charter and Code for one (1) year requirements of printing and delivery services of the *Troy Today* and *Troy Recreation* Quarterly Newsletters with an option to renew for two (2) additional years. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com/city-of-troy-mi. Four hundred and two (402) vendors were notified via the MITN website. Six (6) bid responses were received. Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	402
Troy Companies notified via MITN	11
Troy Companies notified - Active email Notification	10
Troy Companies notified - Active non-paying	1
Companies that viewed the bid	49
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.

Grand Blanc Printing Co, Inc. of Grand Blanc, MI, is the low bidder meeting all bid specifications and is being recommended for award. *Grand Blanc Printing Co. Inc.* is currently providing printing services for the City, is meeting all bid specifications and is doing an excellent job of handling the printing and delivery services of the *Troy Today* and *Troy Recreation* Quarterly Newsletters. Note that web press equipment is required to provide printing services for the *Troy Today* and *Troy Recreation* Quarterly Newsletters.



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CITY COUNCIL AGENDA ITEM

Financial Considerations

Funds are budgeted and available from the printing accounts of the City Manager, Library and Recreation Departments operating budgets.

Recommendation

City Management recommends awarding a one (1) year contract with the option to renew for two (2) additional years for printing and delivery services of the *Troy Today* and *Troy Recreation* Quarterly Newsletters to low bidder meeting specifications, *Grand Blanc Printing Co., Inc., of Grand Blanc, MI* for an estimated total cost of \$50,168.00 for the *Troy Today*, and \$62,780.00 for the *Troy Recreation* plus the actual cost of bulk rate postage and \$30.00 per issue to post the Flip Page newsletter on the City's website, and additional charges if needed, not to exceed budgetary limitations at prices contained in the attached bid tabulation opened February 6, 2025 with contract expiring April 30, 2028, in accordance with all bid specifications.

Vendor Name:	Grand Blanc Printing, Inc.	Printwell Inc.	K.K. Stevens Publishing Co.
City:	Grand Blanc, MI	Taylor, MI	Astoria, IL
Check Amount:	\$2,000	\$2,000.00	\$2,000.00
Check #:	On File	1879833	138925

BID PROPOSAL A: PRINTING AND DELIVERY OF TROY TODAY QUARTERLY NEWSLETTERS (35,000 copies per printing of each Troy Today, four times per year, in accordance with specifications)

PROPOSAL A1 - City Troy Today

Item	Base Bid Total Pages	50 lb. Pages	Gloss Text Pages	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost
a.	36	32	4	\$10,474.00	\$41,896.00	\$12,433.00	\$49,732.00	\$13,211.52	\$52,846.08
b.	40	36	4	\$11,402.00	\$45,608.00	\$14,353.00	\$57,412.00	\$14,898.26	\$59,593.04
c.	44	40	4	\$12,542.00	\$50,168.00	\$14,773.00	\$59,092.00	\$18,820.15	\$75,280.60

PROPOSAL A2 - Recreation Troy Today

Item	Base Bid Total Pages	50 lb. Pages	Gloss Text Pages	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost
d.	52	48	4	\$13,900.00	\$55,600.00	\$16,195.00	\$64,780.00	\$17,149.31	\$68,597.24
e.	56	52	4	\$14,995.00	\$59,980.00	\$18,746.00	\$74,984.00	\$18,103.17	\$72,412.68
f.	60	56	4	\$15,695.00	\$62,780.00	\$19,166.00	\$76,664.00	\$19,102.21	\$76,408.84

PROPOSAL B: FLIP PAGE NEWSLETTER FOR WEBSITE

Flip Page Newsletter for posting on City's website	Cost Per Issue	Cost Per Issue	Cost Per Issue
	\$30.00	\$50.00	\$300.00

ADDITIONAL CHARGES:	Cost Per Spread / Proof	Cost Per Spread / Proof	Cost Per Spread / Proof
1. Additional 4-page spreads	\$650.00	\$20.00	\$1,329.16
2. If additional proofs are needed	\$0.00	\$5.00	\$35.00

Completion Schedule can be met:	Y or N	Y	Y	Y
Contact Person:		Greg Care	Shawn Borg	Tim Stevens
Hours of Operation:		9:00-5:00	24/6	M-F 8a-5p
24 Hr. Phone No:		810-875-0185	734-247-8030	309-252-1919
Payment Terms:		Net 30 Days	N30	Net 30
Exceptions:		None	N/A	None
Acknowledgement:	Y or N	Y	Y	Y
Vendor Questionnaire provided:	Y or N	Y	Y	Y
Signed Addendum provided:	Y or N	Y	Y	Y
Forms:	Y or N	Y	Y	Y

Low Bidder Meeting Specifications

Attest:
 (*Bid Opening conducted via Zoom)
 Nellie Bert

 Cindy Stewart

 Dina Gates

Emily Frontera
 Purchasing Manager

CITY OF TROY
 BID TABULATION
 PRINTING TROY TODAY NEWSLETTER

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Vendor Name:	Lightning Litho Inc.	Indiana Printing and Publishing Company, Inc.	Accuform Printing & Graphics, Inc.
City:	Lansing, MI	Indiana, PA	Detroit, MI
Check Amount:	\$2,000	\$2,000.00	\$2,000.00
Check #:	186985	2071632	9207027666

BID PROPOSAL A: PRINTING AND DELIVERY OF TROY TODAY QUARTERLY NEWSLETTERS (35,000 copies per printing of each Troy Today, four times per year, in accordance with specifications)

PROPOSAL A1 - City Troy Today

Item	Base Bid Total Pages	50 lb. Pages	Gloss Text Pages	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost
a.	36	32	4	\$16,157.21	\$64,628.84	\$14,327.00	\$57,308.00	\$15,065.00	\$60,260.00
b.	40	36	4	\$18,284.61	\$73,138.44	\$15,326.00	\$61,304.00	\$17,192.00	\$68,768.00
c.	44	40	4	\$19,614.81	\$78,459.24	\$16,063.00	\$64,252.00	\$17,996.00	\$71,984.00

PROPOSAL A2 - Recreation Troy Today

Item	Base Bid Total Pages	50 lb. Pages	Gloss Text Pages	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost
d.	52	48	4	\$22,416.65	\$89,666.60	\$17,545.00	\$70,180.00	\$20,164.00	\$80,656.00
e.	56	52	4	\$24,838.10	\$99,352.40	\$20,022.00	\$80,088.00	\$22,388.00	\$89,552.00
f.	60	56	4	\$27,804.58	\$111,218.32	\$20,760.00	\$83,040.00	\$22,774.00	\$91,096.00

PROPOSAL B: FLIP PAGE NEWSLETTER FOR WEBSITE

Flip Page Newsletter for posting on City's website	Cost Per Issue	Cost Per Issue	Cost Per Issue
	\$250.00	\$85.00	\$100.00
ADDITIONAL CHARGES:	Cost Per Spread / Proof	Cost Per Spread / Proof	Cost Per Spread / Proof
1. Additional 4-page spreads	\$1,832.11	\$787.00	\$0.0764
2. If additional proofs are needed	\$35.00	No Charge	\$125.00
Completion Schedule can be met:	Y or N	Y	Y
Contact Person:	Ben Naghtin	Mike Donnelly	Paul D. Johnson
Hours of Operation:	8:00 to 5:30	8:00am-5:00pm	8am-5pm
24 Hr. Phone No:	517-394-2995	724-388-3839	313-377-6899
Payment Terms:	Net 30	Net 30 days	Net 30
Exceptions:	N/A	N/A	None
Acknowledgement:	Y or N	Y	Y
Vendor Questionnaire provided:	Y or N	Y	Y
Signed Addendum provided:	Y or N	N	Y
Forms:	Y or N	Y	Y



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

Date: March 4, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
 Kyle Vieth, Controller
 Kurt Bovensiep, Public Works Director
 Dennis Trantham, Deputy Public Works Director
 Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Fertilizer/Herbicide Application Services

History

- The Grounds Division is responsible for the maintenance of all municipal property including turf.
- In an effort to minimize weed growth and promote good turf the Parks Division contracts the application of fertilizer and herbicide to municipal property including medians, municipal buildings, parks, and athletic fields.
- Because the athletic fields are irrigated, these locations receive four annual applications and the remaining locations receive two applications.

Purchasing

- On February 20, 2025, a bid opening was conducted as required by City Charter/Code for three (3) year requirements of Fertilizer/ Herbicide Application Services.
- The bid was posted on Bidnet Direct/MITN website; www.bidnetdirect.com/mitn/city-of-troy-mi.
- Six hundred and twenty-one (621) vendors were notified via the Bidnet Direct/MITN website. Four (4) bid responses were received. Two (2) additional bids were considered non-responsive as they did not meet specifications regarding bid surety requirements. Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	621	<p><i>MITN</i> 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.</p> <p>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.</p> <p>Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities to do business with the City.</p> <p>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.</p>
Troy Companies notified via MITN	7	
Troy Companies notified Active email Notification	7	
Troy Companies - Active Free	0	
Companies that viewed the bid	38	
Troy Companies that viewed the bid	2	

- After reviewing the bid proposals, *Green World of Troy, MI* was the low bidder meeting specifications and is being recommended.



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CITY COUNCIL AGENDA ITEM

Financial

Funds are budgeted and available in the following accounts: 101.336.344.802.050 – Fire, 101.770.770.802.050 – Parks Maintenance, 202.770.780.802.070 – Street Island Maintenance, 101.804.807.802.070 – Historic Village, 234.268.802.050 – Transit Center 661.571.551.802.050 – DPW, and 101.770.759.802.070 – Athletic Fields for Fiscal Year 2025 and will be budgeted for duration of the contract.

Recommendation

City Management recommends awarding a three (3) year contract to provide Fertilizer/Herbicide Application Services to the low bidder meeting specifications; *Green World of Troy, MI* at unit prices as contained in the attached bid tabulation opened on February 20, 2025, for an estimated annual cost of \$25,165.80; not to exceed budgetary limitations.

Opening Date: 02/20/2025
 Date Reviewed: 02/20/2025

CITY OF TROY
 BID TABULATION
 FERTILIZER/HERBICIDE APPLICATION SERVICES

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VENDOR NAME:	Green World	Green Meadows Lawnscape, Inc.
CITY:	Troy, MI	Rochester Hills, MI
CHECK AMOUNT:	\$1,500.00	\$1,500.00
CHECK #:	519262344	39917851

Proposal: THREE-YEAR REQUIREMENTS OF FERTILIZER / HERBICIDE APPLICATION SERVICES

Proposals		Description	Pricing			Pricing		
Estimated Quantity		In accordance with the attached specifications	Cost per acre per application			Cost per acre per application		
			2025	2026	2027	2025	2026	2027
A	90.2 acres	Spring Application Liquid Weed and Feed	\$60.00	\$60.00	\$60.00	\$95.00	\$95.00	\$95.00
		Fall Application Liquid Weed and Feed	\$60.00	\$60.00	\$60.00	\$95.00	\$95.00	\$95.00
Estimated 3 Year Total - Proposal A:			\$32,472.00			\$51,414.00		
B	58.3 acres	Early Spring Application Fertilizer and Pre-Emergent	\$63.00	\$63.00	\$63.00	\$118.00	\$118.00	\$118.00
		Spring Application Liquid Weed and Feed	\$60.00	\$60.00	\$60.00	\$95.00	\$95.00	\$95.00
		Summer Application Fertilizer and Grub Control	\$63.00	\$63.00	\$63.00	\$118.00	\$118.00	\$118.00
		Fall Application Liquid Weed and Feed	\$60.00	\$60.00	\$60.00	\$95.00	\$95.00	\$95.00
Estimated 3 Year Total - Proposal B:			\$43,025.40			\$74,507.40		
Estimated Annual Total Proposal A & B:			\$25,165.80	\$25,165.80	\$25,165.80	\$41,973.80	\$41,973.80	\$41,973.80
Est. Grand Total 3 Year Proposal A & B:			\$75,497.40			\$125,921.40		

Site Inspection:	Y/N	N	Y
Contact Information: Hours of Operation:		8am - 5pm	7:30am - 6:30pm
24 Hr. Phone No.:		248-922-9712	586-855-3769
Pesticide Application License #:		C007060710	630375
References:	Y/N	Y	Y
Can meet Completion Schedule:	Y/N	Y	Y
Insurance Met:	Y/N	Y	Y
Proposed Herbicide Information:	Y/N	Y	Y
SDS Sheet/Sample of Labels:	Y/N	Y	Y
Payment Terms:		Net 60	Net 30
Warranty:		Upon Request	N/A
Acknowledgement:	Y/N	Y	Y
Exceptions:	Y/N	None	None
Bidder Questionnaire completed:	Y/N	Y	Y
Forms:	Y/N	Y	Y

Low Bidder Meeting Specifications

ATTEST:
 (*Bid Opening conducted via a Zoom Meeting)
 Dennis Trantham
 Andrew Chambliss
 Nellie Bert
 Dina Gates

Emily Frontera
 Purchasing Manager

CITY OF TROY
 BID TABULATION

FERTILIZER/HERBICIDE APPLICATION SERVICES

VENDOR NAME:	TruGreen	Green Acres Fertilizer Co. LLC
CITY:	Rochester Hills, MI	Ypsilanti, MI
CHECK AMOUNT:	\$1,500.00	\$1,500.00
CHECK #:	723122934	300309

Proposal: THREE-YEAR REQUIREMENTS OF FERTILIZER / HERBICIDE APPLICATION SERVICES

Proposals		Description	Pricing			Pricing		
Estimated Quantity		In accordance with the attached specifications	Cost per acre per application			Cost per acre per application		
			2025	2026	2027	2025	2026	2027
A	90.2 acres	Spring Application Liquid Weed and Feed	\$105.00	\$105.00	\$105.00	\$127.00	\$127.00	\$127.00
		Fall Application Liquid Weed and Feed	\$105.00	\$105.00	\$105.00	\$127.00	\$127.00	\$127.00
Estimated 3 Year Total - Proposal A:			\$56,826.00			\$68,732.40		
B	58.3 acres	Early Spring Application Fertilizer and Pre-Emergent	\$105.00	\$105.00	\$105.00	\$155.00	\$155.00	\$155.00
		Spring Application Liquid Weed and Feed	\$105.00	\$105.00	\$105.00	\$127.00	\$127.00	\$127.00
		Summer Application Fertilizer and Grub Control	\$157.00	\$157.00	\$157.00	\$197.00	\$197.00	\$197.00
		Fall Application Liquid Weed and Feed	\$105.00	\$105.00	\$105.00	\$127.00	\$127.00	\$127.00
Estimated 3 Year Total - Proposal B:			\$82,552.80			\$105,989.40		
Estimated Annual Total Proposal A & B:			\$46,459.60	\$46,459.60	\$46,459.60	\$58,240.60	\$58,240.60	\$58,240.60
Est. Grand Total 3 Year Proposal A & B:			\$139,378.80			\$174,721.80		

Site Inspection:	Y/N	Y	N
Contact Information: Hours of Operation:		M-F 8-5 S 9-2	M-F 8am-4pm
24 Hr. Phone No.:		248-379-9005	734-320-3322
Pesticide Application License #:		630013	810063
References:	Y/N	Y	Y
Can meet Completion Schedule:	Y/N	Y	Y
Insurance Met:	Y/N	Y	Y
Proposed Herbicide Information:	Y/N	Y	Y
SDS Sheet/Sample of Labels:	Y/N	Y	Y
Payment Terms:		60 Net	30 Days
Warranty:		30 Days	Not Specified
Acknowledgement:	Y/N	Y	Y
Exceptions:	Y/N	In the event the City should request certified copies of insurance policies, bidder will require add'l time to provide.	None
Bidder Questionnaire completed:	Y/N	Y	Y
Forms:	Y/N	Y	Y



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 4, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
 Kyle Vieth, Controller
 Kurt Bovensiep, Public Works Director
 Dennis Trantham, Deputy Public Works Director
 Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Mosquito Control Services

History

- The Grounds Division is responsible for the maintenance of all municipal property including the control of pests.
- Park patrons, golf course participants, and property owners abutting some City of Troy maintained retention ponds have become accustomed to using these facilities with limited nuisances like mosquitoes.
- The objective of mosquito control is not to eradicate all mosquitoes but to limit the population to a tolerable threshold.
- The control targets both mosquito larva and adult mosquitoes.
- Although Oakland County Department of Health and Human Services recommends the best form of protection from mosquitoes is personal protection products, the mosquito control products used by professionals will decrease the mosquito population at some of our facilities.

Purchasing

- February 20, 2025, a bid opening was conducted as required by City Charter/Code and bid proposals were received at the City’s request from firms interested in providing three (3) year requirements of mosquito control services.
- The bid was posted on Bidnet Direct/MITN website; www.bidnetdirect.com/mitn/city-of-troy-mi.
- Two hundred and fifty-nine (259) vendors were notified via the Bidnet Direct/MITN website. One (1) bid response was received. One (1) additional bid was considered non-responsive as they did not meet specifications regarding bid surety requirements. Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	259
Troy Companies notified via MITN	6
Troy Companies notified Active email Notification	6
Troy Companies - Active Free	0
Companies that viewed the bid	26
Troy Companies that viewed the bid	0

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.



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Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Financial

Funds are budgeted and available in the following accounts: 101.445.514.802.160 - Streets and Drains Retention Ponds, 101.770.770.802.160 - Parks Maintenance, 101.770.756.802.070 - Civic Center Maintenance, 101.770.757.802.050 - Cemetery Maintenance, 584.785.802.160 Sylvan Glen Contractual Services and 585.765.802.160 Sanctuary Lake Contractual Services for Fiscal Year 2025 and will be budgeted for duration of the contract.

Also, note that the City of Troy has been eligible to seek annual reimbursement of up to \$11,582 from the Oakland County Department of Health and Human Services Program for the control of mosquito larva only.

Recommendation

City Management recommends awarding a three (3) year contract for Mosquito Control Services to the sole bidder meeting specifications, *Vector Disease Control International (VDCI) of Little Rock, AR*, at unit prices as contained in the attached bid tabulation opened on February 20, 2025. The estimated annual cost is \$36,200 for 2025, \$37,200 for 2026, and \$38,375 for 2027, not to exceed budgetary limitations. VDCI services the City of Troy, along with other contracts across Metro Detroit, from its office in Brighton, Michigan.

VENDOR NAME	Vector Disease Control International (VDCI)
CITY:	Little Rock, AR
CHECK AMOUNT:	\$2,000.00
CHECK #:	1368453

Proposal: THREE-YEAR REQUIREMENTS OF MOSQUITO CONTROL

Proposal	Product Type	Est'd Acreages	Unit Pricing - Cost Per Application					
			2025		2026		2027	
			Labor	Product	Labor	Product	Labor	Product
Proposal A - Retention Ponds	Larvicide	5.6	\$150.00	\$280.00	\$150.00	\$300.00	\$150.00	\$300.00
	Adulticide	10.2	\$100.00	\$100.00	\$100.00	\$110.00	\$100.00	\$120.00
			\$250.00	\$380.00	\$250.00	\$410.00	\$250.00	\$420.00
Est Annual Cost Proposal A			\$3,150.00		\$3,300.00		\$3,350.00	
Proposal B - Parks	Larvicide	38.3	\$1,250.00	\$1,760.00	\$1,250.00	\$1,825.00	\$1,295.00	\$1,900.00
	Adulticide	290.1	\$450.00	\$160.00	\$450.00	\$180.00	\$450.00	\$200.00
			\$1,700.00	\$1,920.00	\$1,700.00	\$2,005.00	\$1,745.00	\$2,100.00
Est Annual Cost Proposal B			\$18,100.00		\$18,525.00		\$19,225.00	
Proposal C - Misc. Municipal Sites	Larvicide	4	\$85.00	\$190.00	\$85.00	\$200.00	\$85.00	\$210.00
	Adulticide	65.7	\$100.00	\$120.00	\$100.00	\$125.00	\$100.00	\$130.00
			\$185.00	\$310.00	\$185.00	\$325.00	\$185.00	\$340.00
Est Annual Cost Proposal C			\$2,475.00		\$2,550.00		\$2,625.00	
Proposal D - Cemeteries	Adulticide	9.8	\$100.00	\$100.00	\$100.00	\$105.00	\$100.00	\$110.00
Est Annual Cost Proposal D			\$1,000.00		\$1,025.00		\$1,050.00	
Proposal E - Sylvan Glen Golf Course	Larvicide	21.1	\$330.00	\$1,000.00	\$330.00	\$1,050.00	\$330.00	\$1,100.00
	Adulticide	23.5	\$100.00	\$120.00	\$100.00	\$125.00	\$100.00	\$130.00
			\$430.00	\$1,120.00	\$430.00	\$1,175.00	\$430.00	\$1,230.00
Est Annual Cost Proposal E			\$7,750.00		\$8,025.00		\$8,300.00	
Proposal F - Sanctuary Lake Golf Course	Larvicide	2.2	\$50.00	\$115.00	\$50.00	\$115.00	\$50.00	\$115.00
	Adulticide	26	\$200.00	\$120.00	\$200.00	\$130.00	\$200.00	\$140.00
			\$250.00	\$235.00	\$250.00	\$245.00	\$250.00	\$255.00
Est Annual Cost Proposal F			\$2,425.00		\$2,475.00		\$2,525.00	
Proposal G - Park Catch Basins	Larvicide Briquette	200	\$500.00	\$800.00	\$500.00	\$800.00	\$500.00	\$800.00
Est Cost Per Application Proposal G			\$1,300.00		\$1,300.00		\$1,300.00	
Estimated Annual Total:			\$36,200.00		\$37,200.00		\$38,375.00	
Estimated Grand Total 3-Years			\$111,775.00					

Site Inspection	Y/N	Y
Contact Information: Hours of Operation:		24 Hours
24 Hr. Phone No.:		419-722-2607
Email Address:		tgreen@vdc.net
Can complete 100% work timely:	Y/N	Y
Can meet Completion Schedule:	Y/N	Y
Insurance Met:	Y/N	Y
References:	Y/N	Y
Deviation from Specs Section:	Y/N	Y
General Questionnaire:	Y/N	Y
Payment Terms:		Net 30
Acknowledgement:	Y/N	Y
Exceptions:	Y/N	None
Forms:	Y/N	Y

ATTEST:
 (*Bid Opening conducted via a Zoom Meeting)
 Dennis Trantham
 Andrew Chambliss
 Nellie Bert
 Dina Gates

Emily Frontera
 Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 5, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
 Kyle Vieth, Controller
 Kurt Bovensiep, Public Works Director
 Brian Varney, Fleet Operations Manager
 Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Low Bidders Meeting Specifications – Vehicle Wash Services

History

- The City currently washes approximately 2,200 vehicles annually on an as needed basis.
- It is anticipated this award will allow employees to keep the assigned City vehicles clean, reflecting a positive image of the City to the general public and increase longevity of the vehicles.
- Vehicle wash contracts will provide vehicle exterior wash services, vacuums, detailing and supervision necessary to clean City vehicles.
- The major vehicle wash user departments are the Public Works, Fire and Police.

