



TROY CITY COUNCIL

REGULAR MEETING AGENDA

JUNE 30, 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", with a large, sweeping flourish at the end.

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 Hirak Chanda



Mayor Pro Tem Mark Gunn



Council Member David Hamilton



Council Member Ellen Hodorek



CITY COUNCIL AGENDA

June 30, 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

D. CARRYOVER ITEMS: **1**

D-1 No Carryover Items 1

E. PUBLIC HEARINGS: **1**

E-1 No Public Hearings 1

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES: **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 #2025-06-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of June 30, 2025, 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 – None

a) Mayoral Appointments: None

b) City Council Appointments: None**I-2 Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Historic District Commission, Zoning Board of Appeals**a) Mayoral Nominations:Suggested Resolution

Resolution #2025-06-

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	
Cheriguene	Sadia	10/20/2024	10/30/2026	
Chezick	Edward	12/20/2024	10/30/2025	
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 4/30/2026
Sekhri	Suneel	11/5/2023	10/30/2027	
Vacancy			10/30/2025	MiVida Burrus resigned 5/22/2025
Vacancy			10/30/2026	Philippe Cicchini resigned 3/25/2025
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

Term Expires: 10/30/2025

Term currently held by: Vacancy – MiVida Burrus resigned

Term Expires: 10/30/2026

Term currently held by: Vacancy-Philippe Cicchini resigned

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Batool	Syeda	3/5/2026	
Comiskey	Ann M.	12/22/2026	
Devulapalli	Ramachandram	8/29/2026	
Dicker	Susanne Forbes	12/26/2026	
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	4/4/2026	6/30/2028	Resident Member	
Smieliauskas	Fabrice	4/9/2026	6/30/2028	Resident Member	
Starks	Louis			Oakland County Designee	

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

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

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
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 #2025-06-

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		
Murrish	Dale	2/6/2027	5/15/2027		

Rahman	Sadek	10/15/2022	3/1/2026		
Swaminathan	Abi	9/2/2025	5/15/2027		
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

Zoning Board of Appeals

Appointed by Council
 7 Regular Members; 2 Alternates
 3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Bossenbroek	Michael	3/7/2025	4/30/2026		
Chambers	Barbara	1/23/2026	1/31/2027	Alternate; Historic Dist exp 3/1/2026; HDSC	
Desmond	Thomas	5/6/2026	4/30/2027		
Eisenbacher	David	3/21/2027	4/30/2025		Requests Reappointment
Forster	Jeffrey	1/22/2026	1/31/2027	Alternate; Personnel Bd exp 4/30/27; ZBA Alt exp 1/31/27	
Fox	Tyler	6/15/2024	12/31/2025	PC Rep on ZBA	
Green	Aaron	4/1/2027	4/30/2025		Requests Reappointment
Kenkre	Mahendra	4/10/2026	4/30/2027		
McCauley	James	3/7/2025	4/30/2026		

Nominations to the Zoning Board of Appeals:**Term Expires: 4/30/2028**

Term currently held by: David Eisenbacher

Term Expires: 4/30/2028

Term currently held by: Aaron Green

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Frisen	Sande	1/2/2027	Architectural Engineer
Hashmi	Amin	7/31/2025	
Sabaj	Noah	2/28/2026	
Walters	Kelly	11/27/2025	

Yes:

No:

I-3 Request for Closed SessionSuggested Resolution

Resolution #2025-06-

Moved by

Seconded by

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (e) – Gillman v. Troy et. al.

