

Senior Pastor Simion Timbuc from Bethesda Romanian Pentecostal Church 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, March 10, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

**B. ROLL CALL:**

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

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

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

**D. CARRYOVER ITEMS:**

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**D-1** No Carryover Items

**E. PUBLIC HEARINGS:**

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**E-1** No Public Hearings

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

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

**H. POSTPONED ITEMS:**

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**H-1** No Postponed Items

**I. REGULAR BUSINESS:**

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

a) **Mayoral Appointments: None**

b) **City Council Appointments:**

Resolution #2025-03-029

Moved by Gunn

Seconded by Hodorek

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**

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

Yes: All-7

No: None

**MOTION CARRIED**

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

a) **Mayoral Nominations: None**

b) **City Council Nominations: None**

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**I-3 No Closed Session Requested**

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

Resolution #2025-03-030  
Moved by Chamberlain-Creanga  
Seconded by Chanda

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: All-7  
No: None

**MOTION CARRIED**

**J. CONSENT AGENDA:**

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

Resolution #2025-03-031-J-1a  
Moved by Hamilton  
Seconded by Chamberlain-Creanga

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

Yes: All-7  
No: None

**MOTION CARRIED**

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

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

Resolution #2025-03-031-J-2

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

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

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**J-4 Standard Purchasing Resolutions:****a) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2025 Joint and Crack Seal Program**

Resolution #2025-03-031-J-4a

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**

Resolution #2025-03-031-J-4b

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**

Resolution #2025-03-031-J-4c

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**

Resolution #2025-03-031-J-4d

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**

Resolution #2025-03-031-J-4e

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.

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

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

Resolution #2025-03-031-J-4f

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**

Resolution #2025-03-031-J-4g

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**

Resolution #2025-03-031-J-4h

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**

Resolution #2025-03-031-J-4i

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

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**J-5 PA 152 – Publicly Funded Health Care**

Resolution #2025-03-031-J-5

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.

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

Resolution #2025-03-031-J-6

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.

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

Resolution #2025-03-031-J-7

**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.

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

Resolution #2025-03-031-J-8

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.

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

Resolution #2025-03-031-J-9

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.

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

Resolution #2025-03-031-J-10

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:**

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**K-1 Announcement of Public Hearings: None Submitted**

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**K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted**

**L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

|                  |   |
|------------------|---|
| Dale Murrish     | Thanked City Council for appointing him to the Historic District Commission   |
| Deborah Louzecky | Commented on discussions and options for the Troy Corners development, and asked for City Council to prioritize the issue.    |
| Anthony Kapas    | Asked City Council to review owners' rights to prevent property owners from doing construction that disrupts other properties |

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

|             |   |
|-------------|---|
| Mayor Baker | Asked if there are any updates on ordinance amendments related to the Master Plan work done last year. City Attorney Bluhm responded that they are in progress. |
|-------------|---|

**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  
Noted and Filed

**O-2 Department Reports:**

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

**O-3 Letters of Appreciation:**

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

**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

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R-1 No Closed Session

S. ADJOURNMENT:

The Meeting ADJOURNED at 7:49 PM.



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Mayor Ethan Baker



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M. Aileen Dickson, MMC, MiPMC3  
City Clerk