Purchasing

- On February 6, 2025 a bid opening was conducted as required by the City Charter/Code for two (2) year requirements of vehicle wash services with an option to renew for three (3) additional 1-year options.
- The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com//city-of-troy-mi.
- One Hundred and fifty-five (155) vendors were notified via the MITN website. Three (3) bids were received. The summary of the vendor responses is detailed below.

Companies notified via MITN	155
Troy Companies notified via MITN	4
Troy Companies notified Active email Notification	4
Troy Companies - Active Free	0
Companies that viewed the bid	18
Troy Companies that viewed the bid	0

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.

- Upon review of the bid proposals, it was determined to be in the best interest of the City to award two (2) vendors meeting specifications to satisfy the City's need for multiple vehicle wash facilities and services located throughout the city in order to minimize travel time to serve all departments.



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CITY COUNCIL AGENDA ITEM

Purchasing (continued)

Item	Est Qty	Price per vehicle	Est Total Cost
Pro Carwash			
1. Exterior Wash	4,400	\$5.50	\$24,200.00
			\$24,200.00
Jax Kar Wash			
1. Exterior Wash	4,400	\$6.99	\$30,756.00
2. Exterior / Interior Wash	400	\$27.00	\$10,800.00
3. Car & Truck Detailing	100	\$250.00	\$25,000.00
4. Car & Truck Detailing	50	\$250.00	\$12,500.00
			\$79,056.00
Proposal Estimated Total Cost:			\$103,256.00

Financial

Funds are budgeted and available in all divisions of Public Works, Fire & Police Department's Operating Budgets for the 2025 fiscal year and will be budgeted in outlying years.

Recommendation

City Management recommends awarding two (2) year contracts with the option to renew for three (3) 1-year options to low bidders meeting specifications and local preference requirements, *Pro Carwash, of Troy, MI* for line item 1 and *BMW Kar Wash LLC dba Jax Kar Wash of Troy, MI* for line items 1-4. Vehicle washes are performed on as needed basis as per the unit prices listed in the attached bid tabulation opened February 6, 2025; contracts to expire December 31, 2029.

<u>Company</u>	<u>Items</u>	<u>Estimated Total Cost</u>
<i>Proposal</i>		
Pro Carwash	1	\$24,200.00
Jax Kar Wash	1,2,3,4	\$79,056.00
Estimated Total Cost		\$103,256.00

CITY OF TROY
 BID TABULATION
 VEHICLE WASH SERVICES REBID

Vendor Name:	Pro Carwash	DetailXPerts	BMW Kar Wash LLC dba Jax Kar Wash
City:	Troy, MI	Detroit, MI	Southfield, MI

PROPOSAL: TWO (2) YEAR REQUIREMENTS FOR CITY VEHICLE WASH SERVICES REBID WITH AN OPTION TO RENEW FOR THREE (3) ONE (1) YEAR OPTIONS

ITEM	EST. QTY.	DESCRIPTION	SERVICE LEVEL	COST/UNIT	EXTENDED COST	COST/UNIT	EXTENDED COST	COST/UNIT	EXTENDED COST
1.	4,400	Exterior Wash	A	\$5.50	\$24,200.00	\$0.00	\$0.00	\$6.99	\$30,756.00
2.	400	Exterior Wash with Basic Interior Cleaning*	B	\$0.00	\$0.00	\$0.00	\$0.00	\$27.00	\$10,800.00
3.	100	Car and Truck Detailing*	C	\$0.00	\$0.00	*\$125.00	\$12,500.00	\$250.00	\$25,000.00
4.	50	Car and Truck Detailing*	D	\$0.00	\$0.00	*\$145.00	\$7,250.00	\$250.00	\$12,500.00
5.	50	Car and Truck Detailing*	E	\$0.00	\$0.00	*\$195.00	\$9,750.00	\$0.00	\$0.00
						* On-site detail services only			
TOTAL COST:				\$24,200.00		\$29,500.00		\$79,056.00	

*includes services listed for Service Level A AND the additional services stated in the specifications

Facility Address:	3785 & 3688 Rochester Rd. Troy, MI 48083	Mobile Operation - we come to you	2835 W. Maple Road
Contact person for site visit provided:	Y or N	Y	Y
Hours of Operation:	Y or N	7am - 7pm	6am - 9pm
24 Hr. Contact Phone No.	Y or N	248-778-5378	313-924-9779
Billing Process Provided:	Y or N	Y	Y
Organization has more than one location:	Y or N	Y	Y
Pricing will be standard across all locations:	Y or N	Y	Y
References:	Y or N	N	Y
Insurance:	Y or N	Y	Y
Price Increase beginning in 3rd award year:		3%	3%
Terms:		3 Years	Net 15
Exceptions:		As your current provider, we currently only offer exterior washing capabilities, but do have self service vacuums on premise that can be used by City employees for an additional \$1.00 for each 6 minute increment. We can work with the City on how that can be implemented.	
Acknowledgement:	Y or N	Y	Y
Forms:	Y or N	1 Missing Form ("Not Iran Linked Business" Form)	Y

ATTEST:
 (*Bid Opening conducted via a Zoom Meeting)
 Brian Varney

 Nellie Bert

 Dina Gates

Emily Frontera
 Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04f

CITY COUNCIL AGENDA ITEM

Date: March 3, 2025

To: Frank A. Nastasi, City Manager

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

Subject: Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract - Sanitary Sewer Lift Stations Generator Design and Engineering Services.

History

- The City of Troy Water & Sewer Division operates and maintains seven (7) sanitary sewer lift stations throughout the city.
- The continuous, uninterrupted operation of the seven (7) sanitary sewer lift stations is critical to the removal of waste water from the City.
- Due to changes in weather patterns over the last several years resulting in heavier rains and ice storms, the City of Troy Water & Sewer Division has experienced multiple storms that have caused widespread power outages, and at times resulting in multiple lift stations losing power for several hours.
- Currently, the Water & Sewer Division has three mobile generators that are used to supply temporary power on an as needed basis. During widespread power outages, the three mobile generators are not enough to efficiently maintain the continuity of service.
- Due to the unreliable electrical infrastructure, stationary on-demand generators are initially needed at four of the sanitary sewer lift stations and ultimately at all seven (7) lift stations to provide the utmost reliability and redundancy for these crucial sewer pumping lift stations.
- All the lift stations have the required space to install these onsite generators based on the initial surveys completed by the City of Troy Engineering Department.

Purchasing

- Pricing for the Department of Public Works, Water and Sewer Division Sanitary Sewer Lift Stations Generator Design and Engineering Services has been secured from *Shaw Service and Maintenance of Southfield, MI*, through the Oakland County Extended Purchasing Contract #010460, in the amount of \$76,088.00, as detailed in the attached proposal.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).



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CITY COUNCIL AGENDA ITEM

Financial

Funds are budgeted and available in the Sanitary Sewer Capital Fund under Project Number 2025C0059 for the 2025 fiscal year. Expenditures will be charged to account number 590.527.535.978.010.

Recommendation

City Management recommends awarding a contract for the Sanitary Sewer Lift Stations Generator Design and Engineering Services to *Shaw Service and Maintenance of Southfield, MI* for an estimated cost of \$76,088 as per the Oakland County Extended Purchasing Cooperative #010460; not to exceed budgetary limitations.



Proposal & Scope of Work

Date: 2/11/2025

Proposal ID: SCOT250210002

TO: JASON S SCHMIDT
 City of Troy
 4695 Rochester Road
 Troy, MI 48085

FROM: Eric J Peterson
PROJECT: LIFT STATION DESIGN

Shaw Service and Maintenance Contacts

Eric Peterson, Service Engineer	Direct (248) 228-2080 (248)534-7602 epeterson@shaws.com
Dispatch	Direct (248) 228-2080 service@shaws.com
After Hours Emergency Number	(877) 370-7076
Service Email	service@shaws.com

<i>Included</i>	<i>Excluded</i>		<i>Included</i>	<i>Excluded</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sales & Use Tax</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Payment & Performance Bonds</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Electrical Permit Costs & Fees</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Overtime Costs</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Fire Division Inspection Fees</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Temperature Controls</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Building Permit Fees</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Patching &/or repair of holes in walls or floors</i>

This Proposal is based upon Shaw Service & Maintenance's Standard Terms and Conditions (see Page 2) unless otherwise indicated below.

SCOPE OF WORK:

SHAW will subcontract Tetra Tech for design services related to Lift station generator installations. Refer to attached proposal from Tetra Tech for scope of work to be completed. SHAW will provide Electrical and Engineering Labor for coordination, meetings, site planning, etc.

TOTAL OFFERING PRICE: \$76,088.00

EXCLUSIONS & ASSUMPTIONS:

All work to be performed during normal working hours Monday through Friday. Offered as NTE under Oakland County Contract terms

Eric J Peterson

Shaw Service & Maintenance

Standard Terms & Conditions

1. Payment terms are monthly progress payments net 30 days due.
2. The offering price is valid for 30 days. Shaw Service & Maintenance reserves the right to extend this term without notice.
3. Subcontract terms and conditions are subject to review and approval prior to award of a subcontract to Shaw Service & Maintenance.
4. Terms are pending approval by Shaw Service & Maintenance credit manager.
5. This Proposal is based on the schedule and time durations presented at time of bid. A change in schedule shall constitute a change in scope of work.
6. All equipment furnished is F.O.B. shipping points with freight allowed to jobsite.
7. The price includes a warranty as specified in the Bid Documents. No other warranty is expressed or implied.



22100 Telegraph
 Southfield, MI 48033
 Phone: (248) 228-2000
 Fax: (248) 228-2080

**CITY OF TROY BULLETIN BREAKDOWN THROUGH JUNE 30TH,
 2026**

PROJECT:	CITY OF TROY	SHAW PROJECT #:	SCOT250210002
QUOTE FOR:	JASON SCHMIDT	SHAW MMS RFC #:	
DATED:	2/10/2025	SHAW REVISION #:	0
DESCRIPTION:	PER PROVIDED SCOPE- TETRA TECH SUBCONTRACT FOR DESIGN SERVICES. INCLUDES (2) DAYS OF ELECTRICAL LABOR FOR COORDINATION AND PLANNING. INCLUDES ENGINEERING TIME FOR COORDINATION, MEETINGS, SITE-PLANNING, ETC. OFFERED UNDER OAKLAND COUNTY CONTRACT RATES AND AS NOT-TO-EXCEED.		
PLANS ISSUED:	n/a	SHAW QUOTE DATE:	6/12/2023
SPECS. ISSUED:	"		
SKETCHES ISSUED:	"		
QTY ELEC/TECH DWGS ISSUED:	0		
MATERIAL	MISC		\$0
		0	\$0
		0	\$0
	MARKUP(INCLUDING USE TAX)	15%	\$0
	ESCALATION(CONTINGENCY)	8%	\$0
	MATERIAL TOTAL		\$0
DIRECT INSTALLATION LABOR COST - PER ATTACHED SHEETS			
0 HOURS @ Straight			\$0
0 HOURS @ "	\$ 99.00	ELECTRICIAN	\$0
16 HOURS @ "	\$ 122.00	SERVICE ELECTRICIAN	\$1,952
0 HOURS @ Time & 1/2			\$0
0 HOURS @ "	\$ 129.00	ELECTRICIAN	\$0
0 HOURS @ "	\$ 153.00	SERVICE ELECTRICIAN	\$0
0 HOURS @ Double			\$0
0 HOURS @ "	\$ 162.00	ELECTRICIAN	\$0
0 HOURS @ "	\$ 189.00	SERVICE ELECTRICIAN	\$0
SUPERVISION - 8% OF DIRECT LABOR HOURS (DETAILING, LOGISTICS) or PER ATTACHED SHEETS AS DIRECT LABOR			
1.3 HOURS @ Straight	\$ 122.00		\$156
0 HOURS @ "			\$0
0 HOURS @ Time & 1/2			\$0
0 HOURS @ "			\$0
0 HOURS @ Double			\$0
0 HOURS @ "			\$0
	0%	INCREASE RATES FOR NON DAY SHIFT/FUTURE RATES	\$0
LABOR TOTAL			\$2,108
DJE EQUIPMENT - LARGE OR SPECIAL TOOLING			
EXCAVATOR/TRENCHING EQUIPMENT			\$0
RIGGING / HOISTING / LULL / FORKLIFT			\$0
FLUKE CABLE TESTER			\$0
CIRCUIT TRACER			\$0
CORING			\$0
POWER LOGGER			\$0
PERMIT			\$0
ENGINEERING / DOCUMENT MAINTENANCE			
40 HOURS	\$ 96.00	SERVICE ENGINEER/FIELD DETAIL/SURVEY	\$3,840
0 HOURS	\$ 80.00	BIM COORDINATOR/PLOTS/DWGS	\$0
0 HOURS	\$ 65.00	ADMINISTRATIVE ASSISTANT	\$0
DIRECT JOB EXPENSES / SMALL TOOLS / SAFETY / CONSUMMABLES / FIRST AID			
AS PERCENT @	0.0%	OF LABOR ABOVE TOTAL	\$0
or AS ITEMIZED ON THE DJE CHECKLIST SHEET (Page 2 of 2)			\$0
DIRECT JOB EXPENSES TOTAL			\$3,840
			\$5,948
	0%		\$0
SUBCONTRACTORS			
TETRA TECH (ENGINEERING FIRM)			\$66,800
X			\$0
x			\$0
x			\$0
SUBCONTRACTOR TOTAL			\$66,800
FEE ON SUBS @	5%		\$3,340
PLM BOND / INSURANCE COSTS			\$0
TOTAL PRICE FOR THIS QUOTATION			\$76,088



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04g

CITY COUNCIL AGENDA ITEM

Date: March 4, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Joshua Jones, Police Chief
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Andrew Satterfield, Police Captain
David Quaiatto, Police Lieutenant
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Cooperative Purchasing Contracts – Property Room Renovation, Troy Police Department

History

The Troy Police Property Room is used to store and preserve evidence, personal and seized property. Located inside the Police Department, the property room has not been updated, refurbished or renovated in over 20 years. Some of the original equipment and fixtures has exceeded its service life requiring service or replacement. This includes the walls, ceiling, floor and electrical fixtures. Also, the humidity level in the room is difficult to manage, subjecting sensitive evidence to degradation and rust. This includes firearms, knives, documents, and other objects which may have fingerprints, bodily fluids and other possible DNA evidence. Residential dehumidifier units are being utilized to supplement the single commercial unit for this space. These residential units have proven to be inadequate.

The scope of the project would include the purchase of a commercial dehumidifier, a drain or condensate pump and power supply would be needed for this unit, removal and replacement of the air handling ductwork insulation, sealing areas around conduits where seals have failed or are non-existent, repair of cracks in the concrete floor, and abate insect infiltration. Other repairs may be needed as contractors investigate the HVAC system.

Furthermore, the scope of this project would follow the Evidence Management Institute Standards and Best Practices under Chapter 6 regarding evidence storage. This includes providing suitable environmental conditions to preserve evidence items in submitted condition as materials and equipment may degrade rapidly if stored under conditions where temperature and humidity are subject to uncontrolled fluctuation.

The report area renovation is expected to be completed by April 2025.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing

- Pricing for the renovation work which includes wall and ceiling patching, and installation of the dehumidifier has been secured by *National Restoration Inc. of Milford, MI* as per the Oakland County Extended Purchasing Contract #009849 for an estimated cost of \$26,000 as detailed in the attached quote, not to exceed budgetary limitations.
- Pricing for electrical conduit and circuit installation has been secured by *Shaw Service & Maintenance of Southfield, MI* per Oakland County Cooperative Purchasing Program Contract #010460 for an estimated cost of \$13,882.00 as per the attached quote #SCOT240910003, not to exceed budgetary limitations.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

Financial

Funds are budgeted and available in the Police Department Buildings and Improvements Capital Fund under Project Number 2025C0008 for the 2025 fiscal year with a total available budget of \$50,000.00. Estimated total cost for this project will be \$39,882 (26,000 + 13,882). The expenditures will be charged to account number 401.301.11.305.975.010.

Recommendation

City Management recommends awarding contracts to *National Restoration Inc. of Milford, MI* for the renovation work which includes wall and ceiling patching, and installation of the dehumidifier for the Troy Police Property Room as per the Oakland County Extended Purchasing Contract #009849 for an estimated cost of \$26,000 as detailed in the attached quote, and *Shaw Service & Maintenance of Southfield, MI* for the electrical conduit and circuit installation for an estimated cost of \$13,882 per Oakland County Cooperative Purchasing Program Contract #010460 as per attached quote #SCOT240910003, both not to exceed budgetary limitations.

NATIONAL RESTORATION INC

RECIPIENT OF THE GOVERNOR'S AWARD FOR HISTORIC PRESERVATION!

2165 Fyke Dr.
Milford, MI 48381
248-802-8052 Fax 248-714-6323
Johnf@nationalrestoration.net

It's Not Luck, Its know How!
Licensed Builder

September 30, 2024

Mr. Joe Lagarde
Operations Supervisor, Facilities
City of Troy, MI
4693 Rochester Rd,
Troy, MI 48085
Cell 248-953-0652
joe.lagarde@troymi.gov

RE: Evidence Room

Mr. Lagarde,

Per your request, we are proposing to provide, all material, labor and equipment needed to complete the following items of work.

Scope of Work:

- Mobilize
- Where the ceiling meets the walls of the evidence room pack with firestopping insulation and or firestopping sealant.
- Remove the existing patches to the corrugated decking in the ceiling and patch with matching corrugated decking material.
- Add new sweeps on the bottom of the doors.
- Install an additional dehumidifier into the room with the drainage line going to a floor drain or feeding outside.
- Jobsite cleanup
- The cost is time and material not to exceed \$26,000.00 per our annual contract with Oakland County, MI.

Exclusions:

- Prevailing wages
- Premium time

We appreciate the opportunity to quote your work. Please have any questions or concerns, please contact me.

Sincerely,
John Fletcher, President



Proposal & Scope of Work

Date: 9/13/2024

Proposal ID: SCOT240910003

TO: DENNIS TRANTHAM
 City of Troy
 4695 Rochester Road
 Troy, MI 48085

FROM: Eric J Peterson
PROJECT: COT PD Evidence Room Dedicated Circuits

Shaw Service and Maintenance Contacts

Eric Peterson, Service Engineer	Direct (248) 228-2080 (248)534-7602 epeterson@shaws.com
Dispatch	Direct (248) 228-2080 service@shaws.com
After Hours Emergency Number	(877) 370-7076
Service Email	service@shaws.com

<i>Included</i>	<i>Excluded</i>		<i>Included</i>	<i>Excluded</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sales & Use Tax</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Payment & Performance Bonds</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Electrical Permit Costs & Fees</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Overtime Costs</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Fire Division Inspection Fees</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Temperature Controls</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Building Permit Fees</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Patching &/or repair of holes in walls or floors</i>

This Proposal is based upon Shaw Service & Maintenance's Standard Terms and Conditions (see Page 2) unless otherwise indicated below.

SCOPE OF WORK:

Provide (2) new Cores for electrical pathway, (1) each into hallway from electrical room and into evidence room area
 Furnish and install (2) conduits between electrical room and Evidence room Refrigerator wall approx. 240' each
 Furnish and install ceiling Mounted electrical Junction box for new circuits and future use
 Furnish and install wire, boxes and receptacles necessary for (4) new dedicated circuits on refrigerator wall
 New circuits will be tied into emergency backup power

Material: \$2,854.00
 Equipment: \$487.00
 Labor: \$10,541.00
TOTAL OFFERING PRICE: \$13,882.00

EXCLUSIONS & ASSUMPTIONS:

All work to be performed during normal working hours Monday through Friday.

Eric J Peterson

Shaw Service & Maintenance

Standard Terms & Conditions

1. Payment terms are monthly progress payments net 30 days due.
2. The offering price is valid for 30 days. Shaw Service & Maintenance reserves the right to extend this term without notice.
3. Subcontract terms and conditions are subject to review and approval prior to award of a subcontract to Shaw Service & Maintenance.
4. Terms are pending approval by Shaw Service & Maintenance credit manager.
5. This Proposal is based on the schedule and time durations presented at time of bid. A change in schedule shall constitute a change in scope of work.
6. All equipment furnished is F.O.B. shipping points with freight allowed to jobsite.
7. The price includes a warranty as specified in the Bid Documents. No other warranty is expressed or implied.