Yes:

No:

I-4 Contract Ratification – Michigan Association of Police (MAP) (Introduced by: Jeanette Menig, Human Resources Director)Suggested Resolution

Resolution #2025-06-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **RATIFIES** the collective bargaining agreement between the City of Troy and the Michigan Association of Police (MAP) for the period July 1, 2025 through June 30, 2029, and the Mayor and City Clerk are **AUTHORIZED** to execute the final agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:

No:

I-5 Fiscal Year 2024/2025 Budget Amendments (Introduced by: Robert Maleszyk, Chief Financial Officer)

Suggested Resolution

Resolution #2025-06-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **AUTHORIZES** City Management to amend the Current Fiscal Year 2025 General Fund Budget as detailed below:

General Fund:**General Government:**

Other – Building Ops.....	\$ 75,000
Other – District Court.....	\$ 75,000
Total General Government.....	\$ 150,000

Public Safety:

Building Inspection.....	\$ 150,000
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Community & Economic Development:

Engineering.....	\$ 150,000
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Net General Fund Change:\$ (450,000)

BE IT FURTHER RESOLVED, That Troy City Council Herby **AUTHORIZES** City Management to amend the Current Fiscal Year 2025 Community Development Block Grant Fund Budget as follows:

Community Development Block Grant:

Home Chore	
Program.....	\$20,000
Federal Revenue Increase (Offset)	(20,000)
Net Community Development Block Grant Change:	\$ -

Yes:

No:

I-6 Bid Waiver – ABI Force Z-23 and Attachments (Introduced by: Dennis Trantham, Deputy Public Works Manager)

Suggested Resolution

Resolution #2025-06-

Moved by

Seconded by

RESOLVED, That, in the best interest of the City, Troy City Council hereby **WAIVES** the formal bidding procedures and **AWARDS** a contract to *LADDS, of Caledonia, MI*, the sole source distributor and service provider for ABI Force Z-23 and attachments for an estimated cost of

\$51,636 at prices detailed in the provided proposal, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

Yes:

No:

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2025-06-

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 #2025-06-

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

- a) City Council Minutes-Draft – June 9, 2025

J-3 Proposed City of Troy Proclamations:

Suggested Resolution

Resolution #2025-06-

- a) Proclamation Celebrating 50 Years – The Bharatiya Temple

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 1: Award to Low Bidder – Contract 24-06 – 2025 CIPP Program**

Suggested Resolution

Resolution #2025-06-

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 24-06, 2025 CIPP Program, to *Insituform Technologies USA, LLC, 580 Goddard Ave, Chesterfield, MO 63005*, for their low bid of \$870,837.88.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is **AUTHORIZED** in an amount not to exceed 25% of the total bid cost.

b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Pest Control Services

Suggested Resolution

Resolution #2025-06-

RESOLVED, That Troy City Council hereby **AWARDS** a two-year contract with an option to renew for two additional years for Pest Control Services on an as needed basis to the low bidder meeting all requirements, *American Pest Control, Inc. of Troy, MI*, for an estimated total annual cost of \$8,287.00, at unit prices contained in the bid tabulation opened June 5, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, the cost of which shall not exceed annual budgetary imitations; with the contract expiring June 30, 2029.

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

c) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Water System Materials

Suggested Resolution

Resolution #2025-06-

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide requirements of Water System Materials to the low bidders meeting specifications, *Core & Main LP of Shelby Twp., MI & Ferguson Enterprises LLC of Warren, MI*, as detailed below, for an estimated total cost of \$266,012.50, at the unit prices contained in the bid tabulation opened May 22, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring June 30, 2026.

Core & Main LP Shelby Twp., MI	Item #1 Curb Box Items, Lines 2-4	\$19,827.50
	Item #2 Water Service Parts, Lines 1-8 & 10-11	\$151,485.00
	Item #5 Powerseal Stainless Steel Saddles	40% List Discount
Ferguson Enterprises LLC Warren, MI	Item #1 Curb Box Items, Line 1	\$15,600.00
	Item #2 Water Service Parts, Lines 9 & 12-16	\$79,100.00
	Item #3 Ford Repair Clamps	50% List Discount
	Item #4 Ford Brass Saddles	45% List Discount
	Item #6 Mueller Complete Fire Hydrants	20% List Discount
	Mueller Hydrant & Valve Parts	40% List Discount

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

d) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Disposable HVAC Filters

Suggested Resolution
Resolution #2025-06-

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with an option to renew for one (1) additional two-year period for Disposable HVAC Filters to the total low bidder meeting specifications, *Midwest Air Filters, Inc. of Grand Rapids, MI*, at unit prices contained in the bid tabulation opened June 5, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2029.