22100 Telegraph
 Southfield, MI 48033
 Phone: (248) 228-2000
 Fax: (248) 228-2080

CITY OF TROY BULLETIN BREAKDOWN THROUGH JUNE 30TH, 2026

PROJECT:	CITY OF TROY	SHAW PROJECT #:	SCOT240910003
QUOTE FOR:	Dennis Trantham	SHAW MMS RFC #:	
DATED:	9/13/2024	SHAW REVISION #:	0
DESCRIPTION:	PER PROVIDED SCOPE- Labor hours calculated per NECA Schedule of values rates- SCOPE-- Furnish and install conduit, wire, boxes and outlets. Install (4) New dedicated circuits on backup power for evidence room refridgerator wall. QUOTED for Install during Regular Business Hours		
PLANS ISSUED:	n/a	SHAW QUOTE DATE:	9/13/2024
SPECS. ISSUED:	"		
SKETCHES ISSUED:	"		
QTY ELEC/TECH DWGS ISSUED:	0		
MATERIAL	Conduit and Wire (Estimated)		\$1,962
	Boxes, Covers, Outlets	0	\$176
	Misc Electrical Materials	0	\$160
			\$0
	MARKUP(INCLUDING USE TAX)	15%	\$345
	ESCALATION(CONTINGENCY)	8%	\$211
	MATERIAL TOTAL		<u>\$2,854</u>
DIRECT INSTALLATION LABOR COST - PER ATTACHED SHEETS			
	0 HOURS @ Straight		\$0
	0 HOURS @ "	\$ 99.00	ELECTRICIAN
	80 HOURS @ "	\$ 122.00	SERVICE ELECTRICIAN
			<u>\$9,760</u>
	0 HOURS @ Time & 1/2		\$0
	0 HOURS @ "	\$ 129.00	ELECTRICIAN
	0 HOURS @ "	\$ 153.00	SERVICE ELECTRICIAN
			<u>\$0</u>
	0 HOURS @ Double		\$0
	0 HOURS @ "	\$ 162.00	ELECTRICIAN
	0 HOURS @ "	\$ 189.00	SERVICE ELECTRICIAN
			<u>\$0</u>
SUPERVISION - 8% OF DIRECT LABOR HOURS (DETAILING, LOGISTICS) or PER ATTACHED SHEETS AS DIRECT LABOR			
	6.4 HOURS @ Straight	\$ 122.00	\$781
	0 HOURS @ "		\$0
	0 HOURS @ Time & 1/2		\$0
	0 HOURS @ "		\$0
	0 HOURS @ Double		\$0
	0 HOURS @ "		\$0
		0%	INCREASE RATES FOR NON DAY SHIFT/FUTURE RATES
			<u>\$0</u>
	LABOR TOTAL		<u>\$10,541</u>
DJE EQUIPMENT - LARGE OR SPECIAL TOOLING			
	PIPE BENDER, THREADING EQUIPMENT		\$150
	RIGGING / HOISTING / LULL / FORKLIFT		\$120
	LABEL MAKER W/ LABELS		\$25
	CIRCUIT TRACER		\$0
	CORING		\$0
	POWER LOGGER		\$0
	PERMIT		\$0
			<u>\$0</u>
ENGINEERING / DOCUMENT MAINTENANCE			
	2 HOURS	\$ 96.00	SERVICE ENGINEER/FIELD DETAIL/SURVEY
	0 HOURS	\$ 80.00	BIM COORDINATOR/PLOTS/DWGS
	0 HOURS	\$ 65.00	ADMINISTRATIVE ASSISTANT
			<u>\$0</u>
DIRECT JOB EXPENSES / SMALL TOOLS / SAFETY / CONSUMMABLES / FIRST AID			
	AS PERCENT @	0.0%	OF LABOR ABOVE TOTAL
	or AS ITEMIZED ON THE DJE CHECKLIST SHEET (Page 2 of 2)		<u>\$0</u>
	DIRECT JOB EXPENSES TOTAL		<u>\$487</u>
			<u>\$13,882</u>
		0%	<u>\$0</u>
SUBCONTRACTORS			
			\$0
	X		\$0
	x		\$0
	x		\$0
			<u>\$0</u>
	SUBCONTRACTOR TOTAL		<u>\$0</u>
	FEE ON SUBS @	5%	\$0
PLM BOND / INSURANCE COSTS			\$0
TOTAL PRICE FOR THIS QUOTATION			\$13,882



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04h

CITY COUNCIL AGENDA ITEM

Date: March 4, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Joshua Jones, Chief of Police
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
Michael Villerot, Police Lieutenant
Joshua Bowers, Police Sergeant
Michael Grosso, Police Sergeant
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Cooperative Purchasing Contracts for Command Desk Area, Roll Call Room and Evidence Counter Renovations – Troy Police Department

History

The Troy Police Department Command Desk serves as the hub for Police Department supervisors to disseminate equipment, review reports and communicate with employees about various aspects of their job function such as (but not limited to) scheduling, incident review and serve as a centralized resource area. The Roll Call Room serves as the area where officers are briefed before each shift with patrol area assignment/responsibility, intelligence information dissemination, training and as a common area for officers to go for breaks. The Evidence Counter serves as a place for storage for various items usefully for the officer's daily job function and to lay out evidence to prepare for storage in property.

Currently, the configuration and furniture in these areas are part of the original construction of the police addition which was completed in August 2003. The furnishings in this area are also original. After over 20 years of constant use in a 24-hour a day, 7-day a week operation, the furniture has reached the end of its useful life. The counters, chairs and tables are showing age and are breaking down relative to their normal use by department employees. The addition of storage cabinetry in the Roll Call Room would further organize the areas and create an environment more conducive to the daily job function of the Police Department employees.

This renovation project would consist of replacing the countertops in the Police Command Desk area, Roll Call Room and Evidence Counter. In addition, this project would also replace the Roll Call Room tables, replace the Command Desk and Roll Call Room chairs and add cabinetry for storage to the Command Desk and Roll Call Room. The Evidence Counter existing cabinetry would be replaced with new cabinetry to match that of the Command Desk and Roll Call Room. The countertops, tables, chairs and cabinetry would all match that of the report writing area which was newly renovated in June 2023.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing

- Pricing for the furniture and installation has been secured by *NBS Commercial Interiors of Troy, MI (via Steelcase)* per OMNIA Partners Cooperative Purchasing Contract #2019.001899 for an estimated cost of \$41,145.01 as detailed in the attached quote #371191.
- Pricing for the evidence counter and command desk prime way counter has been secured internally by the Facilities Division for an estimated cost of \$10,000.
- Pricing for electrical work has been secured by *Shaw Service & Maintenance of Southfield, MI* per Oakland County Extended Purchasing Contract #010460 for an estimated cost of \$5,872.00 as detailed in the attached quote #SCOT240913001.
- Pricing for painting and wall renovation has been secured by *National Restoration Inc. of Milford, MI* per Oakland County Extended Purchasing Contract #009849 for an estimated cost of \$5,500.00 as detailed in the attached quote.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-2-31-J-5).

Financial

Funds are budgeted and available in the Police Department Buildings and Improvements Capital Fund under Project Number 2025C0009 for the 2025 fiscal year with a total available budget of \$80,000.00. The expenditures will be charged to account number 401.301.11.315.978.010. Estimated total cost for this project will be \$71,894.53 which includes 15% contingency as listed below.

Furniture and Renovations	Cost
NBS Commercial Interiors – furniture and installation	\$41,145.01
Facilities Division (construct, install, millwork) – evidence & command desk prime way counter	\$10,000.00
Shaw Service Maintenance – electrical	\$ 5,872.00
National Restoration Inc. – painting and wall repairs	\$ 5,500.00
15% contingency	\$ 9,377.52
Total Cost	\$ 71,894.53

Recommendation

City Management recommends awarding contracts for the Police Department Command Desk Area, Roll Call Room and Evidence Counter Renovations to:

- *NBS Commercial Interiors of Troy, MI (via Steelcase)* for the purchase and installation of furnishings for an estimated cost of \$41,145.01, as detailed in the attached quote #371191 as per the OMNIA Partners Cooperative Purchasing Contract # 2019.001899;
- *Shaw Service & Maintenance of Southfield, MI* for the electrical installation for an estimated cost of \$5,872.00 as detailed in the attached quote #SCOT240913001 as per the Oakland County Extended Purchasing Contract #010460;



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Recommendation (continued)

- *National Restoration Inc. of Milford, MI* for painting and wall restoration for an estimated cost of \$5,500.00 as detailed in the attached quote per the Oakland County Extended Purchasing Contract # 009849;

City Management also recommends including a 15% contingency in the amount of \$9,377.52 and authorization to expend capital budgeted funds for the materials, construction, install, millwork and all other necessary work to be performed by the Facilities in house staff for the Command Desk and Evidence Counter renovation for an estimated cost of \$10,000, for an estimated project total cost of \$71,894.53.

Quote To

City of Troy
 500 W Big Beaver Rd
 Troy, MI, 48084-5254

Ship To

City of Troy
 500 W Big Beaver Rd
 Troy, MI, 48084-5254

Sales Location Troy

ALL PRODUCT HAS BEEN DISCOUNTED USING THE OMNIA NEGOTIATED CONTRACT #2019.001899

Description	Quantity	Unit Price	Extended Price
Briefing Room			
1 CNCRTABLE - AMQ Concur Table Depth: 24.00000 Width: 60.00000 Worksurface Finish: Woodgrain LPL 25L5 - VIRGINIA WALNUT (LPL) Frame Finish: Paint F1 - Platinum Modesty Panel: No Panel AMQ SOLUTI Tag For Briefing Room 24/60	13	598.62	7,782.06
2 490410C - Move; Chair, Plastic back, No arms, Casters Frame Finish: METALLIC PAINT 4799 - PLATINUM METALLIC Shell Finish: PLASTIC 6059 - STERLING DARK SOLID Upholstery Finish: STEELCUT TRIO TR02 - STONE GREY Caster: SOFT CASTERS Soil Retardant: NO SOIL RETARDANT TREATMENT STEELCASE Tag For Briefing Room MOVE/A	26	350.99	9,125.74
3 490710C - Move; Stool, Plastic back, No arms, Casters Frame Finish: METALLIC PAINT 4799 - PLATINUM METALLIC Shell Finish: PLASTIC 6059 - STERLING DARK SOLID Upholstery Finish: STEELCUT TRIO TR02 - STONE GREY	8	510.78	4,086.24

TITLE OF PRODUCT TRANSFERS UPON RECEIPT BY CUSTOMER.

yourNBS.com

Remit Payments to: NBS, 6973 Reliable Parkway, Chicago, IL 60686

Description	Quantity	Unit Price	Extended Price
3 Caster: SOFT CASTERS Soil Retardant: NO SOIL RETARDANT TREATMENT STEELCASE Tag For Briefing Room MOVE/B TO BE USED AT HIGH TABLE			
4 RCC18365MF - Cabinet-Combination, 3 high open, 2 drawers, 2 adjustable shelves, Flush steel front, 18D x 36W x 65 1/2H Basic Finish: METALLIC PAINT 4799 - PLATINUM METALLIC Lock Finish: POLISHED CHROME 9201 - POLISHED CHROME Key: KEY RANDOM Top: 1" STEEL TOP Lock: CENTRAL LOCKING DWR File Drawer Accessories: DRAWERS WITH HF'S Weight Package: COUNTERWEIGHT PKG STEELCASE Tag For Briefing Room CC/65	1	1,262.30	1,262.30
5 RLF18363F - Universal; Lateral file, 3 drawers, Flush steel front, 18D x 36W x 40H BASIC: 4799 PLATINUM METALLIC LOCK: 9201 POLISHED CHROME KEYS: SK PLUG TOP OPT: *OPT:TOP OPTIONS NO TOP: NO TOP LOCK OPT: *OPT:DRAWER LOCK OPTIONS CENTRAL: STD:CENTRAL LOCKING DWR DWR ACC: *OPT:FILE DWR ACCESSORIES HF: STD:DRAWERS WITH HF'S WGHT PKG: *OPT:COUNTERWEIGHT PKG NO WGHT: NO COUNTERWT PKG Universal Lateral File , Special: , DELETE: top file drawer , ADD:(2) box drawers , CHANGE: Box/Box/File/File configuration Eng Quote FC068077 Eng Quote Product ID FC00051945 STEELCASE Tag For Briefing Room LF/3/36	2	1,060.43	2,120.86
6 RSC24363CF - Cabinet-Storage, 2 adjustable shelves, Flush steel	3	863.09	2,589.27

TITLE OF PRODUCT TRANSFERS UPON RECEIPT BY CUSTOMER.

ACCEPTED BY _____ TITLE _____ DATE _____

yourNBS.com

Remit Payments to: NBS, 6973 Reliable Parkway, Chicago, IL 60686

Description	Quantity	Unit Price	Extended Price
6 front, 24D x 36W x 40H BASIC: 4799 PLATINUM METALLIC LOCK: 9201 POLISHED CHROME KEYS: SK PLUG TOP OPT: *OPT:TOP OPTIONS NO TOP: NO TOP STEELCASE Tag For Briefing Room SC/40			
7 AWRM183636 - Mobile unit, 3 openings, 18D x 36W x 36H BASIC: 2535 VIRGINIA WALNUT (HPL) PAINT: 4799 PLATINUM METALLIC INSERT 1: *OPT:FIRST INSERT OPTIONS RETURNS: INSERT FOR RETURNABLES INSERT 2: *OPT:SECOND INSERT OPTIONS PLASTIC: INSERT FOR PLASTIC PRODUCTS INSERT 3: *OPT:THIRD INSERT OPTIONS WASTE: INSERT FOR WASTE PRODUCTS STEELCASE Tag For Briefing Room VICTOR2	1	2,474.94	2,474.94
8 DSLLB - SOTO; Letter box-Landscape BASIC: 6009 ARCTIC WHITE STEELCASE Tag For Briefing Room SOTO	12	27.94	335.28
9 25216 - Planner Studio Table, Fixed Height, With Casters, 36x72x40 Worksurface Finish: SMITH SYSTEM LAMINATE 799060 - MISSION MAPLE LAMINATE Edge: F - 1 1/4in Top w 3mm Edgbd Edge Finish: Smith System Plastic MIM - MISSION MAPLE Leg Finish: SMITH SYSTEM PAINT CHL - CHARCOAL SMITH SYST	2	884.09	1,768.18
Sub Total			31,544.87
Total			31,544.87
Office			
10 46216179S - Leap; Chair, Upholstered, Adjustable seat depth, Sewn <small>TITLE OF PRODUCT TRANSFERS UPON RECEIPT BY CUSTOMER.</small>	3	1,100.63	3,301.89

yourNBS.com

Remit Payments to: NBS, 6973 Reliable Parkway, Chicago, IL 60686

Description	Quantity	Unit Price	Extended Price
10 PLASTIC: 6249 PLATINUM SOLID UPHLLSTRY: 5875 BLACK CASTERS: *OPT:CASTERS HARD CST: STD:HARD CASTERS ARMS: *OPT:ARM OPTIONS LEAP H/W/P/D: STD:H/W/P/D ARMS LUMB OPT: *OPT:LUMBAR OPTION LUMBAR: STD:LUMBAR HDR OPT: *OPT:LEAP HEADREST OPTION HEADREST: HEADREST-MATERIAL MATCH SEAT STEELCASE Tag For Office LEAP			
Sub Total			3,301.89
Total			3,301.89
11 LOT - All Product will be received at warehouse, inspected then delivered to customer site during normal business hours in One phase. All debris from furniture wrappings will be removed and disposed of. Straight time. ROSE MOVIN	1	4,173.25	4,173.25
12 DESIGN-LOT - DESIGN FEE FOR LAYOUT, FINISHES, SPECIFICATION OF PRODUCT FOR 3 AREAS. BRIEFING ROOM EVIDENCE-Design was done but client has chosed to go in-house. OFFICE ALL DRAWINGS WILL BE PRESENTED TO TROY POLICE UPON APPROVAL OF AWARD. NBS TROY	25	85.00	2,125.00
13 LOCKFR - FIELD INSTALLED LOCK PLUGS & KEYS, FR Lock Finish: Polished Chrome 9201 - POLISHED CHROME Key: KEY SPECIFIC 3-320 STEELCASE	3	N/C	N/C

Quotation Totals	
Sub Total	41,145.01

TITLE OF PRODUCT TRANSFERS UPON RECEIPT BY CUSTOMER.

ACCEPTED BY _____ TITLE _____ DATE _____



2595 Bellingham • Troy, MI 48083 • 248.823.5400
 3201 Pine Tree Rd. Ste. A • Lansing, MI 48911 • 517.886.0072
 5160 Alliance Dr. • Bay City, MI 48706 • 989.895.8574
 4 North St. Clair St. • Toledo, OH 43604 • 419.662.2040



Quotation 371191
Page 5 / 5 (cont'd)

yourNBS.com

Remit Payments to: NBS, 6973 Reliable Parkway, Chicago, IL 60686

Grand Total

41,145.01

End of Quotation

TITLE OF PRODUCT TRANSFERS UPON RECEIPT BY CUSTOMER.

ACCEPTED BY _____ TITLE _____ DATE _____



Proposal & Scope of Work

Date: 9/13/2024

Proposal ID: SCOT240913001

TO: DENNIS TRANTHAM

City of Troy
4695 Rochester Road
Troy, MI 48085

FROM: Eric J Peterson

PROJECT: PD Roll Call Electrical

Shaw Service and Maintenance Contacts

Eric Peterson, Service Engineer	Direct (248) 228-2080 (248)534-7602 epeterson@shaws.com
Dispatch	Direct (248) 228-2080 service@shaws.com
After Hours Emergency Number	(877) 370-7076
Service Email	service@shaws.com

<i>Included</i>	<i>Excluded</i>		<i>Included</i>	<i>Excluded</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sales & Use Tax</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Payment & Performance Bonds</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Electrical Permit Costs & Fees</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Overtime Costs</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Fire Division Inspection Fees</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Temperature Controls</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Building Permit Fees</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Patching &/or repair of holes in walls or floors</i>

This Proposal is based upon Shaw Service & Maintenance's Standard Terms and Conditions (see Page 2) unless otherwise indicated below.

SCOPE OF WORK:

Furnish and install (1) conduit between electrical room and Roll Call room, approx. 100'
 Furnish and install ceiling Mounted electrical Junction box for new circuits and future use
 Furnish and install wire, boxes and receptacles necessary for (3) new dedicated circuits
 New circuits will be tied into emergency backup power

Material: \$1,528.00
 Equipment: \$392.00
 Labor: \$3,953.00
TOTAL OFFERING PRICE: \$5,872.00

EXCLUSIONS & ASSUMPTIONS:

All work to be performed during normal working hours Monday through Friday.

Eric J Peterson

Shaw Service & Maintenance

Standard Terms & Conditions

1. Payment terms are monthly progress payments net 30 days due.
2. The offering price is valid for 30 days. Shaw Service & Maintenance reserves the right to extend this term without notice.
3. Subcontract terms and conditions are subject to review and approval prior to award of a subcontract to Shaw Service & Maintenance.
4. Terms are pending approval by Shaw Service & Maintenance credit manager.
5. This Proposal is based on the schedule and time durations presented at time of bid. A change in schedule shall constitute a change in scope of work.
6. All equipment furnished is F.O.B. shipping points with freight allowed to jobsite.
7. The price includes a warranty as specified in the Bid Documents. No other warranty is expressed or implied.

NATIONAL RESTORATION INC

RECIPIENT OF THE GOVERNOR'S AWARD FOR HISTORIC PRESERVATION!

2165 Fyke Dr.
Milford, MI 48381
248-802-8052 Fax 248-714-6323
Joshf@nationalrestoration.net
January 18, 2024

It's Not Luck, Its know How!
Licensed Builder

Mr. Joe Lagarde
Operations Supervisor, Facilities
City of Troy, MI
500 West Big Beaver Road
Troy, MI 48084
Cell 248-953-0652
joe.lagarde@troymi.gov

RE: Troy Police Department Interior Painting Roll Call Room

Mr. Lagarde,

Per your request, we are proposing to provide, all material, labor and equipment needed to complete the following items of work.

Scope of Work:

- Mobilize
- After the owner has removed material from walls (posters, boards etc) and the electrical upgrades.
- Repair any holes and cracks in the drywall from boards that were on the walls the minor cracks by original taping.
- Prime all necessary areas paint all walls soffits to match existing color.
- Painting and repairs will be the entire roll call room + attached office.
- Jobsite cleanup
- **Cost: \$ 5500.00**

Exclusions:

- Prevailing wages
- Premium time

We appreciate the opportunity to quote your work. If you have any questions or concerns, please contact me.

Sincerely,
Josh Fletcher, Superintendent



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04i

CITY COUNCIL AGENDA ITEM

Date: March 4, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Emily Dumas, Library Director
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Troy Public Library Exhaust Fan Replacements

History

- The Troy Public Library is home to approximately 100 staff members, 1,200 daily visitors, and countless volunteers.
- The building ventilation system for the Troy Public Library consists of 4 rooftop exhaust fans that are reaching the end of life and should be replaced.
- Replacement of the exhaust fans was identified in the Facilities Condition Assessment and Analysis through the regular capital renewal process.
- Replacing the ventilation system is necessary to continue operations and will not significantly extend the life of the building.

Purchasing

- Pricing to provide the labor, materials and equipment for the Troy Public Library Exhaust Fan Replacements has been secured from *Limbach of Pontiac, MI* through the Oakland County Extended Purchasing Contract #009746 as detailed in the attached Proposal #EE071924A.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

Financial

Funds are budgeted and available in the Library Capital Fund under project number 2025C0045 for the 2025 fiscal year. Expenditures will be charged to account number 401.790.975.900.

Recommendation

City Management recommends awarding a contract for the Library Exhaust Fan Replacements (exhaust fans 2, 3, 4 and 5) from *Limbach of Pontiac, MI*, as per the Oakland County Purchasing Cooperative Contract #009746 for an estimated cost of \$23,200; not to exceed budgetary limitations.

**City of Troy - Library
510 West Big Beaver Road,
Troy, MI 48084**

3/4/2025

Project: Replace (4) Exhaust Fans

Limbach Co. is pleased to provide you with a proposal for the following specific scope of work, qualifications, and exclusions:

Scope of Work:

This proposal is based on Limbach to provide all necessary tools, equipment, materials and labor to perform the following:

Replace Exhaust Fans 2, 3, 4 and 5

- Isolate the existing units from power.
- Disconnect the existing exhaust fan from the curb and wiring.
- Remove the existing exhaust fan from the curb.
- Install a replacement exhaust fan matching the CFM requirements onto the existing ductwork.
- Field fabricate any duct adjustments needed.
- Reconnect the existing power connections to the new units.
- Return power to the unit and verify the operation of the new fan.
- Dispose of the existing exhaust fan and any excess material.

Also Included

- All hoisting and rigging
- Deliveries
- Test, check & start for proper operations

Qualifications

1. It is assumed that all additional existing equipment, controls, and piping, isolation valves, ductwork, and other systems are in proper working condition and do not require repair, replacement or rehabilitation.
2. Owner to facilitate adequate access to the building during the installation.
3. All work to be performed using Union personnel.
4. Limbach's proposal is subject to a thorough review of scope, price, and schedule and to mutually agreeable terms and conditions of the contract.
5. Any and all lead times are estimates and are subject to change.
6. Pricing per Oakland County Contract 009746.

926 FEATHERSTONE ROAD
PONTIAC, MI 48342

P: 248-391-1411 | F: 248-975-5860 | limbachinc.com

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Exclusions: *(Other than stated in the above scope of work)*

1. Removal or relocation of conflicting services, utilities, lights, or sprinklers.
2. Other repairs needed that are found on the existing system during the installation.
3. Temporary utilities or HVAC.
4. Permit/Permit Fees
5. Excludes exhaust fan 1 (abandoned kitchen exhaust fan)
6. Electrical upgrades beyond typical disconnecting and reconnecting of exhaust fan power. Our proposal doesn't include or anticipate the need for upgrading the circuit or circuit breaker.

Total Investment for the above scope of work NTE - \$23,200.00

Respectfully submitted,

Colin Rosni

Special Projects Manager
(586)-770-1124
colin.rosni@limbachinc.com

Approved by:

Signature

Date

Print Name

This proposal is valid for 7 days from the date listed above. ALL labor is to be performed during normal business hours of Monday - Friday 7:00 am to 3:30 pm, unless specifically noted in this contract. Upon execution as provided below, this agreement, including the following pages attached hereto (collectively the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

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CONTROLS

PROJECT AGREEMENT TERMS AND CONDITIONS**pg. 1 of 2**

The following terms and conditions are incorporated into and made a part of the agreement between Contractor and Customer (the "Agreement"):

1. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours. Customer will provide to Contractor reasonable means of access to the equipment, including removal, replacement, or refinishing of the building structure required.

2. Contractor shall repair or replace any of the Work performed by Contractor or its subcontractors which is proven to be defective in quality of material or workmanship within one (1) year from the date of beneficial use by the Customer, or from the date of acceptance, whichever is the earlier, provided Contractor has been given prompt, written notice of any such defects. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates in effect. **CONTRACTOR MAKES NO OTHER WARRANTIES, EXCEPT AS DESCRIBED HEREIN, AND EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

3. **TERMS OF PAYMENT:** 1/3 upon approval of the proposal, progress billings, and balance due 30 days from the final invoice. Material and equipment furnished under this proposal shall remain the property of the seller until final payment has been received. In addition, if Contractor does not receive payment of a properly submitted invoice within thirty (30) days, Customer shall pay a late charge on the balance outstanding at the lesser of (a) 1 ½% per month or (b) the highest rate allowed by law, in each case compounded monthly to the extent allowed by law.

4. If at the time the order is placed, the cost of raw materials should exceed 5% over the original estimate, the additional cost will be added to the total investment price.

5. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder. The amount of any taxes for which Contractor may become liable for or in connection with its performance under this Agreement shall be in addition to the amount of the Agreement.

6. In the event Customer requests that Contractor perform work beyond the Scope of this Agreement, the cost of materials and labor will become an extra charge (fixed price amount to be negotiated or performed by Contractor on a time-and-material basis at Contractor's rates then in effect.)

7. In the event that Contractor must commence any action against Customer to recover amounts due hereunder, Customer shall reimburse Contractor for its attorney's fees and court costs associated with such action.

8. In the event of a breach by Contractor of the terms of this Agreement, or in the event Customer incurs any liability in connection with the performance of the Work by Contractor, Customer's sole and exclusive remedy against Contractor shall be for Contractor to repair or replace the Work in accordance with the warranty or, if such Work cannot be repaired or replaced, to refund to Customer the amount paid to Contractor under this Agreement, not to exceed Customer's direct damages caused by such breach or liability. Notwithstanding the foregoing, in no event shall the liability of Contractor in connection with the Work, whether by reason of breach of contract, tort (including negligence), statute or otherwise exceed the amount paid by Customer to Contractor for the Work. **UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY, OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE OR LIABLE FOR DAMAGES ARISING FROM LOSS OF USE, LOSS OF BUSINESS AND/OR PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSE, CLAIMS OF CUSTOMER'S CLIENTS OR TENANTS, OR ANY SPECIAL, INDIRECT, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES, ARISING OUT OF ITS PERFORMANCE UNDER THIS AGREEMENT, EVEN IF CONTRACTOR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.** Any action against the Contractor relating to this Agreement, or the breach thereof, must be commenced within one (1) year from the date of the work.

9. Contractor shall not be liable for any delay, loss, damage or detention caused by acts or circumstances beyond its control including, without limitation, unavailability of labor, machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, war, acts of terrorism, action of the elements, forces of nature, or by any cause beyond its control.

926 FEATHERSTONE ROAD
PONTIAC, MI 48342

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CONTROLS

PROJECT AGREEMENT TERMS AND CONDITIONS**pg. 2 of 2**

10. Contractor shall not be liable for any claim, damage, loss, or expense nor for injuries to persons, or damage to property. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agents and employees from and against all claims, liabilities, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the performance of work hereunder or any act or omission arising out of or related to this Agreement, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer; anyone directly or indirectly employed by Customer; or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.

11. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA's Hazard Communication Standard Regulations.

Contractor's obligation under this proposal and any subsequent contract does not include the disposal of used oil and/or refrigerant (contaminated or otherwise). Customer shall be solely responsible for the proper disposal of all oil and/or refrigerant in accordance with the applicable laws, rules and regulations.

12. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos, mold or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the Agreement price equitably adjusted. Customer shall defend, indemnify, and hold harmless Contractor for any claims, liabilities, damages, losses and expenses related to such substances, wastes and materials, including the failure to identify or notify Customer of such substances, wastes and materials.

Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the Customer's facility, including without limitation, injury or illness to occupants of the facility or third parties, or any damage to the Customer's facility, arising out of or in connection with Contractor's work under this Agreement, including without limitation any illness, injury, or damage resulting in any manner from any fungus(es) or spore(s), any substance, vapor or gas produced by or arising out of any fungus(es) or spore(s), or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus(es) or spore(s).

13. In the event that Customer cancels or terminates this Agreement for any reason, other than a material breach by Contractor, Customer shall pay Contractor for all Services performed through the date of termination, plus cancellation charges and reasonable overhead and profit.

14. This Agreement, including the Terms and Conditions, constitutes the entire agreement and understanding among the parties hereto and supersedes any and all prior agreements and understandings, oral or written, relating to the subject matter hereof and can be amended only by an agreement, in writing, signed by all parties hereto. This Agreement shall not be assignable by Customer without the express prior written consent of Contractor. This Agreement shall be governed by and construed in accordance with the laws of the State where the Work is performed, without giving effect to that State's conflicts of laws principles.

- - - END OF TERMS AND CONDITIONS - - -

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500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: February 25, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Robert Maleszyk, Chief Financial Officer
Jeanette Menig, Human Resources Director

Subject: PA 152 - Publicly Funded Health Care

History

Public Act 152 of 2011 established limits on the amount that public employers pay toward employee medical benefit plans. Coinciding with each medical insurance plan year (the City’s plan year begins April 1), we must address the alternatives and affirm the City’s direction in this matter with a City Council resolution.

The alternatives are:

- **Hard Cap** - The hard cap limits the amount a public employer can contribute to employee health insurance costs; for plan years beginning on or after January 1, 2025 the employer cannot pay more of the annual costs for health insurance than a total amount equal to:
 - \$ 7,718.26 – times the number of employees with one-person coverage
 - \$ 16,141.28 – times the number of employees with two-person coverage
 - \$ 21,049.85 – times the number of employees with family coverage
- **80/20** - The 80/20 option states the employer may not pay more than 80% of the total annual costs of all the medical benefit plans it offers or contributes to for its employees.
- **Opt-Out** - The opt-out allows the local unit of government to exercise its discretion to determine what premium share contribution is desired for their organization.

Since the inception of PA 152, the Troy City Council has voted to opt out each year.

Financial

The financial impact of each option is estimated below:

Estimated Cost Allocation by Option (2025/26 Plan Year Rates)

PA 152 Option	Employee Share	City Share	Total
Opt-Out	397,738	7,557,019	7,954,757
Hard Cap	1,990,399	5,964,358	7,954,757
80/20	1,590,951	6,363,806	7,954,757

Note that our current medical plan is self-funded; accordingly, actual costs (experience) will likely differ somewhat from illustrative rates used in the above table. Similarly, the computations are made based on our current healthcare enrollment (397 full-time employees choosing 1 person, 2 person, family enrollment or no coverage); there are always healthcare enrollment changes throughout the plan year.

While overall cost is one consideration, the impact on each individual is another. This year, the effect of PA 152 options on an individual City employee cost share would be as follows:

Annual Employee Premium Share (2025/26 Plan Year Rates)

Type of Coverage	Current 5% (Opt-Out)	Hard Cap*	80/20
1 person	\$ 469	\$ 1,625	\$ 1,876
2 person	\$ 1,125	\$ 6,282	\$ 4,500
Family	\$ 1,407	\$ 6,980	\$ 5,628

* Hard Cap may be allocated alternatively

It should be noted that any option change would only affect non-union, full-time employees (currently 164 employees) until each union collective bargaining agreement expires and contribution rates can be changed for those groups. Two collective bargaining agreements are expiring this calendar year, the American Federation of State County and Municipal Employees (AFSCME) and Michigan Association of Police (MAP), the other collective bargaining agreements expire in future years and would remain at the current contribution rate until the contract expires.

A primary reason to continue to opt out of the hard cap and 80/20 option is to continue to retain City's excellent medical insurance benefits as a recruitment and retention incentive – it helps to separate us from other employers. A secondary benefit of our model is the reduced hesitation to seek treatment for health concerns since our subscribers are not burdened by high deductibles and large out-of-pocket co-pays. Lower upfront cost encourages employees to seek timely treatment and possibly avoid the dangers of delayed treatment.

Recommendation

We recommend that City Council continues to affirm the City's direction in this matter by selecting the PA 152 opt-out alternative for plan year 2025/26.



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-06

Date: March 4, 2025

To: Honorable Mayor and Troy City Council Members

From: Lori Grigg Bluhm, City Attorney
Allan T. Motzny, Assistant City Attorney

Subject: City of Troy v KJ Property Group, LLC

As part of the Rochester Road Improvement Project, the City needed to acquire a 27-foot strip of property owned by KJ Property Group, LLC. This property is located at 5047-5137 Rochester Road and is currently used as a strip mall (Meadowbrook Plaza), which is occupied by several business tenants. As required by the state condemnation statutes, the City made a good faith offer to purchase the property for \$324,324, based on the valuation from the City's independent appraiser Michael F. Kurschat. The property owner was not willing to accept this offer, and the City filed a condemnation lawsuit on August 22, 2024. On November 12, 2024, the Court granted the City ownership of the easement property, and required the City to pay defendant \$324,324. This order also clarified that the case will continue to have a jury determine the total amount of just compensation to be paid. Also, as a result of the Court's order, all the other defendants who potentially had an interest in the property (the business tenants) were dismissed.

The parties subsequently engaged in settlement negotiations, resulting in the attached proposed consent judgment. If approved, the City would pay KJ Properties a total just compensation of \$341,324 (inclusive of the \$324,324 previously paid leaving a balance of \$16,910) and \$7,500 for attorney fees and \$1,500 to cover the Defendant's appraisal fees thus far. Also, the proposed consent judgment includes an acknowledgement that the property owner plans to pursue development of an out-lot on the property, and states that the parties will work together cooperatively for this proposal, which would be likely be vetted through the City's site plan approval process. The proposed language does not guarantee approval.

Proceeding to trial will result in additional costs for the City, since there would need to be an updated appraisal, witness fees, and facilitation/mediation fees. Also, there are risks inherent in proceeding to a jury trial. Also, if the jury verdict after trial exceeds the amount of the good faith offer, the City would also be required to pay all of the property owner's costs, including appraisal and attorney fees. In light of all of this, we recommend approval of this early negotiated consent judgment, which would finalize this condemnation case. The majority of the costs for this settlement will come from federal funds, since this is a federally funded project.

Please let us know if you have any questions concerning this matter.

STATE OF MICHIGAN
IN THE OAKLAND COUNTY CIRCUIT COURT

CITY OF TROY,

Plaintiff,

v.

Hon. David M. Cohen
Case No. 24-209379-CC

KJ PROPERTY GROUP, LLC;
ET AL.,

Defendants.

Lori Grigg Bluhm (P46908)
Allan T. Motzny (P37580)
CITY OF TROY
500 W. Big Beaver Rd.
Troy, MI 48084
(248) 524-3320
Attorneys for Plaintiff

Jason C. Long (P59244)
Jerome P. Pesick (P29039)
WILLIAMS WILLIAMS RATTNER
& PLUNKETT, PC
380 N. Old Woodward Ave., Ste. 300
Birmingham, MI 48009
(248) 642-0333
Attorneys for Defendant KJ Property
Group, LLC

Consent Judgment

At a session of the Oakland County Circuit Court,

held on _____

Present: Hon. David M. Cohen

This matter is before the Court on the parties' Stipulation, set forth below. The Court is advised and takes notice of the following:

(A) This is a condemnation action that Plaintiff filed to acquire portions of the property commonly known as 5047-5137 Rochester Road, Troy, Michigan (the "Subject Property"), for public purposes including improvements to Rochester Road.

(B) Pursuant to the Court's Order for Payment of Estimated Compensation and Surrender of Possession and Vesting of Title dated November 12, 2024 (the "November 12, 2024 Order"),

Plaintiff's acquisition and right to possession of the interests in the Subject Property, which were identified in Exhibit A to the November 12, 2024 Order, vested in Plaintiff.

(C) Defendant KJ Property Group, LLC ("KJ Property Group"), contested the amount that Plaintiff offered as "just compensation" for the acquisition from the Subject Property, and all other Defendants have been defaulted or dismissed.

(D) Plaintiff and KJ Property Group have agreed on a compensation amount, which KJ Property Group has agreed to accept in lieu of seeking greater monetary compensation, based on the parties' mutual interest in working cooperatively to approve improvements to the remaining portions of the Subject Property including an outlot building fronting the Subject Property's Rochester Road side, and on KJ Property Group's interest in the Subject Property's long-term success in the City of Troy.

(E) The parties therefore request that the Court enter this Consent Judgment to memorialize and implement their agreement, confirm that cash compensation, and finalize this condemnation action.

The Court, being so advised, and based on the case file and applicable law, therefore **ORDERS** and **ADJUDGES** as follows:

1. Plaintiff shall pay total "just compensation" to KJ Property Group equaling \$341,234, inclusive of all amounts previously paid to KJ Property Group as estimated compensation (the "Total Compensation Payment"). KJ Property Group agrees to accept the Total Compensation Payment, in compromise of claims for additional compensation, based on the parties working cooperatively to approve improvements to the remaining portions of the Subject Property. The Total Compensation Payment shall be paid by delivering a check payable

to “KJ Property Group, LLC,” to Defendant’s counsel at the address set forth above within 21 days of the date of this Consent Judgment.

2. Plaintiff agrees to reimburse KJ Property Group, LLC, for costs and fees including attorney fees in the amount of \$7,500, and appraisal fees in the amount of \$1,500 (the “Reimbursement Costs”). The Reimbursement Costs shall be paid by delivering a check payable to “WWRP, PC,” to Defendant’s counsel at the address set forth above within 21 days of the date of this Consent Judgment.

3. The provisions of the Court’s November 12, 2024 Order pertaining to Plaintiff’s acquisition and possession of the portions of the Subject Property are incorporated into the Consent Judgment by reference.

4. This is a final order that resolves the last pending claim and closes this case.

Hon. David M. Cohen
Judge, Oakland County Circuit Court

Stipulation

We agree and stipulate to entry of the foregoing Consent Judgment.

Allan Motzny (P37580)
Attorney for Plaintiff

Jason C. Long (P59244)
Attorney for Defendant KJ Property
Group, LLC



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-07

CITY COUNCIL AGENDA ITEM

Date: March 3, 2025

To: Frank Nastasi, City Manager

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

Subject: Traffic Committee Recommendations and Minutes – February 19, 2025

6. Request for “DO NOT BLOCK INTERSECTION” Sign – Wattles Road at Gatwick Drive

- a. RESOLVED, that a DO NOT BLOCK INTERSECTION sign with appropriate pavement markings be **APPROVED** for installation on eastbound Wattles Road at Gatwick Drive.

The minutes of the meeting are attached.

gsf/G:\Traffic\aaa Traffic Committee\2025\02_February 19_OFFICER ELECTIONS\City Council\Traffic Committee Recommendations and Minutes.docx

A regular meeting of the Troy Traffic Committee was held Wednesday, February 19, 2025 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: Timothy Battle
Dale Christiansen
Swathi Jeeda, Student Representative
Al Petrulis
Justin Rose
Abi Swaminathan
Pete Ziegenfelder

Absent: Shama Kenkre

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

2. Minutes – November 24, 2024 Traffic Committee

Resolution # 2025-02-01
Moved by Rose
Seconded by Petrulis

To approve the November 24, 2025 minutes as printed.

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

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 403 Starr (Sidwell # 88-20-27-178-009)

Evan Carpenter, the Builder, requests a sidewalk waiver for the sidewalk at 403 Starr (Sidwell # 88-20-27-178-009). The Builder states:

- a. There are no other sidewalks in the subdivision. This would be the only sidewalk, and the property on both sides and across the street has 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 sidewalks " due to the lack of sidewalks 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.

No public comment was made.

The item was brought back to the table.

Dale Christiansen asked for some clarification on what area the sidewalk waiver pertains too, because the GIS map is showing that there is an existing sidewalk on Starr, and does not agree with a deposit being required.

Scott Finlay explained that it would be for the portion of the home on Kirkton.

Justin Rose asked what was built North of this home.

Scott Finlay stated it was an apartment complex.

Al Petrulis agrees with Dale because it does not seem to have the potential to be connected anywhere like most of the sidewalk waivers we have granted in the past. Does not believe it'll ever need sidewalk, or lead anywhere.

Pete Zigenfelder pointed out that no deposit is outside our normal procedure. Scott Finlay added that it has happened before, but not very often.

Dale Christiansen asked if we can suggest that these savings be passed along to the new owner.

Scott Finlay stated that is not something we are able to do.

Resolution # 2025-02-02
Moved by Christiansen
Seconded by Petrulis

Yes: Battle, Christiansen, Petrulis, Rose, 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, Evan Carpenter, builder of 403 Starr 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, it would 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 along the Kirton frontage for 403 Starr (Sidwell # 88-20-27-178-009).

MOTION CARRIED

4. Request for Sidewalk Waiver – 50 Lesdale (Sidwell # 88-20-03-152-027)

Edvin Godo, the Homeowner, requests a sidewalk waiver for the sidewalk at 50 Lesdale (Sidwell # 88-20-03-152-027). The homeowner states:

- a. There are no other sidewalks in the subdivision. This would be the only sidewalk, and the property on both sides, as well as across the street, has 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 sidewalks " 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.

There was no public comment, and the item was returned to the table for discussion.

Dale Christiansen asked how often a street like Lesdale has had a sidewalk installed by the City of Troy.

Scott Finlay stated that we have not had any to date.

Dale Christiansen asked why we require the money deposit then.

Scott Finlay stated that it would be used for sidewalk(s) in the future. Potentially, we could have a lot of new houses constructed on one street and be able to cover the remaining costs to install the sidewalks. He also mentioned that the City Attorney wants the sidewalks installed and does not want sidewalk waivers granted. Hence, the deposit is a way to ensure the sidewalk can be installed at some point.

Justin Rose asked if we have a limit on the number of new houses on a street that can be built before the City paves.

Dale Christiansen disagrees with the deposit and thinks we should waive it.

Pete Zigenfelder explained that the new owner has the expectation of sidewalk being installed for their new home, so most of the time the builder is saving money not the new owner. Pete also added that he is always in favor of sidewalks being installed.

Resolution # 2025-02-03

Moved by Rose

Seconded by Swaminathan

Yes: Battle, Petruilis, Rose, Swaminathan, Ziegenfelder

No: Christiansen

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, Edvin Godo, homeowner of 50 Lesdale 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 50 Lesdale (Sidwell # 88-20-03-152-027) contingent upon receipt of a cash deposit, commensurate with the cost of sidewalk construction.

MOTION CARRIED

6. Request for Sidewalk Waiver – 886 Trombley (Sidwell # 88-20-22-401-102)

Florian Libert, homeowner requests a sidewalk waiver for the sidewalk at 886 Trombley (Sidwell # 88-20-22-401-102). 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 sidewalks " *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.

There was no public comment, and the item was returned to the table for discussion.

Justin Rose asked about why the block West of this site, off of Trombley between Talbot and Kilmer, has sidewalk, when the rest of the area does not.

Scott Finlay stated that the houses must have been built after an ordinance was changed during construction or before they were built.

Dale Christiansen states that they have approximately 10 new homes on this street with no sidewalks.

Pete Zigenfelder pointed out that without the sidewalk waivers, the sidewalk in this area may have connected.

Scott Finlay showed the GIS map filtered to show how many sidewalk waivers have been granted on Trombley and mentioned that the properties without sidewalks would pay for sidewalks if the street had a majority vote for sidewalk installation.

Resolution # 2025-02-03
Moved by Christiansen
Seconded by Rose

Yes: Battle, Christiansen, Petrulis, Rose, 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, Florian Libert, homeowner of 886 Trombley 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 886 Trombley (Sidwell # 88-20-22-401-102) contingent upon receipt of a cash deposit, commensurate with the cost of sidewalk construction.

MOTION CARRIED

REGULAR BUSINESS

7. Request for Traffic Control – Wattles and Gatwick

John Stankrauff, on behalf of the residents of Edenderry Subdivisions, requests a “DO NOT BLOCK INTERSECTION” sign at Gatwick Drive and Wattles Road.

During peak traffic hours, eastbound traffic backs up on Wattles Road at Rochester Road through the Gatwick Drive intersection, making ingress/egress from Gatwick difficult. There is an existing traffic signal at Wattles and Rochester Road, and during peak hours, traffic may back up to and beyond Gatwick Drive, making turns difficult.

The Troy Police Department was consulted regarding this request and confirmed that this is a valid concern. They would not object to posting a DO NOT BLOCK INTERSECTION sign at this location. However, they caution that during peak hours, officers are busy with higher-priority calls and that enforcement would be difficult. They also caution that the sign and pavement marking can give drivers a false sense of security entering and exiting Gatwick.