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

e) Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2025 Michigan Municipal League Convention

Suggested Resolution
Resolution #2025-06-

RESOLVED, That Troy City Council **AUTHORIZES** City Council Member travel expenses for the 2025 Michigan Municipal League Convention, in accordance with accounting procedures of the City of Troy.

J-5 Bid Waiver – Printing of Election and Voting Materials

Suggested Resolution
Resolution #2025-06-

WHEREAS, Printing Systems, Inc. of Taylor, MI provides election related supplies and printed materials that comply with State of Michigan standards; and,

WHEREAS, Printing Systems, Inc. has provided the City of Troy with the required materials as a result of the lowest quote and regularly as the only vendor able to provide the materials requested in the quotes; and,

WHEREAS, Printing Systems, Inc. holds the contract for ballot printing and supply kits with the State of Michigan and Oakland County and it is desirable to utilize Printing Systems, Inc. for ballot folding and specialized forms in conjunction with the County procurement;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **WAIVES** formal bidding procedures and **AUTHORIZES** the purchase of printing of election and voter registration materials from *Printing Systems, Inc. of Taylor, MI* at an estimated cost of \$40,000.00 per fiscal year, contract to expire December 31, 2027.

J-6 Contract Extension – Troy Public Library Consulting Services

Suggested Resolution
Resolution #2025-06-

RESOLVED, That in the best interest of the City, Troy City Council **APPROVES** extending the contract with *ReThinking Libraries, of Ft. Collins, CO*, for Troy Public Library Consulting Services for a not to exceed amount of \$28,000, plus travel expenses if required, as detailed in the attached contract dated June 20, 2025.

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.

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the Library Director to execute the attached contract agreement with ReThinking Libraries, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Classified and Exempt Classification and Pay Plans

Suggested Resolution
Resolution #2025-06-

WHEREAS, The Classification Plan for Classified Employees, Classification Plan for Exempt Employees and the Pay Plan for Classified and Exempt Employees were last revised July 2024; and,

WHEREAS, The City has added, removed, and updated Exempt and Classified positions since the last revision; and,

WHEREAS, The Personnel Board has reviewed and approved the revised Classification Plan for Classified employees;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the July 1, 2025 Classification Plan for Classified Employees, Classification Plan for Exempt Employees and the Pay Plan for Classified and Exempt Employees.

J-8 Request for Acceptance of a Quit Claim Deed and Two Permanent Easements from DC Land Development, LLC, Sidwell #88-20-03-251-043 and -044

Suggested Resolution
Resolution #2025-06-

RESOLVED, That Troy City Council **ACCEPTS** a quit claim deed for detention purposes and two permanent easements for sidewalks, storm sewers and surface drainage, and access to the detention area from DC Land Development, LLC, owner of the properties having Sidwell #88-20-03-251-043 & -044.

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

J-9 Request for Acceptance of a Warranty Deed from Gary Abitheira, Sidwell #88-20-105-179-002

Suggested Resolution
Resolution #2025-06-

RESOLVED, That Troy City Council **ACCEPTS** a warranty deed for right-of-way from Gary Abitheira, owner of the property having Sidwell #88-20-15-179-002.

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

J-10 Request for Acceptance of a Permanent Easement, TAP Pathways Project 2025C0108, Parcel #88-20-11-101-022

Suggested Resolution
Resolution #2025-06-

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for public roadways, public utilities and sidewalks from Mod Dent Holdings, LLC, owner of the property having Sidwell #88-20-11-101-022.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** compensation for the permanent easement in the amount of \$5,000.00.

BE IT FURTHER RESOLVED, That Troy City council **AUTHORIZES** City Staff to expend any necessary costs incurred to meet closing requirements and recording costs in an amount not to exceed \$100.00.