John Stankrauff of 3836 Gatwick states that Gatwick is the entrance to a 40-home subdivision, with lots of traffic. He explained that Mondrian has a new development coming and that traffic on Wattles is already very busy. He says that the new light that was installed on Wattles takes a very long time and makes it very hard for residents to turn out of the subdivision. Often times drivers are not leaving room and it can be very dangerous trying to pull out onto the main road. He would really like this sign to be installed.

Mike Samueloff lives at 3930 Gatwick, and explained that Gatwick is a cut-thru and often used to get to Rochester Road, which in turn makes this road very, very busy. He believes a No thru traffic and a don't block intersection would be very helpful, because of how busy street is during the morning and afternoon traffic. He suggested that maybe the light at the turnaround have timing updated during non-peak hours, especially at the end of the work day to help keep traffic moving. The main concern that he has though is the intersection being blocked during rush hour. Pete Ziegenfelder asked if they have speed bumps, the residents responded that they do not but speeding is constant. Mike did explain that they have contacted to the Police department about speeding in previous years.

There was no public comment, and the item was returned to the table for discussion.

Justin Rose asked Scott Finlay how many of these Do not block intersection signs we have throughout the City of Troy.

Scott Finlay answered that we have no more than 20. Scott explained that we have one at the intersection at of Wattles near Enclave of Troy and that the residents want a safer solution after a recent rollover accident. Still, the safest solution would be no left turn, in or out of the subdivision and install a porkchop island. We do have a few of the Do not block intersections along Rochester Rd as well, but with that comes a false sense of security because not all of the lanes need to stop, one lane could be backed up but the others are not, so the car could believe it is safe to turn out but the other cars do not necessarily have to stop because they would not be blocking the intersection. These signs have Pros & Cons.

Justin Rose asked about the comment from the Agenda that the Police Department had mentioned, that that intersection/area would be tough to enforce during peak hours due to officers having higher-priority calls.

Scott Finlay did explain that it can be enforced, but it would be harder during those times to enforce.

Sgt. Warzecha stated that it can and will be enforced, but explained how hard it is for them to find somewhere to sit to catch people violating. If the drivers can see the police officers, they are less likely to block the intersection.

Justin Rose asked how often tickets for impeding traffic are written.

Sgt. Warzecha stated that it is not very often. The officers have to weigh the pros and cons. Most of the time, it is a citizen we are pulling over, and it is hard to justify a \$125 ticket when no accidents or anything were caused. Most of the tickets they are writing right now are moving violations and speeding violations. Last year alone, we had over 3,000 crashes in the City of Troy, and that is not from residents blocking driveways.

Timothy Battle asked if we would be able to install a sign that says "Stop Here on Red Light" so that drivers do not stop right under the light, similar to what we have done on Big Beaver near a few residential driveways.

Everyone explained that the light is too far from Gatwick to be beneficial.

Dale Christiansen asked what the bar would entail. Scott Finlay explained that the Summerfield intersection has a Stop bar and a sign.

Abi Swaminathan asked how many we have in that one-mile area.

Scott Finlay stated that the one near Summerfield is only nearby, but we have a few on Rochester Road.

Justin Rose asked about the Summerfield sign but does believe that this area is very different from Gatwick because it is the only entrance in and out of the subdivision.

Scott Finlay stated that the high school's proximity to the area most likely causes a lot of traffic.

Dale does not think the High School is a problem, and a resident pointed out that it would be very inconvenient.

Sgt Warzecha pointed out that not everyone who blocks the intersection does it intentionally. Sometimes, you think you are able to make it, and traffic stops, and you have nowhere else to go. A lot of people do not like to leave room because they do not want to get cut off or have someone sneak in front of them.

Dale Christiansen asked Scott if we would flag the new sign to ensure people know it.

Scott Finlay was not sure if that would be warranted or required.

Justin Rose added that it is based on the agency’s preference. Typically, it would be done for a new stop sign or a new traffic signal that asks the drivers to do something new, just to make people aware. This type of change is more of a regulatory change and would not necessarily require it.

A resident asked if the stop bar could be yellow. The board replied that it needed to be white.

Justin Rose stated he is not a fan of adding regulatory signs because they could give other drivers a false sense of security and be very dangerous.

Sgt. Warzecha did explain that the driver making a left in or out of that subdivision will still be at fault if an accident occurs. The sign does not remove the fault.

Resolution # 2025-02-04

Moved by Christiansen

Seconded by Swaminathan

Yes: Petrulelis, Rose, Swaminathan, Ziegenfelder

No: Battle, Christiansen

Absent: Kenkre

RESOLVED, that a DO NOT BLOCK INTERSECTION sign with appropriate pavement markings be **APPROVED** for installation on eastbound Wattles Road at Gatwick Drive.

8. Election of Officers

In accordance with the By-Laws of the City of Troy Traffic Committee, Article III, nomination of officers shall be made from the floor on the third Wednesday of February of each year for the purpose of electing a Chairperson and a Vice-Chairperson.

A candidate receiving a majority vote of the members present at the meeting shall be declared elected and shall serve for one year or until his or her successor shall take office. Vacancies in offices shall be filled immediately by regular election procedure.

Article II of the By-Laws speaks to the Officers and Their Duties, which states:

Section 1 - The officers of the Traffic Committee shall consist of a Chairperson and a Vice-Chairperson.

Section 2 - The Chairperson shall preside at all meetings of the Traffic Committee and shall have the duties normally conferred by parliamentary usage on such officers.

Section 3 - The Chairperson shall be one of the citizen members of the Committee and shall have the privilege of discussing all matters before the Committee and voting thereon.

Section 4 - The Vice-Chairperson shall act for the Chairperson in his or her absence. The Vice-Chairperson shall be a citizen member of the Committee, with the rights and privileges of the Chairperson.

Resolution # 2025-02-05
Moved by Rose
Seconded by Swaminathan

RESOLVED, that Pete Ziegenfelder be elected Chairperson of the Traffic Committee for the calendar year 2025.

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

MOTION CARRIED

RESOLVED, that Al Petrulis be elected Vice-Chairperson of the Traffic Committee for the calendar year 2025.

Resolution # 2024-02-06
Moved by Christiansen
Seconded by Ziegenfelder

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

MOTION CARRIED

5. Public Comment

A resident asked if the motion for Gatwick and Wattles needed to include the exact location. The board explained that we have to comply with the Michigan Uniform of Traffic Control Devices and that the motion will ensure the requirements are met after the City Council approves it.

Justin Rose did mention that we have an ongoing Woodward Corridor study tomorrow, February 20, 2025, and there is an online meeting. Information is on the MDOT website.

6. Other Business

7. Adjourn

The meeting adjourned at 8:20 PM.

Pete Ziegenfelder -Chairperson

G. Scott Finlay, City Engineer/Traffic Engineer



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-08

CITY COUNCIL AGENDA ITEM

Date: March 10th, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Emily Ause, Senior Civil Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements
Red Wagon – 1613 Livernois - Project No. 24.914.3

History

RW Troy, LLC proposes to re-develop 1613 Livernois/Red Wagon located at the northwest corner of E Maple Road and Livernois Road.

Troy Planning Commission granted preliminary site plan approval on January 11th, 2022.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by RW Troy, LLC on behalf of the City of Troy including: Storm Sewer, Concrete Pavement & Sidewalk. The required fees and refundable escrow deposits in the form of an Irrevocable Bank Letter of Credit and 10% Cash, that will assure completion of the municipal improvements, have been provided by RW Troy, LLC (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

City Of Troy
 Contract for Installation of Municipal Improvements
 (Private Agreement)

Project No.: 24.914.3
 Resolution No: _____

Project Location: SE 1/4 Section 28
 Date of Council Approval: _____

This Contract, made and entered into this **10th** day of **March, 2025** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **RW Troy, LLC** whose address is **1613 Livernois, Troy, MI 48083** and whose telephone number is **(207)770-0204** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of **Storm Sewer, Concrete Pavement & Sidewalk** in accordance with plans prepared by **PEA Group** whose address is **1849 Pond Run, Auburn Hills, MI 48326** and whose telephone number is **(844) 813-2949** and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ **62,431.00**. This amount will be deposited with the City in the form of (check one):

- | | | | | | |
|--|-------------------------------------|---|----------|------------|--|
| Cash/Check | <input type="checkbox"/> | | | | |
| Certificate of Deposit & 10% Cash | <input type="checkbox"/> | | | | |
| Irrevocable Bank Letter of Credit & 10% Cash | <input checked="" type="checkbox"/> | } | 10% Cash | \$6,243.10 | |
| Performance Bond & 10% Cash | <input type="checkbox"/> | | | | |

Refundable cash deposit in the amount of \$ **19,583.00**. This amount will be deposited with the City in the form of (check one):

- | | | | |
|------|--------------------------|-------|-------------------------------------|
| Cash | <input type="checkbox"/> | Check | <input checked="" type="checkbox"/> |
|------|--------------------------|-------|-------------------------------------|

Non-refundable cash fees in the amount of \$ **0.00**. This amount will be paid to the City in the form of (check one):

- | | | | |
|------|--------------------------|-------|-------------------------------------|
| Cash | <input type="checkbox"/> | Check | <input checked="" type="checkbox"/> |
|------|--------------------------|-------|-------------------------------------|

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

CITY OF TROY

By:

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally
appeared _____ known by me
to be the same person(s) who executed this instrument and who acknowledged this to be
his/her/their free act and deed.

NOTARY PUBLIC, _____, Michigan

My commission expires: _____

Acting in _____ County, Michigan



Project Construction

Permit No: PPC24.914.3

Engineering Department
TO SCHEDULE INSPECTION CALL
INSPECTION LINE: (248) 680-7221

500 W. Big Beaver Road
 Troy, Michigan 48084
 Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838
 www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

1613 LIVERNOIS 88-20-28-478-057 Lot: Subdivision: Acreage Project No:	Location	RW TROY PROPERTY LLC 1613 LIVERNOIS TROY MI 48083-172	Permittee/Owner
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Issued: Expires:		1613 LIVERNOIS TROY MI 48083-1728	Applicant
FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383			

Work Description: Demolition of existing commercial building and addition of fuel pumps to existing Red Wagon Liquore Store with associated earthwork, utilities and pavement

Section 28

Stipulations: no existing detention - no detention required - reducing total site's impervious surface

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Cash Deposits (Refundable)	Construction Engineering (CE)	62,431.00
Cash Deposits (Refundable)	Sidewalks	592.00
Cash Deposits (Refundable)	ROW Restoration	220.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	62,431.00
Escrow Deposits	Storm Sewers	40,281.00
Escrow Deposits	Pavement	17,150.00
Escrow Deposits	Temporary Access Road	5,000.00

Amount Due: 0.00 PAID IN FULL
--



Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
 - 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
 - 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
 - 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
 - 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.
- SUPPLEMENTAL SPECIFICATIONS:**

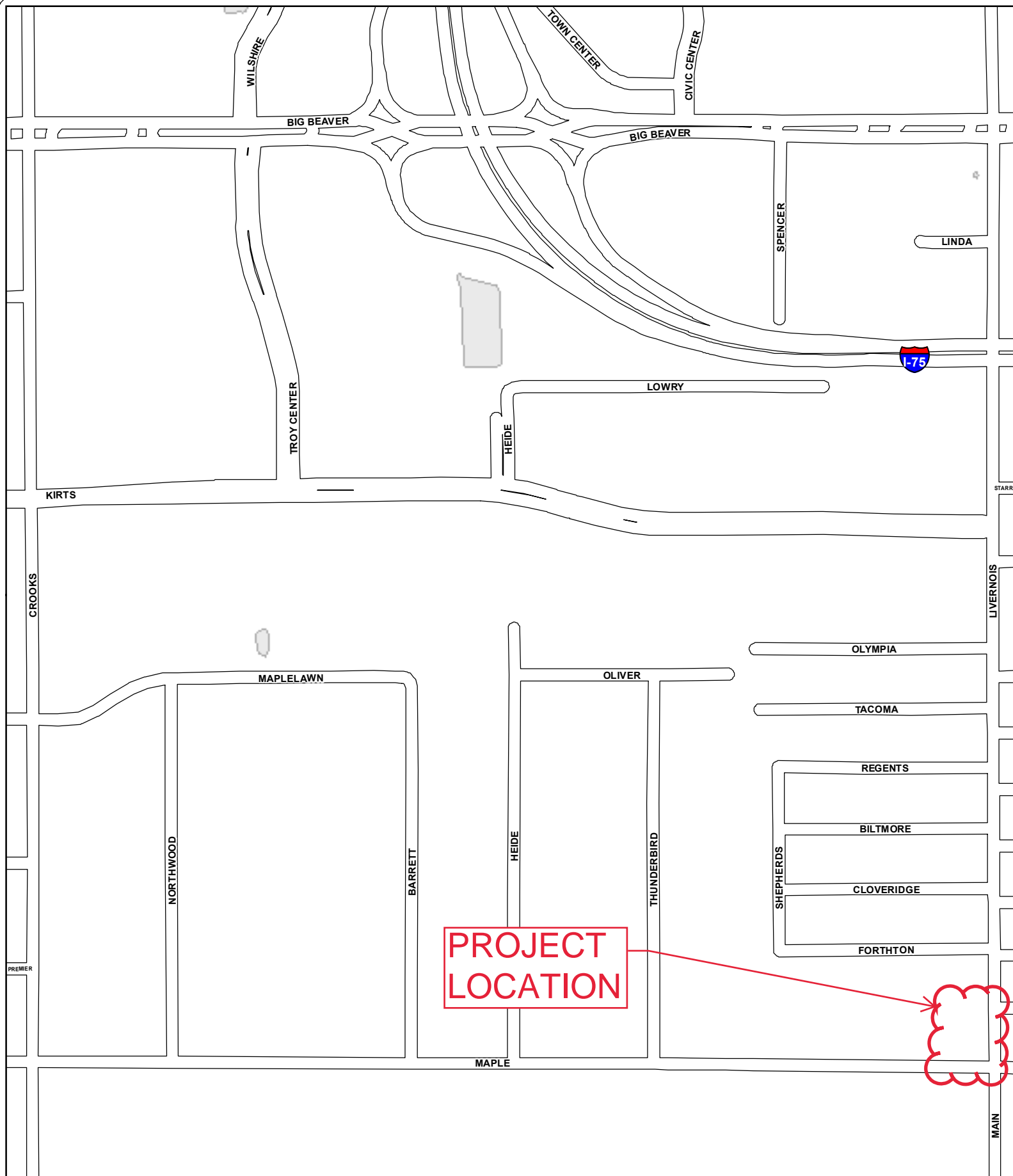
- 1) **INTENT:** Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved sand or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) **CROSSING ROADBED BY TUNNELING:** When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) **CROSSING BY CUTTING GRAVEL ROAD:** All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) **TREE TRIMMING OR REMOVAL:** A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.





500 West Big Beaver
Troy, MI 48084
troymi.gov



J-09

CITY COUNCIL AGENDA ITEM

Date: March 3, 2025

To: Frank Nastasi, City Manager

From: Robert Bruner, Deputy City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements
Pine View Condominiums - Project No. 23.901.3

History

GFA Development, Inc. proposes to develop Pine View Condominiums located on the NW Corner of E. Long Lake and Dequindre, Section 12.

The Planning Commission granted preliminary Site Plan approval on October 26th, 2021.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by GFA Development, Inc on behalf of the City of Troy including: Water Main, Storm Sewer, Underground Detention, Sanitary Sewer, Concrete Pavement, and Sidewalk. The required fees and refundable escrow deposits in the form of a Performance Bond and 10% Cash, that will assure completion of the municipal improvements, have been provided by GFA Development, Inc (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **23.901.3**

Project Location: **SE 1/4 Section 12**

Resolution No: _____

Date of Council Approval: _____

This Contract, made and entered into this **10** day of **March, 2025** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **GFA Development, Inc** whose address is **986 Elmsford Drive, Troy, MI 48083** and whose telephone number is **248-840-2828** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of **Water Main, Storm Sewer, Underground Detention, Sanitary Sewer, Concrete Pavement, and Sidewalk** in accordance with plans prepared by **PEA Group** whose address is **1849 Pond Run, Auburn Hills, MI 48326** and whose telephone number is **844-813-2949** and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ **544,173.00**. This amount will be deposited with the City in the form of (check one):

Cash/Check	<input type="checkbox"/>	}	10% Cash	<u>\$54,417.30</u>
Certificate of Deposit & 10% Cash	<input type="checkbox"/>			
Irrevocable Bank Letter of Credit & 10% Cash	<input type="checkbox"/>			
Performance Bond & 10% Cash	<input checked="" type="checkbox"/>			

Refundable cash deposit in the amount of \$ **95,017.00**. This amount will be deposited with the City in the form of (check one):

Cash Check

Non-refundable cash fees in the amount of \$ **2,047.99**. This amount will be paid to the City in the form of (check one):

Cash Check

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.


FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this _____ day of _____, 20_____.

OWNERS

By:



*
Its: President

Please Print or Type Gary Abithoira

*
Its: _____

Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 3rd day of MARCH, A.D. 2025, before me personally appeared Gary Abithoira known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.



NOTARY PUBLIC, _____, Michigan

My commission expires: _____
Acting in _____ County, Michigan

Merissa Clark
Notary Public - State of Michigan
County of Macomb
My Commission Expires April 25, 2029
Acting in the County of Oakland

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

CITY OF TROY

By:

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally
appeared _____ known by me
to be the same person(s) who executed this instrument and who acknowledged this to be
his/her/their free act and deed.

NOTARY PUBLIC, _____, Michigan

My commission expires: _____

Acting in _____ County, Michigan



Project Construction

Permit No: PPC23.901.3

Engineering Department

500 W. Big Beaver Road

TO SCHEDULE INSPECTION CALL

Troy, Michigan 48084

Fax: (248) 524-1838

INSPECTION LINE: (248) 680-7221

Hours: Mon-Fri 8am - 4:30pm

www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

41185 DEQUINDRE **Location**
 88-20-12-476-070 Lot: 10-12
 Subdivision: JENNINGS
 Project No: 23.901.3

Permittee/Owner
 GFA DEVELOPMENT INC
 3301 MIRAGE
 TROY MI 48083
 (248) 840 2828

Issued: Expires:

Applicant
 3301 MIRAGE
 TROY MI 48083
 (248) 840 2828

FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383

Work Description: Pine View Condominiums

Stipulations: [On Site Underground Detention](#)

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	108,110.00
Escrow Deposits	Water Mains	206,935.00
Escrow Deposits	Storm Sewers	90,125.00
Escrow Deposits	Rear Yard Drains	31,965.00
Escrow Deposits	Pavement	6,656.00
Escrow Deposits	Grading	5,000.00
Escrow Deposits	Detention Basin	95,382.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	1,081.00
Cash Fees (Non-Refundable)	arkers - Full Range	31.00
Cash Deposits (Refundable)	Construction Engineering (CE)	542,173.00
Cash Deposits (Refundable)	ROW Restoration	200.00
Cash Deposits (Refundable)	Punchlist & Restoration	542,173.00

Amount Due:	0.00
PAID IN FULL	



Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
 - 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
 - 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
 - 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
 - 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.
- SUPPLEMENTAL SPECIFICATIONS:**

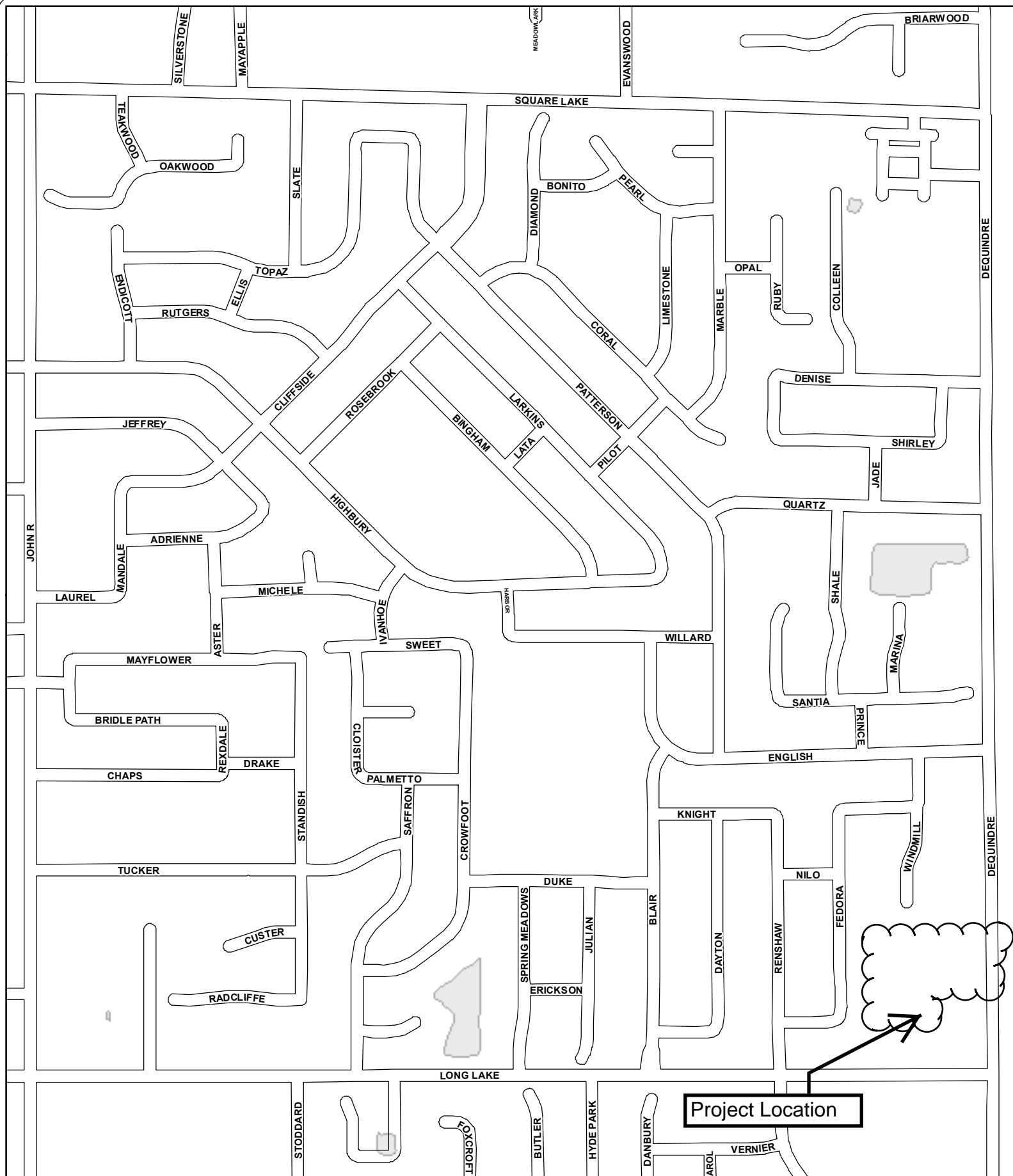
- 1) **INTENT:** Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved sand or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) **CROSSING ROADBED BY TUNNELING:** When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) **CROSSING BY CUTTING GRAVEL ROAD:** All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) **TREE TRIMMING OR REMOVAL:** A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.



City of Troy
Section 12



Date: 7/13/2022



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: March 6, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Robert C. Maleszyk, Chief Financial Officer
Kyle A. Vieth, Controller
Kurt Bovensiep, Public Works Director
G. Scott Finlay, City Engineer/Traffic Engineer

Subject: Authorization for Grant Submittal – Building Resilient Infrastructure and Communities (BRIC) and Flood Mitigation Assistance (FMA),

History

In October 2024, a Notice of Intent (NOI) was submitted to the Michigan State Police, Emergency Management and Homeland Security Division (MSP/EMHSD) for an extension on the Lane Drain to mitigate the flooding associated with the increase in storm intensities that Troy has experienced over the last several years.

Hazard mitigation activities are intended to reduce or eliminate future property damages and loss of life from natural hazards, such as floods, tornadoes, and storms. The FEMA BRIC and FMA programs provide funds for hazard mitigation planning activities and the implementation of mitigation projects. Based on past funding cycles of the programs, FEMA's general priorities for the programs are as follows:

Building Resilient Infrastructure and Communities (BRIC) Priorities:

- Projects that incentivize natural hazard risk reduction activities that mitigate risk to public infrastructure and disadvantaged communities.
- Projects that incorporate nature-based solutions.
- Projects that enhance climate resilience and adaptation.

Flood Mitigation Assistance (FMA) Priorities:

- Project Scoping activities to develop community and individual flood mitigation projects.
- Projects that address community flood risk to reduce National Flood Insurance Program (NFIP) flood claim payments.
- Projects that mitigate the risk of flooding to individual NFIP insured structures.

The preliminary plan and cost estimate prepared by Hubble Roth & Clark, Inc., and reviewed by City Staff for the pursuit of FEMA Funding are attached.

Financial

The FEMA Program requires a 25% match from the submitting agency. Currently, there is no requirement to obligate the necessary funds. City Staff will include funding during the appropriate budget year. Based on the NOI cost estimate, \$1,200,000 is the total cost, and the City's share would be \$300,000.

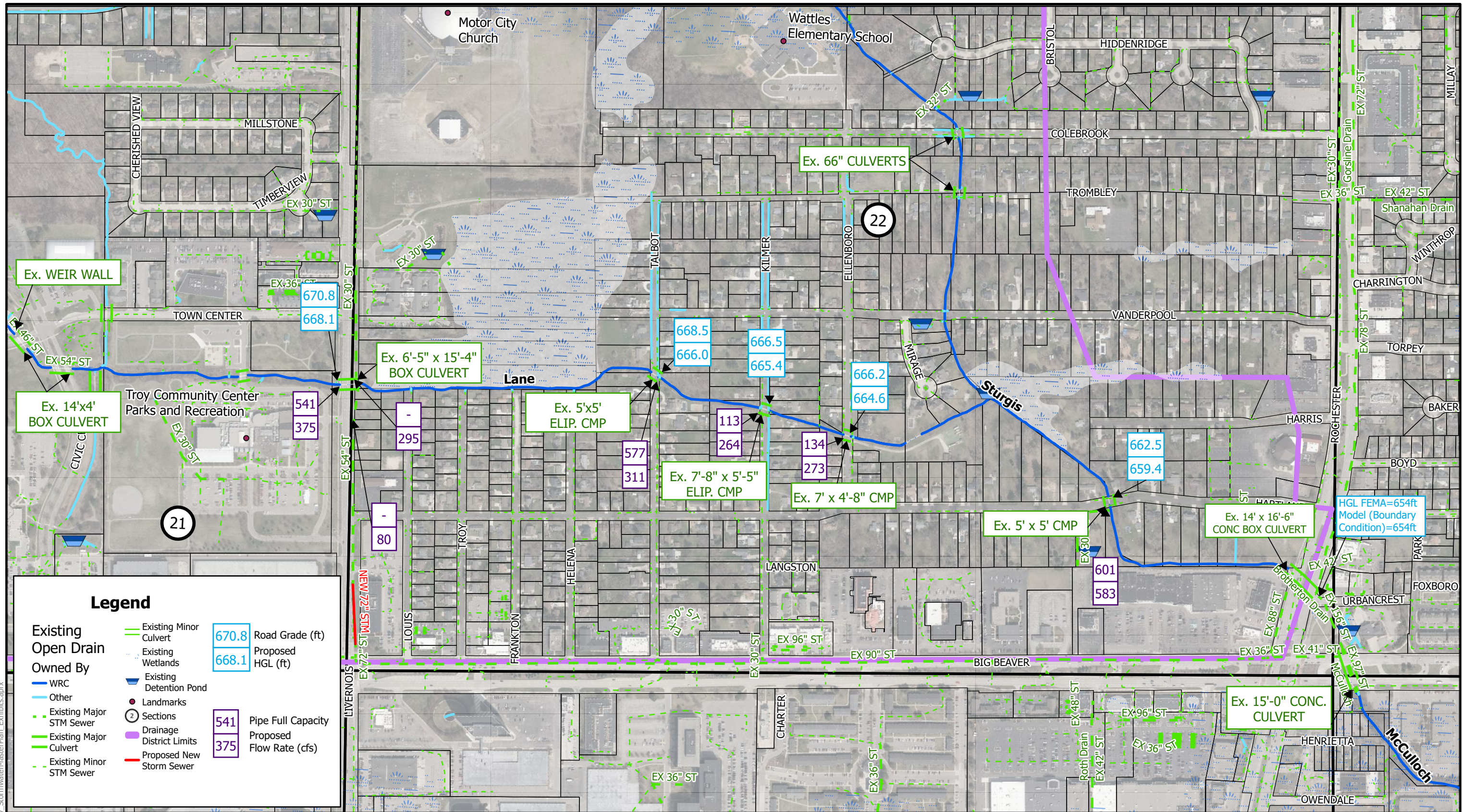


500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Recommendation

City Staff recommends the authorization to submit a grant application through the Michigan State Police, Emergency Management to pursue funding for the extension of the Lane Drain at an estimated cost of \$1,200,000, of which the City of Troy will be responsible for 25% or \$300,000..



Legend

Existing Open Drain	Existing Minor Culvert	670.8 Road Grade (ft)
Owned By	Existing Wetlands	668.1 Proposed HGL (ft)
WRC	Existing Detention Pond	541 Pipe Full Capacity
Other	Landmarks	375 Proposed Flow Rate (cfs)
Existing Major STM Sewer	Sections	
Existing Major Culvert	Drainage District Limits	
Existing Minor STM Sewer	Proposed New Storm Sewer	

ALTERNATE 1: Lane Drain Extension, Utilizing Existing 54-inch Pipe Along Livernois Road

Total Drainage District Area = 1422 acres
Priority Rating: 1

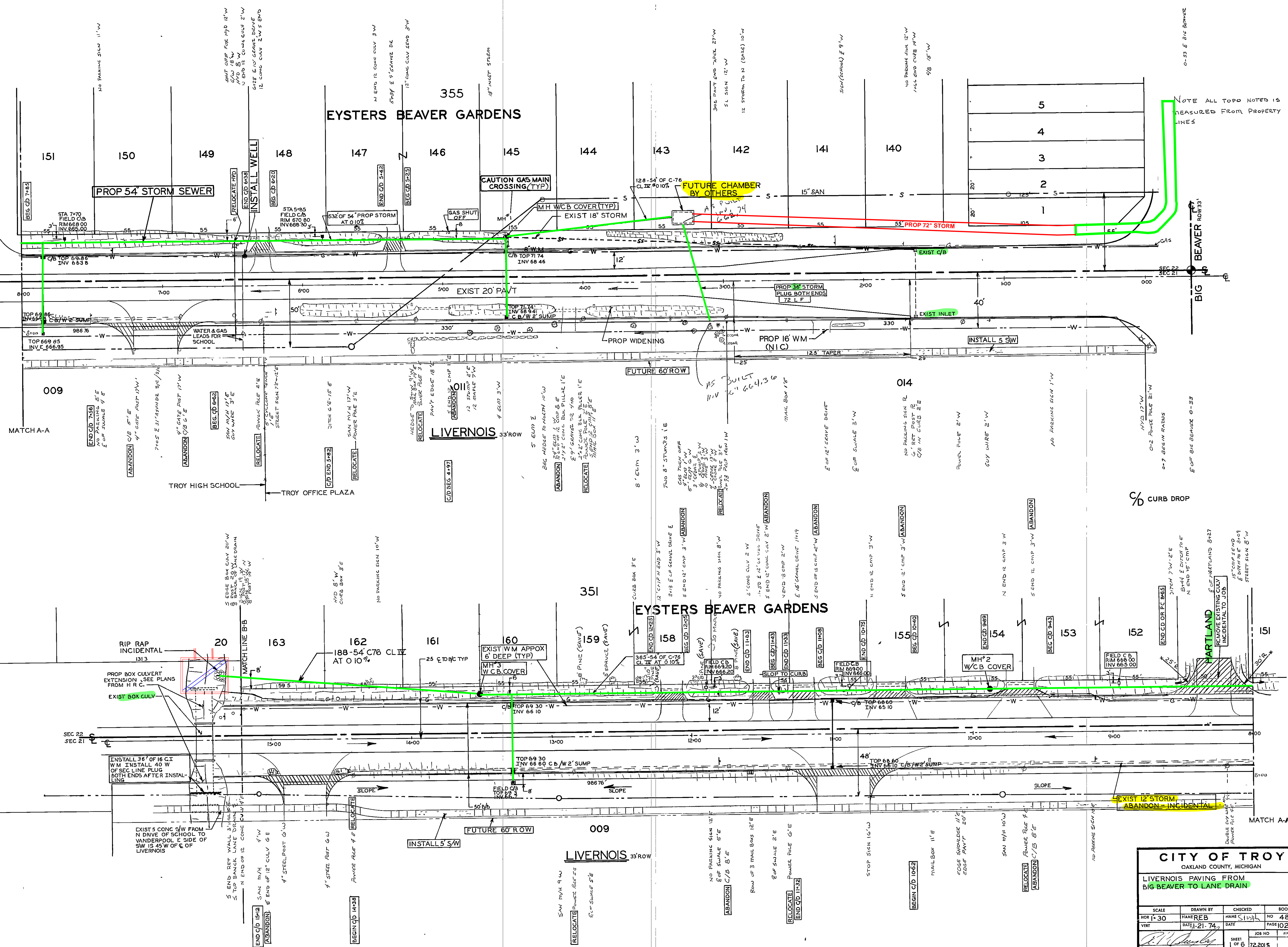


JOB NO. 2021 0998	FIGURE NO. 1
DATE FEB 2025	

Y:\202109\20210998\03_ Studies\Working\GIS\Troy_ StormwaterMasterPlan_ Exhibits.aprx



BM LOWER 1 ON HYD E SIDE OF LIVERNOIS 25' ± S OF N DRIVE OF TROY HIGH SCHOOL ELEV 671.95 (HRC DATUM)



NOTE ALL TOPO NOTED IS MEASURED FROM PROPERTY LINES

1/2" CURB DROP

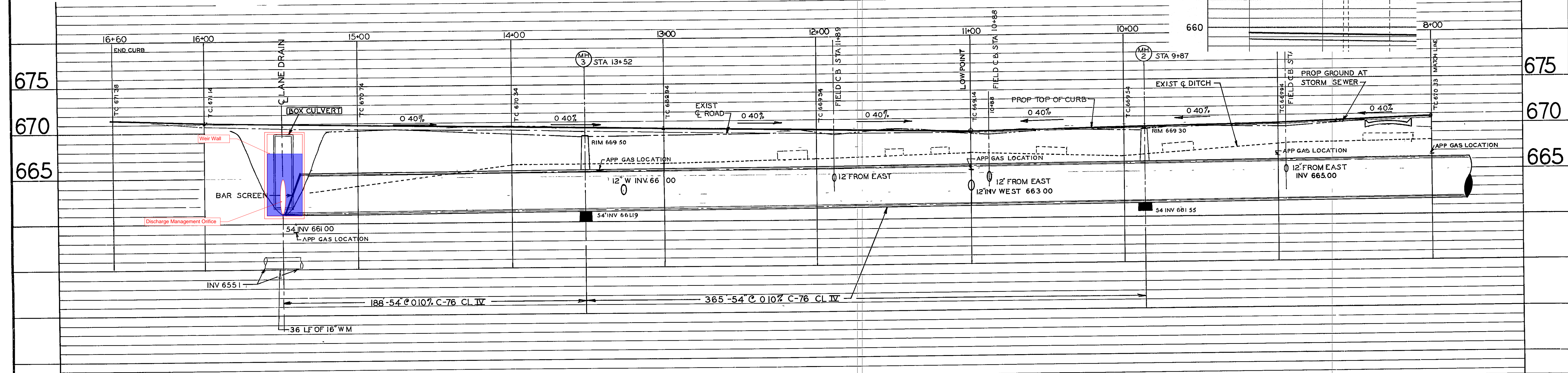
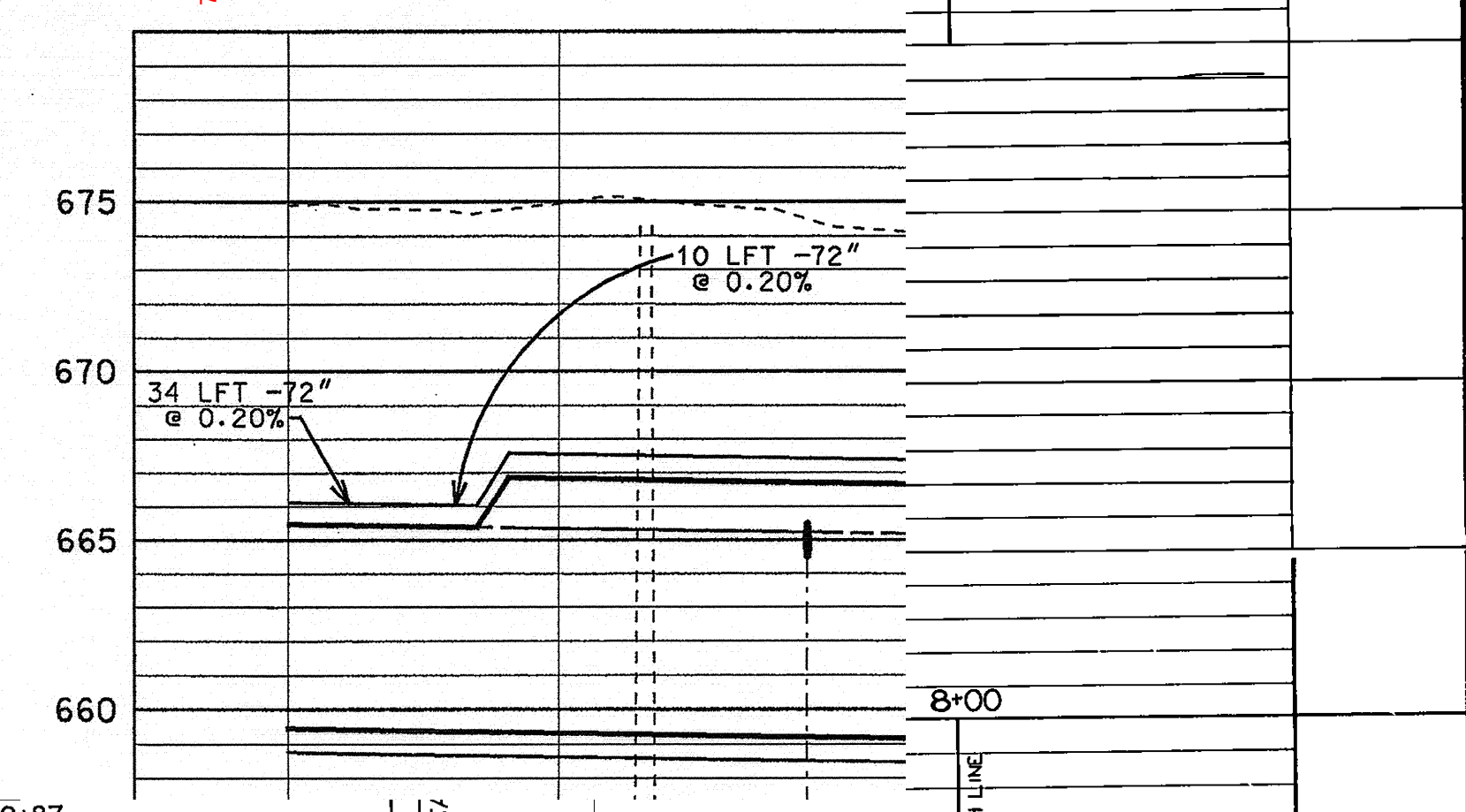
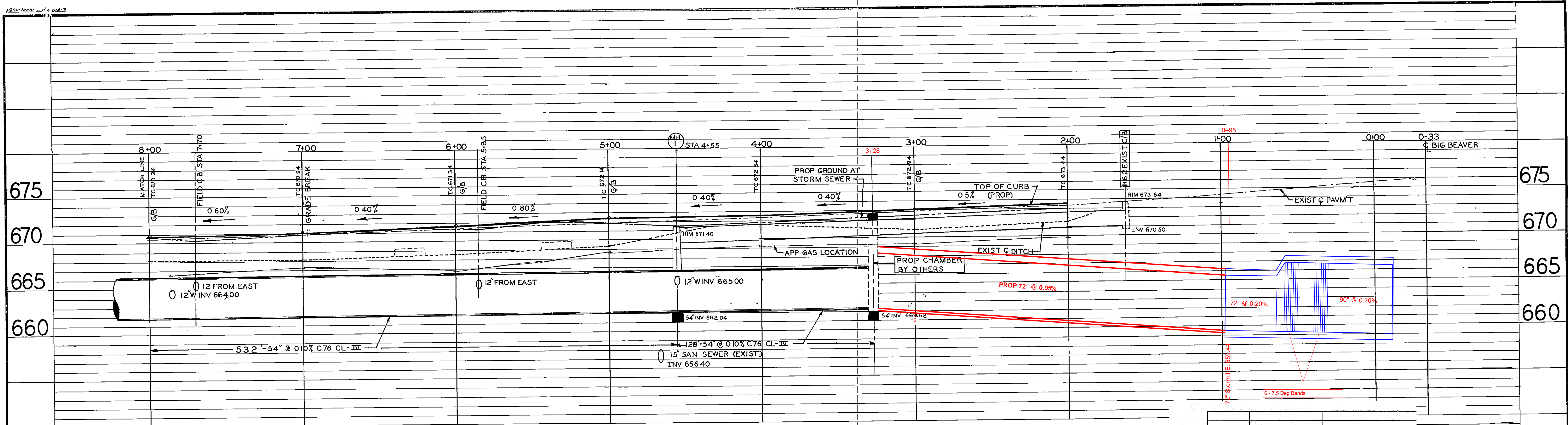
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

LIVERNOIS PAVING FROM BIG BEAVER TO LANE DRAIN

SCALE	DRAWN BY	CHECKED	BOOK
HOR 1" = 30'	NAME: REB	NAME: C. J. ...	NO 48
VERT	DATE: 1-21-74	DATE	PAGE 102
SHEET 1 OF 6		JOB NO 72.2015	FILE NO
CITY ENGINEER			

21-29

15 921 21, 22



CITY OF TROY
OAKLAND COUNTY, MICHIGAN

LIVERNOIS PAVING FROM
BIG BEAVER TO LANE DRAIN
PROFILES

SCALE	DRAWN BY	CHECKED	BOOK
HOR 1" = 30'	NAME REB	NAME	PAGE
VERT 1" = 5'	DATE 3-15-74	DATE	FILE
SHEET 3 OF 6	JOB NO 72 2015	FILE	
CITY ENGINEER			

15923 21,22

21-30

ENGINEER'S OPINION OF PROBABLE PROJECT COST - TABLE I-1

PROJECT: CITY OF TROY 2024 MASTER STORM DRAINAGE PLAN UPDATE	DATE: 1/20/2025
LOCATION: SECTIONS 21 & 22 - LANE DRAIN BRANCH DRAINAGE IMPROVEMENTS	PROJECT NO.: 20210998
BASIS FOR ESTIMATE: [X] CONCEPTUAL [] PRELIMINARY [] FINAL	CURRENT ENR (CCI): 13632
NAME: ALTERNATIVE NO. 1A - Drain Extension, Utilizing Existing 54-inch Storm Pipe Along Livernois Road	ESTIMATOR: NES
	CHECKED BY: BWS

SCOPE: Connecting the Lane to the 90-inch Big Beaver Road pipe via +/- 350 linear feet of enclosed pipe, as well as construction of a flow diversion chamber. Near Livernois and Big Beaver Roads.

DESCRIPTION	QUANT.	UNIT	UNIT PRICE	TOTAL
72" Storm Sewer	350	lft	\$ 900.00	\$ 315,000.00
9' Dia Manhole	1	ea	\$ 17,500.00	\$ 17,500.00
Outlet Structure	1	ea	\$ 75,000.00	\$ 75,000.00
Flow Diversion Chamber	1	ea	\$ 250,000.00	\$ 250,000.00
Site Restoration	1,340	syd	\$ 20.00	\$ 26,800.00

Subtotal Construction Costs	\$ 685,000.00
Contingency (35%)	\$ 240,000.00
Administration, Engineering, Legal (20%)	\$ 185,000.00
Total Project Cost	\$ 1,110,000.00

Notes and Assumptions

- Does not include Permitting or Easement Acquisition Costs
- Lane Drain Open Channel Improvements completed upstream of Livernois are sufficient for future City storm water management planning

Final Minutes
Joint Local Development Finance Authority Troy
Regular Meeting of October 23, 2023

The meeting, held at Troy City Council Boardroom, was called to order at 3:30 p.m. by Chair Fred Zorn.