BE IT FINALLY RESOLVED, That City Staff **SHALL RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-11 Request to Vacate a Portion of Existing Sanitary Sewer Easement and Acceptance of Permanent Easement, Sidwell #88-20-29-101-010, Somerset Collection Limited Partnership

Suggested Resolution

Resolution #2025-06-

RESOLVED, That Troy City Council hereby **VACATES A PORTION** of sanitary sewer previously granted to the City of Troy and recorded in Liber 11898 Page 655, Oakland County Register of Deeds.

BE IT RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to execute a Quit Claim Deed returning the City of Troy's interest in a portion of sanitary sewer recorded in Liber 11898 Page 655 to Somerset Collection Limited Partnership, owner of the property having Sidwell #88-20-29-101-010.

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** a sanitary sewer easement from Somerset Collection Limited Partnership, owner of the property having Sidwell #88-20-29-101-010.

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

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) Planning Commission-Final – May 27, 2025

O-2 Department Reports: None Submitted

O-3 Letters of Appreciation:

a) To Teresa Ehler from Cathy Gofrank

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 Closed Session

S. ADJOURNMENT:

Respectfully submitted,



Frank A. Nastasi
City Manager

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

July 14, 2025..... Special Meeting/Closed Session-City Manager/City Attorney Evaluations
October 6, 2025..... Special Meeting/Closed Session-City Manager/City Attorney Evaluations

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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

I-04

CITY COUNCIL AGENDA ITEM

Date: June 25, 2025



To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Jeanette Menig, Human Resources Director
Jennifer Lee, Deputy Human Resources Director

Subject: Contract Ratification – Michigan Association of Police (MAP)
(Introduced by: Jeanette Menig, Human Resources Director)

History

The Michigan Association of Police (MAP) represents 45 current full-time clerical employees and non-sworn police personnel at the City of Troy.

In April of this year, the City and MAP started negotiating a successor collective bargaining agreement to replace the contract that expires on June 30, 2025. We held five bargaining sessions and reached a tentative agreement on June 3, 2025.

Financial

As seen in the attached summary, the four-year agreement provides annual wage increases, classification and pay grade adjustments, and limited lump sum payments. These financial changes represent approximately a 20% increase throughout the four-year agreement.

Additional administrative and non-financial changes are also included.

Recommendation

City management recommends approval of this agreement between the City of Troy and MAP for a four-year collective bargaining agreement for the period July 1, 2025 to June 30, 2029.

A summary of contract changes and copies of the tentative agreements are attached. For reference, the current collective bargaining agreement is available on the [City website](#).

Legal Review

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

City of Troy and MAP
2025-2029 Collective Bargaining Agreement
Tentative Agreement Summary

<u>ISSUE</u>	<u>CURRENT</u>	<u>NEW AGREEMENT</u>
Classifications	Records Clerk classification is in pay grade 3.	Records Clerk moves to pay grade 4 New position, Office Assistant III, is placed in pay grade 3.
Holidays	Letter of Understanding adding Martin Luther King Jr. Day.	Letter of Understanding incorporated into the collective bargaining agreement
Sick Leave	Language reflected the law previously in effect: the Paid Medical Leave Act of 2018.	Updated to reflect policies consistent with the new law, the Michigan Earned Sick Time Act.
Tuition Reimbursement	Maximum reimbursement calculated per fiscal year.	Now the annual maximum will be calculated per calendar year.
Wages		<p>District B: Add \$1000 to the top step of each grade (5, 6, 7) and then, Apply increases to all pay grades (1-7): 7/1/2025 5.0% 7/1/2026 5.0% 7/1/2027 4.0% 7/1/2028 4.0%</p> <p>District A: \$1000 lump sum to be paid to each employee within 1 month of ratification.</p>
Language clarifications and non-financial / procedural changes		Covering topics of: part-time employees, management rights, eligibility for special assignments in District B, vacation carryover requests, unpaid leaves of absence, and performance evaluations.