Members Present: Chair Fred Zorn
Austen Michaels
Justin Prybylski
Sandra Bachert
James Schmitz
Anthony Rosenblum
Fabrice Smieliauskas
Ellen Hodorek (Alternate)
Louis Starks (County Representative)

Members Absent: None

Also Present: Rochelle Katz-Freeman
Lori Bluhm, Troy City Attorney
Tom Kelly, Executive Director & CEO of Automation Alley
Mark Adams, Troy Economic Development Manager
Kelly Timm, Troy City Assessor
Robert Maleszyk, Troy Chief Financial Officer

ELECTION OF OFFICERS

Appointments were made to the positions of Chair, Vice Chair and Treasurer/Secretary.

Nominations: Fred Zorn-Chair, Justin Prybylski-Vice Chair, Mark Adams Treasurer/Secretary.

Resolution # LDFA Joint Committee 2023-10—01
Moved by James Schmitz
Second by Louis Starks

RESOLVED, that the LDFA appoints Fred Zorn as Chair, Justin Prybylski as Vice-Chair, Mark Adams as Treasurer/Secretary for the 2024 year

Yeas: 9
Nays: 0

Final Minutes
Joint Local Development Finance Authority Troy
Regular Meeting of October 23, 2023

APPROVAL OF MINUTES

Resolution # LDFA Subcommittee 2023-10-02

Moved by Austen Michaels

Seconded by Louis Starks

RESOLVED, that the LDFA Joint Committee approve the minutes of the November 29, 2022 meeting.

Yeas: 9

Nays: 0

OLD BUSINESS

None.

NEW BUSINESS

- Rochelle Freeman gave an update on the City of Southfield Smart Zone that highlighted numerous new businesses and a focus on tech and defense businesses. The SmartZone is also looking at establishing a seed fund.
- Mark Adams gave a brief update City of Troy SmartZone which encompasses Automation Alley. Ancor Automotive is a new trier one to the Zone that specializes in software development and data management. Mark also touched on the networking events that Automation Alley sponsors for foreign firms and the distribution of 3D prints to local businesses to assist with transitioning to industry 4.0.

C. Approval of the 2024 Annual Meeting Schedule

Resolution # LDFA Joint Committee 2023-10-03

Moved by Anthony Rosenblum

Seconded by Louis Starks

RESOLVED, that the LDFA approves the proposed annual meeting schedule for the year 2024.

Yeas: 9

Nays: 0

Final Minutes
Joint Local Development Finance Authority Troy
Regular Meeting of October 23, 2023

BOARD MEMBER COMMENT

Several members stressed the need for continued funding for both zones and efforts to identify funding for a charging station.


PUBLIC COMMENT

John Bucknell CEO of Virtus Solis stressed the need for fast-charging stations to be located with Troy. He mentioned the lack of charging station maintenance which makes the wait longer and/or they just don't function. Several board members echo the need for additional stations within Troy and a few possible funding sources were identified.

Meeting was adjourned at 3:43 p.m.

The next scheduled meeting is October 21, 2024 – 3:30 p.m.


Chair _____ Date 10/21/2024
Fred Zorn


Secretary _____ Date 10/21/2024
Mark Adams

A public special meeting of the Troy Downtown Development Authority was held on Wednesday, January 17, 2024. It was held in Troy's City Council Board Room at 10:00 a.m. Chair Alan Kiriluk called the meeting to order at 10:02 a.m.

Present:	Kiriluk, Alan (Chair)	
	Baker, Mayor Ethan (Vice Chair)	
	Knollenberg, Martin	
	Keisling, Larry	
	Reschke, Ernest	
	Stone, David	
	Blair, Tim	
	Richards, John	
	Kuppa, Padma	
Also Present:	Miller, Mark (Executive Director)	
	Maleszyk, Robert (Secretary/Treasurer)	
	Bluhm, Lori Grigg	
	Bovensiep, Kurt	
	Savidant, Brent	
	Mark Adams	
	Timm, Kelly	
	Schubert, Meg	

Approval of Minutes –

A. Minutes of Regular Meeting of TDDA on October 18, 2023

Resolution: DDA-2024-01-01

Moved by: Blair, Tim

Seconded by: Knollenberg, Martin

RESOLVED that the Troy Downtown Development Authority Meeting Minutes from the October 18, 2023 meeting be approved.

Yeas: 9

Absent: 3

Old Business – None

New Business

A. Election of Officers: Chair, Vice Chair, Secretary-Treasurer

Nominations for TDDA Officers:

1. Chair- Nomination Alan Kiriluk
2. Vice Chairman- Nomination Mayor Ethan Baker
3. Secretary-Treasurer- Nomination Robert Maleszyk

Resolution: DDA-2024-01-02

Moved by: Knollenber, Martin

Seconded by: Blair, Tim

RESOLVED, that the Troy Downtown Development Authority approves the appointment of Alan Kiriluk as Chair, Mayor Ethan Baker as Vice-Chair, and Robert Maleszyk as Secretary-Treasurer.

Yeas: 9

Absent: 3

B. Announcement of Termination & Retirement of City Manager and DDA Executive Director, May 31, 2024 (Introduced by Executive Director Mark F. Miller)

C. Contract Award and Administration for I-75/Big Beaver Landscape Improvements (Introduced by Public Works Director Kurt Bovensiep)

Public Works Director Kurt Bovensiep spoke to the Authority about the Contract Award for the DDA Landscaping project. He began by reiterating the themes of the project, which are consistency with nature and pedestrian safety. The priority points of the project were outlined, and it was highlighted that the construction will begin with the DDI. The project was put out for bid twice, as the first attempt brought in over-budget bids. The team then worked to value engineer the project and opened the process for bids in October. A total of five bids were received, and three contractors were interviewed. The job was awarded to Warren Contractors & Development INC.

Resolution: DDA-2024-01-03

Moved by: Martin Knollenberg

Seconded by: Tim Blair

RESOLVED that the Troy Downtown Development Authority approves the Contract Award to Warren Contractors & Development Inc. to begin work on the TDDA Landscaping Project

Yeas: 9

Absent: 3

D. Office to Residential Conversions Report (Introduced by Community Development Director Brent Savidant)

Community Development Director Brent Savidant presented information regarding the conversion of office space to residential units to the group. This development trend is used to address growing housing needs. Director Savidant discussed two conversion projects currently taking place in the city.

Public Comment

None.

This meeting was adjourned at 11:08 am.

The Troy Downtown Development Authority's next regular meeting is scheduled for April 17, 2024, at 10:00 a.m.

 4/17/2024
Alan Kiriluk, TDDA Chair Date

 4/17/2024
Robert C. Maleszyk, TDDA Secretary Date

Minutes Prepared by:

Meg Schubert, Assistant City Manager Date

Final Minutes Troy Brownfield Redevelopment Authority Annual Meeting – April 16, 2024

The meeting was called to order at 3:00 p.m. by Chair Joseph Vassallo.

Members Present: Joseph Vassallo (Chair)
Joseph Beyer (Vice Chair)
Carolina Noguez-Ortiz
Hemanth Tadepalli
Rosemary Kornacki
Steve Gottlieb

Members Absent:

Also Present: Lori Bluhm, City Attorney
Mark Adams, Troy BRA Secretary/Treasurer
Robert C. Maleszyk, Chief Financial Officer
Mark F. Miller, City Manager
Megan E. Schubert, Assistant City Manager
Kelly Timm, City Assessor
Dylan J Clark, Assistant to the City Manager

ELECTION OF OFFICERS (Chairperson, Vice-Chairperson and Secretary/Treasurer)

Resolution # BRA 2024-04-01
Moved by Kornacki
Seconded by Gottlieb

RESOLVED, that Joseph Vassallo be elected as Chair; Joseph Beyer be elected as Vice Chair; and Mark Adams be elected as Secretary/Treasurer

Yeas: 6
Nays: 0

APPROVAL OF MINUTES FROM OCTOBER 17, 2023

Resolution # BRA 2024-04-02
Moved by Beyer
Seconded by Noguez-Ortiz

RESOLVED, that the BRA approve the minutes of the October 17, 2023 regular meeting.

Yeas: 6
Nays: 0

Final Minutes Troy Brownfield Redevelopment
Authority Annual Meeting – April 16, 2024

OLD BUSINESS

A. None

NEW BUSINESS

A. 2024/2025 Budget

Mark Adams provided an overview of the budget to the BRA.

Resolution # BRA 2024-04-03
Moved by Noguez-Ortiz
Seconded by Kornacki

RESOLVED, that the Troy BRA recommends approval of the 2024/2025 Budget.

Yeas: 6
Nays: 0

B. Michelle Bakun (MEDC/EGLE)

Michelle gave an overview of the Brownfield program and provided information on grants, policies and loans.

BOARD MEMBER COMMENT

General discussion took place about potential Brownfield projects and Meg Schubert gave a brief K-mart update.

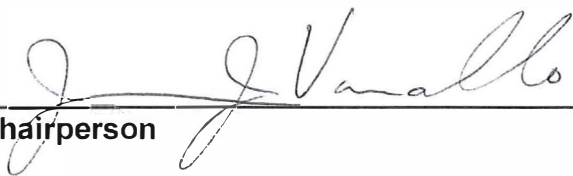
Final Minutes Troy Brownfield Redevelopment
Authority Annual Meeting – April 16, 2024

PUBLIC COMMENT

None.

Meeting was adjourned at 3:48 p.m.

The next regularly scheduled meeting is October 15, 2024 – 3:00 p.m.


Chairperson 10/15/24
Date


Secretary 10/15/2024
Date

A public meeting of the Troy Downtown Development Authority was held on Wednesday, April 17, 2024. It was held in Troy’s City Council Board Room at 10:00 a.m. Chair Alan Kiriluk called the meeting to order at 10:02 a.m.

Present:	Kiriluk, Alan (Chair)	
	Baker, Mayor Ethan (Vice Chair)	
	Knollenberg, Martin	
	Keisling, Larry	
	Reschke, Ernest	
	Stone, David	
	Blair, Tim	
	Richards, John	
	Kuppa, Padma	
	Macleish, Daniel	
Also Present:	Miller, Mark (Executive Director)	
	Maleszyk, Robert (Secretary/Treasurer)	
	Bluhm, Lori Grigg	
	Bovensiep, Kurt	
	Savidant, Brent	
	Mark Adams	
	Timm, Kelly	
	Schubert, Meg	

Approval of Minutes –

A. Minutes of Regular Meeting of TDDA on January 17, 2024

Resolution: DDA-2024-04-01

Moved by: Blair, Tim

Seconded by: Knollenberg, Martin

RESOLVED that the Troy Downtown Development Authority Meeting Minutes from the January 17, 2024 meeting be approved.

Yeas: 10

Absent: 2

Old Business – None

New Business

A. DDI Landscape Progress Update (Presented by: Kurt Bovensiepe, Public Works Director)

The Landscape Plan was presented as having two important themes: “consistency through nature” and pedestrian safety.

The DDI was the first priority for implementation. While initial bids were very high, value engineering was done to reduce cost. The project was re-bid in October 2023, resulting in 5 bidder interviews.

Lane closures scheduled from 9-3, not during rush hour and phase 1 completion date scheduled for November.

B. 2024/25 Budget (Presented by: Mark F. Miller, City Manager & Rob Maleszyk, CFO)

The budget was presented as a 3-million-dollar budget with 1 million-dollar annual contributions to the landscaping project. It was noted that the TDDA still has bond obligations to the City.

Resolution: DDA-2024-04-02

Moved by: Martin Knollenberg

Seconded by: Tim Blair

RESOLVED that the Troy Downtown Development Authority approves the Contract Award to Warren Contractors & Development Inc. to begin work on the TDDA Landscaping Project

Yeas: 10

Absent: 2

C. Retirement of City Manager/ Executive Director, Mark F. Miller

D. Development Report (Presented by: R. Brent Savidant, Community Development Director)

Public Comment

None.

This meeting was adjourned at 11:08 am.

The Troy Downtown Development Authority's next regular meeting is scheduled for Ocotober 16, 2024, at 10:00 a.m.



Alan Kiriluk, TDDA Chair

Date



Robert C. Maleszyk, TDDA Secretary

Date

10/17/2024

Minutes Prepared by:

Dylan Clark, Management Analyst

Date

Final Minutes
Joint Local Development Finance Authority Troy Subcommittee
Regular Meeting of April 22, 2024

The meeting, held at Troy City Council Boardroom, was called to order at 3:31 p.m. by Chair Sandra Bachert.

Members Present: Ethan Baker (Alternate)
Ellen Hodorek (Alternate)
Sandra Bachert
James Schmitz
Anthony Rosenblum
Fabrice Smieliauskas

Members Absent: Louis Starks (County Representative)

Also Present: Robert Maleszyk, Chief Financial Officer
Lori Bluhm, City Attorney
Mark Adams, Troy Economic Development Manager
Kelly Timm, City Assessor
Meg Schubert, Assistant City Manager
Tom Kelly, Automation Alley
Dylan J Clark, Assistant to the City Manager

ELECTION OF OFFICERS (Chair, Vice Chair, Secretary/Treasurer)

Resolution #LDFA Subcommittee 2024-04-1
Moved by James Schmitz
Second by Anthony Rosenblum

RESOLVED, that Sandra Bachert be elected as Chair; James Schmitz be elected as Vice Chair; and Mark Adams be elected as Secretary Treasurer

Yeas: 4
Nays: 0

APPROVAL OF MINUTES

Resolution # LDFA Subcommittee 2024-04-02
Moved by Anthony Rosenblum
Seconded by Fabrice Smieliauskas

RESOLVED, that the LDFA Subcommittee approve the minutes of the October 23, 2023 meeting.

Yeas: 4
Nays: 0

Final Minutes
Joint Local Development Finance Authority Troy Subcommittee
Regular Meeting of April 22, 2024

OLD BUSINESS

Mark Adams indicated that funding for a fast charging station is still an issue and the County is still focusing on their properties before they will consider any local funding assistance. The Board suggested a formal request for funding in writing.

Resolution # LDFA Subcommittee 2024-04-03

Moved by Sandra Bachert

Second by Anthony Rosenblum

RESOLVED, that the LDFA Board will submit a formal request in writing to Oakland County for an Automation Alley fast charging station.

Yeas: 4

Nays: 0

NEW BUSINESS

A. 2024/2025 - Budget- Mark Adams, Economic Development Manager

Resolution # LDFA Subcommittee 2024-04-04

Moved by James Schmitz

Seconded by Anthony Rosenblum

RESOLVED, that the LDFA recommends the presented 2024/2025 budget be brought in front of Troy City Council for approval.

Yeas: 4

Nays: 0

B. Automation Alley (AA) Update

Tom Kelly, gave an overview of A2 and mention they are still assisting business with transitioning to industry 4.0 which is basically technology that makes machines "self-aware". He also mentioned that Project Diamond was funded for 2024. This program provides funding for a 3-D printer at half cost to industry. Tom touched on how Automation Alley is marketing Troy and our Region as being a highly educated workforce.

Final Minutes
Joint Local Development Finance Authority Troy Subcommittee
Regular Meeting of April 22, 2024

BOARD MEMBER COMMENT

The mayor thanked Tom Kelly for all of the great work taking place at Automation Alley.

PUBLIC COMMENT

None.

Meeting was adjourned at 4:25 pm
The next scheduled meeting is **October 21, 2024 at 3:30PM**

Sandra Bachert _____ 10/21/24
Chair: Date
Sandra Bachert

Mark Adams _____ 10/21/24
Secretary: Date
Mark Adams, Economic Development Manager

A public meeting of the Troy Downtown Development Authority was held on Wednesday, October 16, 2024. It was held in Troy’s City Council Board Room at 10:00 a.m. Chair Alan Kiriluk called the meeting to order at 10:01 a.m.

Present:	Kiriluk, Alan (Chair)	
	Baker, Mayor Ethan (Vice Chair)	
	Knollenberg, Martin	
	Keisling, Larry	
	Tomcsik-Husak, Tara	
	Stone, David	
	Blair, Tim	
	Richards, John	
	Kuppa, Padma (arrived at 10:10)	
	Macleish, Daniel	
	Koza, Kenny	
Also Present:	Nastasi, Frank	
	Maleszyk, Robert (Secretary/Treasurer)	
	Bluhm, Lori Grigg	
	Bovensiep, Kurt	
	Flynn, Courtney	
	Adams, Mark	
	Timm, Kelly	
	Clark, Dylan	

Approval of Minutes –

A. Minutes of Regular Meeting of TDDA on April 17, 2024

Resolution: DDA-2024-10-01

Moved by: Knollenberg, Martin

Seconded by: Tomcsik-Husak, Tara

RESOLVED that the Troy Downtown Development Authority Meeting Minutes from the April 17, 2024 meeting be approved.

Yeas: 10

Absent: 1

Old Business

A. Big Beaver Landscaping Update (Presented by: Kurt Bovensiep, Public Works Director)

Kurt Bovensiep stated that once the correct permits were received from MDOT, work was able to truly commence for phase two of the DDI. DPW has been very intentional with lane closures and have pulled back the cones on certain days in order to minimize congestion. Moving forward, as the DDI is completed, irrigation will be added and lights under the bridge abutment will be added, along with continued work on greenery for beautification. It was stated that it may be beneficial to meet with the subcommittee to discuss next steps for landscaping.

New Business

A. Financial Position (Presented by: Rob Maleszyk, Rob Maleszyk, CFO)

Rob Maleszyk stated that the financial position of the DDA is strong. It is important to note that the DDA continues to make debt payments and that the corridor project was given an extensive budget. Despite this, the 2027 Fiscal Year projected budget shows an ending fund balance of close to \$5,000,000.

B. Introduction to Courtney Flynn, Communications Director

Courtney Flynn introduced herself and stated that she has experience working with a corridor improvement authority, working on social district events, social media, engagement, pocket parks, and much more. The Board discussed a desire to expand the DDA's presence and image. It was

determined that a survey would be sent out to board members in order to collect ideas relating to communications, and that images of the corridor be curated for use in TDDA and Troy materials.

C. 2025 Meeting Dates (Frank Nastasi, City Manager)

Resolution: DDA-2024-10-02

Moved by: Blair, Tim

Seconded by: Knollenberg, Martin

RESOLVED that the Troy Downtown Development Authority 2025 Meeting Dates be approved.

Yeas: 10

Absent: 1

D. Winter DDA Banners (Dylan Clark, Management Analyst)

It was stated that the current banners along Big Beaver and Civic Center Dr have started to show signs of wear and that new, seasonal banners would be worth purchasing. This would be designed in-house and printing paid out of the \$20,000 remaining in the Community Promotion line within the TDDA FY25 budget. The Board reached consensus to proceed, with special consideration for the sustainability of the material, an increase in size from the current banners, and preference for Troy companies. It was also determined that Mayor Baker and Chair Alan Kiriluk would give final design approval.

Resolution: DDA-2024-10-03

Moved by: Kuppa, Padma

Seconded by: Tomcsik-Husak, Tara

RESOLVED that the Troy Downtown Development Authority authorize the bid and purchase of seasonal pole banners for an amount not to exceed \$20,000.

Yeas: 10


Absent: 1

Adjournment

Moved by: Macleish, Daniel
Seconded by: Kuppa, Padma

This meeting was adjourned at 10:45 am.

The Troy Downtown Development Authority's next regular meeting is scheduled for January 15, 2024, at 10:00 a.m.

 1/15/25
Alan Kiriluk, TDDA Chair Date

 1/15/2025
Robert C. Maleszyk, TDDA Secretary Date

Minutes Prepared by:

_____ Date
Dylan Clark, Management Analyst

Traffic Committee Minutes – November 20, 2024**FINAL**

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, Petruilis, 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 Petruilis

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

Yes: Christiansen, Kenkre, Nurak, Rose, Petruilis, 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.

Resolution # 2024-11-21

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 northeast of the driveway at 5357 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

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on February 11, 2025, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure for tonight's meeting.

1. ROLL CALL

Present:

Toby Buechner
Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Absent:

Tyler Fox

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
R. Brent Savidant, Community Development Director
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-02-009

Moved by: Faison
Support by: Tagle

RESOLVED, To approve the agenda as prepared.

Yes: All present (8)
Absent: Fox

MOTION CARRIED

3. APPROVAL OF MINUTES – January 28, 2025

Resolution # PC-2025-02-010

Moved by: Lambert
Support by: Malalahalli

RESOLVED, To approve the minutes of January 28, 2025 Regular meeting as submitted.

Chair Perakis opened the floor for public comment. Acknowledging there was no one present to speak, Chair Perakis closed the floor for public comment.

Resolution # PC-2025-02-011

Moved by: Lambert

Support by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Slick City Action Park: Troy indoor commercial recreation facility, East side of Crooks, North of Maple (1820 Crooks and 1749 Northwood), Section 28, approximately 3.02 acres in size, Currently Zoned MR (Maple Road) and IB (Integrated Industrial and Business), be granted, subject to the following conditions:

1. Consolidate lots.
2. Obtain a parking easement with the neighboring site to the south prior to Final Approval.
3. Add two more landscape islands in the lot, one to be located on the south side of the building to enhance pedestrian safety.
4. City staff to work with the petitioner to enhance pedestrian safety on the south side of the building.

Discussion on the motion on the floor.

Mr. Savidant said he would consult with the City Engineer and engineering staff on site improvements that would provide the best safety for pedestrian traffic on the south side of the building.

Vote on the motion on the floor.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Tagle

Absent: Fox

Recused: Buechner

MOTION CARRIED

Mr. Buechner returned to the meeting at 7:36 p.m.

6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014) – Proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Pinnacle of Troy. He stated the applicant is before the Board this evening for feedback only. Mr. Carlisle said the applicant is seeking a building height variance from the Zoning Board of Appeals (ZBA). He said the application would come back for Planning Commission consideration when a decision is made by the ZBA.

- Internal vehicular movement, as relates to:
 - End residential units provide privacy desired by some homeowners.
 - Consideration to reconfigure site layout and provide vehicular loop around buildings.
 - Consideration to eliminate t-turnarounds and reduce setback on west property line to accommodate more green space and enhance corner entrance.
- Outdoor amenities; percentage of green space required.
- Price point of homes: \$750,000 to \$1 million.
- City preference for interconnectivity between residential developments.

Mr. Savidant said he would ask OHM to attend the next meeting should the item come back before the Planning Commission for consideration.

Chair Perakis opened the floor for public comment.

- Anand Sinha, 3949 Fadi Drive; voiced support for development, said character of neighborhood is a good fit for Stonehaven residents.
- Zhenfeng Liu, 3930 Fadi Drive; in support of no pedestrian or vehicular connection to Stonehaven.
- Fabrice Smielauskas, 4607 Lehigh Drive; voice support for development; addressed Master Plan, density, outdoor amenities and traffic.
- Jim Musial, 4160 Glencastle; addressed concern with survival of landscaping on Wattles because of existing DTE easement.
- Kamal Shouhayib, 2884 Vineyards; addressed Choice Development's accomplished reputation of residential developments.
- Karen Wilson, Real Estate One; addressed site layout, preference of homeowners to reside in end residential units for the privacy they provide.
- Daniel Raubinger, 4083 Penrose; addressed the arborvitae screening and street presence of the development.
- Paul Bertin, ArciDes Inc., no address given; addressed building height.

Chair Perakis closed the floor for public comment.

7. PLANNING COMMISSION ANNUAL REPORT – 2024

It was the direction of the Board to submit the 2024 Annual Report to the City Council once a few typographical errors were corrected.

OTHER ITEMS

8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA REPORT

Date: March 3, 2025

To: Frank Nastasi, City Manager

From: Robert J Bruner, Deputy City Manager
G. Scott Finlay, City Engineer

Subject: Congestion Mitigation and Air Quality Improvement (CMAQ)

SEMCOG's Regional Review Committee has selected to award the City of Troy **\$2,520,000** in Congestion Mitigation and Air Quality Improvement (CMAQ) Program funding for fiscal years 2027 through 2029. Eligible projects include, but are not limited to, signal retiming, actuation, and interconnection; installation of dedicated turn lanes and roundabouts; replacing older, more polluting transit vehicles with newer, less polluting ones; and reducing single-occupant vehicle (SOV) travel through new and/or expanded transit routes.

The selected projects (by program and fiscal year) are listed below:

CMAQ

- FY 2028 -Coolidge and Square Lake Roundabout - \$1,440,000
- FY 2029 -Coolidge and South Blvd. Roundabout - \$1,080,000



**Interim Financial Report
2nd Quarter
For The Six Months Ended
December 31, 2024**

CITY OF TROY
QUARTERLY REPORT
SIX MONTHS ENDED December 31, 2024
HIGHLIGHTS

General Fund

Revenues

Total revenues are \$55.3 million to date and represent 77% of total budgeted revenues and other sources. This is an increase of \$3.8 million or 7.3% compared to the same time period in the prior year and includes recognition of total property tax revenues of \$43.7 million. Tax revenue increased \$2.6 million or 6.3%. Grant revenue is currently at \$2.6 million, which is down \$0.5 million from the prior year. This is expected to increase and be in line with the budgeted amount as this is primarily made up of State Shared Revenues which involves the reversal of accruals and the State's timing of payments.

Expenditures

Total General Fund expenditures to date are \$32.3 million or 44.6% of the annual budget. This is an increase of \$2.0 million or 6.6% compared to the same time period in the prior year. Currently, all departments appear to be within expected budgetary parameters to date.

Capital Fund

Revenues

Total revenues are \$12.7 million to date and represent 65% of total budgeted revenues and other sources. Grant revenue is currently at \$0.9 million; however, this will see a significant increase as the fiscal year progresses due to the MDOT Rochester Road Project, Stephenson Highway Project, and Cricket Project.

Expenditures

Expenditures for capital projects of \$14.5 million represent 37% of budgeted projects. This is up approximately \$0.3 million from the prior year due to the pre-payment of the grant funded firetruck and increased expenses for road construction.

Major Streets Fund

Revenues

Total revenues of \$2.9 million represent 35.8% of total budgeted revenues. This is consistent with the prior year as this amount is expected to increase due to the reversal of accruals and the State's timing of payments. Current trends indicate that the fund will generate budgeted amounts by the end of the fiscal year.

Expenditures

Total expenditures of \$3.7 million represent 39.6% of total budgeted expenditures. This is a decrease of approximately \$0.5 million over the prior year amount as expected due to the decrease in transfers to the Capital Fund.

Local Streets Fund

Revenues

Total revenues of \$1.9 million represent 38.9% of total budgeted revenues. This is consistent with the prior year as this amount is expected to increase due to the reversal of accruals and the State's timing of payments. Current trends indicate that the fund will generate budgeted amounts by the end of the fiscal year.

Expenditures

Total expenditures of \$2.2 million represent 36.6% of total budgeted expenditures. This is down approximately \$0.4 million from the prior year as expected due to the decrease in transfers to the Capital Fund.

Aquatic Center*

Revenues

Total revenues of \$348 thousand represent 45.2% of total budgeted revenues which is an increase of approximately \$14 thousand from the prior year.

Expenses

Expenses of \$504 thousand or 56.7% compared to budget is lower than the prior year amount to date of \$24 thousand. Overall expenses are consistent with the prior year.

*Beginning in Fiscal Year 2026, the Aquatic Center will be included in the General Fund.

Sanctuary Lake Golf Course

Revenues

Revenues of \$1.7 million are up \$0.3 million or 21% compared to the prior year for the same time period. Total year to date rounds are 26,824 representing an increase of approximately 3,070 rounds from the prior year. Average revenue per round is \$62.43 compared to prior year of \$58.35.

Expenses

Total expenditures of \$1.4 million are up \$0.2 million or 20% compared to the prior year. The Golf Course operating expenses are covered by the day-to-day revenues; however, similar to previous years, the fund cannot cover its annual debt payments. As a result, the General Fund covers the remaining portion. As of 12/31/24, the cash advance from the General Fund to Sanctuary Lake is \$7.7 million.

Sylvan Glen Golf Course

Revenues

Revenues of \$1.0 million are flat compared with the prior year to date amounts. Total year to date rounds are 25,865 representing a decrease of approximately 1,284 rounds from the prior year. Average revenue per round is \$35.71 compared to prior year of \$35.31.

Expenses

Total expenditures of \$0.9 million are up \$0.1 million compared to prior year and are in line with expectations. As of 12/31/24, the cash advance to Sanctuary Lake is \$3.3 million which is no change from the prior year.

Sanitary Sewer Fund

Revenues

Sanitary Sewer fund revenues of \$8.8 million are consistent with the prior year. Overall consumption was consistent with the prior year (sold 128,015 mcf, down 1,200 mcf or 0.9%). Note: Sewer disposal charges are based upon water consumption.

Expenses

Sanitary Sewer fund expenses of \$7.1 million are up \$0.4 million compared with the prior year to date. This increase is primarily due to increased rates along with special assessments and additional GWK Drain Sewage billings from Oakland County that did not occur in the prior year.

Water Fund

Revenues

Water fund revenues of \$13 million are down \$0.1 million or 0.8% primarily due to a decrease in consumption (sold 128,015 mcf, down 1,200 mcf or 0.9%). Weather patterns can have a significant impact on consumption over the summer months.

Expenses

Water fund total expenses of \$11.3 million are up \$2.5 million. The increase is primarily due to the timing of billings from Great Lakes Water Authority (GLWA) as the current year includes six months of billings versus four months in the prior year.

**Quarterly Financial Report
Aquatic Center Fund
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Aquatic Center Fund Revenues							
CHARGES FOR SERVICES	572,028	717,000	325,278	45.37	688,000	327,275	47.57
INTEREST & RENT	22,877	28,100	9,159	32.59	20,600	18,027	87.51
OTHER REVENUE	-10,398	0	-763	0.00	0	2,290	0.00
OTHER FINANCING SOURCES	0	0	0	0.00	60,000	0	0.00
	584,507	745,100	333,674	44.78	768,600	347,593	45.22
Aquatic Center Fund Expenditures							
Aquatic Center	678,508	1,142,532	528,300	46.24	888,872	504,142	56.72
	678,508	1,142,532	528,300	46.24	888,872	504,142	56.72

**Quarterly Financial Report
Capital Projects Fund
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Capital Projects Fund Revenues							
TAXES	7,345,672	7,200,000	7,334,968	101.87	7,612,500	7,635,848	100.31
LICENSES AND PERMITS	108,045	150,000	28,258	18.84	100,000	24,483	24.48
GRANTS	9,594,275	9,528,000	758,436	7.96	3,078,400	899,868	29.23
CONTRIBUTIONS FROM LOCAL UNITS	417,834	210,000	0	0.00	210,000	194,080	92.42
CHARGES FOR SERVICES	194,807	310,000	140,500	45.32	310,000	3,456	1.11
INTEREST & RENT	574,831	35,000	264,002	754.29	310,800	196,280	63.15
OTHER REVENUE	262,666	30,000	43,494	144.98	60,000	16,152	26.92
OTHER FINANCING SOURCES	11,747,529	13,243,577	5,398,728	40.76	7,930,000	3,783,821	47.72
	30,245,659	30,706,577	13,968,387	45.49	19,611,700	12,753,989	65.03
Capital Projects Fund Expenditures							
Capital Outlay	27,683,779	47,672,037	14,181,266	29.75	39,333,833	14,506,690	36.88
	27,683,779	47,672,037	14,181,266	29.75	39,333,833	14,506,690	36.88

**Quarterly Financial Report
General Fund
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
General Fund Revenues							
TAXES	41,579,349	40,715,450	41,137,686	101.04	43,492,450	43,732,686	100.55
LICENSES AND PERMITS	5,003,451	4,245,060	2,046,801	48.22	4,733,470	2,422,699	51.18
GRANTS	12,111,599	10,408,603	3,080,230	29.59	11,000,116	2,584,027	23.49
CONTRIBUTIONS FROM LOCAL UNITS	51,193	56,500	43,437	76.88	355,739	120,914	33.99
CHARGES FOR SERVICES	7,066,671	6,936,400	2,119,526	30.56	7,303,400	2,790,409	38.21
FINES AND FORFEITURES	716,199	736,750	352,668	47.87	665,800	390,250	58.61
INTEREST & RENT	3,220,182	1,370,500	1,676,389	122.32	1,978,554	1,984,254	100.29
OTHER REVENUE	1,886,078	1,365,700	881,050	64.51	1,705,522	1,107,706	64.95
OTHER FINANCING SOURCES	373,639	849,330	226,335	26.65	600,450	192,385	32.04
	72,008,362	66,684,293	51,564,123	77.33	71,835,501	55,325,331	77.02
General Fund Expenditures							
General government	10,528,024	11,458,991	4,971,160	43.38	12,065,715	5,355,867	44.39
Public Safety	36,689,479	40,311,076	16,913,851	41.96	42,495,725	18,488,439	43.51
Public Works	2,443,861	2,448,877	946,020	38.63	2,581,424	1,266,935	49.08
Community Development	4,639,387	4,638,822	2,018,000	43.50	5,131,506	2,407,267	46.91
Recreation and Culture	8,580,140	9,037,172	4,434,911	49.07	10,102,719	4,766,724	47.18
Transfers Out & Other Uses	2,010,000	2,020,000	1,000,000	49.50	10,700	0	0.00
	64,890,892	69,914,938	30,283,943	43.32	72,387,789	32,285,233	44.60

**Quarterly Financial Report
Library Fund
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Library Fund Revenues							
TAXES	6,656,765	6,550,000	6,648,608	101.51	6,960,540	7,064,079	101.49
GRANTS	176,588	120,000	132,637	110.53	120,000	131,762	109.80
CONTRIBUTIONS FROM LOCAL UNITS	120,010	141,600	100	0.07	115,300	0	0.00
CHARGES FOR SERVICES	11,951	4,100	4,898	119.47	9,200	10,652	115.79
FINES AND FORFEITURES	16,148	10,000	7,754	77.54	13,000	9,684	74.49
INTEREST & RENT	196,548	42,000	108,457	258.23	42,000	122,635	291.99
OTHER REVENUE	33,580	8,000	22,619	282.74	11,000	4,379	39.81
	7,211,589	6,875,700	6,925,073	100.72	7,271,040	7,343,191	100.99
Library Fund Expenditures							
Recreation and Culture	6,340,897	7,323,151	2,927,075	39.97	7,694,204	3,630,307	47.18
	6,340,897	7,323,151	2,927,075	39.97	7,694,204	3,630,307	47.18

**Quarterly Financial Report
Local Street Fund
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Local Street Fund Revenues							
GRANTS	3,152,724	3,000,000	1,048,126	34.94	3,250,000	1,081,100	33.26
INTEREST & RENT	84,773	32,000	44,220	138.19	45,000	32,814	72.92
OTHER FINANCING SOURCES	1,500,000	1,500,000	750,000	50.00	1,500,000	750,000	50.00
	4,737,497	4,532,000	1,842,346	40.65	4,795,000	1,863,913	38.87
Local Street Fund Expenditures							
Public Works	1,794,685	2,793,617	698,997	25.02	3,011,809	801,771	26.62
Recreation and Culture	932,428	943,980	435,414	46.13	1,074,704	425,617	39.60
Transfers Out & Other Uses	3,000,000	3,000,000	1,500,000	50.00	2,000,000	1,000,000	50.00
	5,727,114	6,737,597	2,634,410	39.10	6,086,513	2,227,388	36.60

**Quarterly Financial Report
Major Street Fund
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Major Street Fund Revenues							
GRANTS	8,025,817	7,700,000	2,668,254	34.65	8,150,000	2,749,646	33.74
CHARGES FOR SERVICES	0	0	0	0.00	0	170,658	0.00
INTEREST & RENT	72,071	35,000	46,157	131.88	75,000	22,289	29.72
	8,097,888	7,735,000	2,714,411	35.09	8,225,000	2,942,593	35.78
Major Street Fund Expenditures							
Public Works	2,432,652	3,567,718	855,163	23.97	3,679,439	867,969	23.59
Recreation and Culture	99,817	133,920	63,025	47.06	114,690	63,281	55.18
Transfers Out & Other Uses	7,154,000	7,154,000	3,250,000	45.43	5,500,000	2,750,000	50.00
	9,686,468	10,855,638	4,168,189	38.40	9,294,129	3,681,250	39.61

**Quarterly Financial Report
Refuse Fund
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Refuse Fund Revenues							
TAXES	6,525,454	6,425,000	6,515,971	101.42	6,810,700	6,945,143	101.97
GRANTS	88,914	60,000	88,914	148.19	92,082	86,852	94.32
CHARGES FOR SERVICES	1,106	500	342	68.47	800	473	59.09
INTEREST & RENT	131,499	20,000	79,830	399.15	45,000	96,786	215.08
	6,746,973	6,505,500	6,685,057	102.76	6,948,582	7,129,254	102.60
Refuse Fund Expenditures							
Sanitation	6,178,715	6,473,350	2,825,541	43.65	6,965,940	2,917,014	41.88
	6,178,715	6,473,350	2,825,541	43.65	6,965,940	2,917,014	41.88

**Quarterly Financial Report
Sanctuary Lake Golf Course
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sanctuary Lake Golf Course Revenues							
CHARGES FOR SERVICES	2,658,353	2,033,740	1,386,033	68.15	2,220,150	1,674,548	75.42
	2,658,353	2,033,740	1,386,033	68.15	2,220,150	1,674,548	75.42
Sanctuary Lake Golf Course Expenditures							
Sanctuary Lake	2,619,201	2,904,863	1,170,991	40.31	3,343,848	1,398,366	41.82
	2,619,201	2,904,863	1,170,991	40.31	3,343,848	1,398,366	41.82

**Quarterly Financial Report
Sewer Fund
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sewer Fund Revenues							
CHARGES FOR SERVICES	14,236,340	15,999,000	8,619,574	53.88	16,438,254	8,681,515	52.81
INTEREST & RENT	270,782	200,000	130,667	65.33	247,128	129,012	52.20
OTHER REVENUE	14,337	0	0	0.00	0	0	0.00
	14,521,458	16,199,000	8,750,241	54.02	16,685,382	8,810,527	52.80
Sewer Fund Expenditures							
Sewer	15,873,492	19,639,439	6,752,821	34.38	18,810,701	7,119,289	37.85
	15,873,492	19,639,439	6,752,821	34.38	18,810,701	7,119,289	37.85

**Quarterly Financial Report
Sylvan Glen Golf Course
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sylvan Glen Golf Course Revenues							
CHARGES FOR SERVICES	1,765,664	1,227,800	958,420	78.06	1,390,840	923,533	66.40
INTEREST & RENT	160,263	182,400	122,298	67.05	155,200	130,300	83.96
OTHER REVENUE	4,500	0	0	0.00	0	0	0.00
	1,930,427	1,410,200	1,080,717	76.64	1,546,040	1,053,833	68.16
Sylvan Glen Golf Course Expenditures							
Sylvan Glen	1,723,155	1,533,133	744,545	48.56	1,821,500	886,948	48.69
	1,723,155	1,533,133	744,545	48.56	1,821,500	886,948	48.69

**Quarterly Financial Report
Water Fund
For the Period Ending December 31, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Water Fund Revenues							
CHARGES FOR SERVICES	21,723,076	23,695,500	13,091,513	55.25	24,692,638	13,031,793	52.78
INTEREST & RENT	57,706	104,400	28,805	27.59	43,667	-15,029	(34.42)
OTHER REVENUE	375,436	100,100	0	0.00	0	0	0.00
	22,156,218	23,900,000	13,120,318	54.90	24,736,305	13,016,764	52.62
Water Fund Expenditures							
Water	24,049,012	28,090,150	8,790,307	31.29	28,015,497	11,270,766	40.23
	24,049,012	28,090,150	8,790,307	31.29	28,015,497	11,270,766	40.23

City of Troy
Schedule of Cash and Investments
12/31/2024

Fund	Financial Institution	Type of Investment	Rate	G/L Account	Balance per Bank (cost)	Deposits in Transit	Outstanding Checks	Transfers	Other Items	Balance per Books
Pooled Investment Fund	Comerica	Checking Account	-	751.001.001	\$ (695,392.22)	\$ 56,102.29	\$ (361,724.00)	\$ (93,672.27)	\$ (1,810,006.30)	\$ (2,904,692.50)
Pooled Investment Fund	Comerica Jfund	Cash & Cash Equivalents	4.31	751.013	\$ 8,152,077.78					\$ 8,152,077.78
Pooled Investment Fund	Comerica	Cash & Cash Equivalents	0.50	751.001.230	\$ 391,469.04					\$ 391,469.04
Pooled Investment Fund	Comerica	Government & Municipal Bonds	2.77	751.180	\$ 23,612,330.63					\$ 23,612,330.63
Pooled Investment Fund	Fifth Third Bank	Cash & Cash Equivalents	4.42	751.001.230	\$ 622,140.23					\$ 622,140.23
Pooled Investment Fund	Fifth Third Bank	Government & Municipal Bonds	2.09	751.180	\$ 51,614,536.64					\$ 51,614,536.64
Pooled Investment Fund	Huntington Investment Co	Cash & Cash Equivalents	4.04	751.001.230	\$ 110,227.50					\$ 110,227.50
Pooled Investment Fund	Huntington Investment Co	Government Bonds	0.44	751.180	\$ 1,113,463.25					\$ 1,113,463.25
Pooled Investment Fund	Huntington	Money Market	2.13	751.001.140	\$ 9,864.52					\$ 9,864.52
Pooled Investment Fund	MBIA-Class	Money Market	4.69	751.180	\$ 33,116,276.75					\$ 33,116,276.75
Pooled Investment Fund	PNC Bank	Money Market	2.02	751.180	\$ 21,453.57					\$ 21,453.57
Pooled Investment Fund	Robinson Capital	Cash & Cash Equivalents	4.34	751.001.230	\$ 1,980,006.08					\$ 1,980,006.08
Pooled Investment Fund	Robinson Capital	Government & Municipal Bonds	3.69	751.180	\$ 20,399,067.33					\$ 20,399,067.33
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-	585.001.100	\$ 986,191.30	\$ 2,898.28	\$ (3,019.43)			\$ 986,070.15
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-	585.001.130	\$ 3,911.79					\$ 3,911.79
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-	584.001.100	\$ 530,747.52	\$ 2,125.64	\$ (9,479.12)			\$ 523,394.04
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-	584.001.130	\$ 9,889.37					\$ 9,889.37
Trust & Agency Fund	Comerica	Checking Account	-	703.001.001	\$ (6,237,481.94)	\$ 445,063.68	\$ (16,806.82)	\$ 93,672.27	\$ (485,848.56)	\$ (6,201,401.37)
Trust & Agency Fund	Comerica Jfund	Cash & Cash Equivalents	4.31	703.013	\$ 14,896,705.37					\$ 14,896,705.37
Trust & Agency Fund	MBIA-Class	Money Market	4.69	703.180	\$ 18,514,779.69					\$ 18,514,779.69
Total					\$ 169,152,264.20	\$ 506,189.89	\$ (391,029.37)	\$ -	\$ (2,295,854.86)	\$ 166,971,569.86

From: James A Haggarty <J.Haggarty@troymi.gov>
Sent: Thursday, February 13, 2025 10:46 AM
To: Brian Goul <GoulB@troymi.gov>
Subject: FW: Rental of Room 304 on 2-6-25 from 6:30 to 8:30

From: Daniel Boynton <>
Sent: Friday, February 7, 2025 9:41 AM
To: Recreation - Banquet Room Rentals <banquets@troymi.gov>
Subject: Rental of Room 304 on 2-6-25 from 6:30 to 8:30

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

James,

I rented the referenced room for the Suburban Lacrosse League scheduling meeting, which we held last night. We have teams from Walled Lake and Novi on the west to Anchor Bay on the east, and Flint on the north and Detroit on the south, and many communities in between in our league. I received many complements on the room and the entire building from many of the coaches in attendance last night. Congratulations on the great work you and your team do.

Dan Boynton