Tentative Agreement
City of Troy and MAP
April 30, 2025

ARTICLE 2. RECOGNITION OF UNION

§3. Part-time employees, for purposes of this Agreement, means persons who work not more than ~~thirty (30) twenty-(20)~~ hours per week unless filling in during a vacation period or an approved leave of absence not to exceed four (4) weeks during a calendar year; part-time employees are not subject to the terms of this Agreement. Office Assistant ~~I's and II's~~ in the ~~Parks and~~ Recreation Department are not subject to this section during periods of program registration.

- A. Notwithstanding the foregoing, the City may supplement the full-time workforce with up to 5,000 hours of part-time employment annually in District B. These part-time employees may work any combination of hours, but not more than ~~1,250 1,000~~ hours per part-time employee per calendar year. Full-time minimum staffing levels for the Communications Section shall not be reduced below levels in effect on August 21, 2023 and full-time bargaining unit minimum staffing levels for the Lock-up Section shall be two full-time employees at all times.
- B. The Employer agrees not to replace regular full-time employees of this bargaining unit who resign, transfer, or are laid-off with part-time employees in a combination of hours equal to 40 or more per week.

ARTICLE 22. OVERTIME - (DISTRICT B)

§ 1. For purposes of scheduling overtime for, District B employees on a leave day may be ordered to work up to ten (10) consecutive hours of overtime, in accordance with subsection 1.D. of this Article.

Example: Should an employee in District B be ordered to work an open shift in accordance with subsection 1.D. of this Article, the ordered overtime shift shall be no more than ten (10) consecutive hours. There shall not be a second order of the same employee to fill any additional hours if less than ten (10) consecutive hours were worked by the employee during the ordered shift.

- A. Overtime shall first be offered in order of seniority to the employees in the classification in which the overtime is to be worked (herein "affected classification") who are scheduled for a leave day but who are regularly assigned to the shift on which the overtime is to be worked.
- B. If such employees decline the overtime, the overtime shall be offered in order of seniority to other employees in the applicable classification who are scheduled for a leave day.

- C. If such employees in the applicable classification decline the overtime, the overtime shall be offered in order of seniority to those employees in the applicable classification scheduled to work on the day such overtime occurs but whose work schedule for such day does not conflict with the time during which the overtime is to be worked.
- D. If sufficient Dispatchers or Police Service Aides/Senior Police Service Aides have not accepted the overtime after the procedures in sub-sections A, B and C above have been exhausted, then the junior employee in the classification in which the overtime occurs who is scheduled for a leave day shall work the overtime.
- E. Should the overtime fall on a day or days that a part-time employee is scheduled to work, prior to "ordering or mandating" a member of the bargaining unit to work, a part-time employee may count toward the minimum staffing level set by the Employer.**

FOR THE UNION:

J. O'Connor
James L. L...

Date: 5-13-25

FOR THE CITY:

Janette Meunig

Date: 5/13/25

Tentative Agreement
City of Troy and MAP
April 15, 2025

Article 2. RECOGNITION OF UNION

§3. Add

C. Quarterly, the City shall provide a report to the Union President detailing the total hours worked (in that calendar year) by each part-time employee referenced in (A) above.

FOR THE UNION:

J. O'Leary
Justin Prou

Date: 4-30-25

FOR THE CITY:

Jeanette Menig


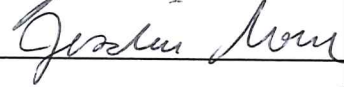
Date: 4/30/25

Tentative Agreement
City of Troy and MAP
April 15, 2025

ARTICLE 10. MANAGEMENT RIGHTS


§ 1. It is recognized that the management of the Employer, the control of its properties, and the maintenance of order and efficiency is solely a responsibility of the Employer. Other rights and responsibilities belonging solely to the Employer are hereby recognized, prominent among which but by no means wholly inclusive are: the rights **Te to** decide the number and location of buildings, work stations and work areas, work to be performed within the unit, maintenance and repair, amount of supervision necessary, machinery and **tool** equipment, **systems and software**, methods, schedules of work, the right to purchase the services of others for economic reasons, together with the selection, procurement, designing, engineering and the control of equipment and materials, and the right to determine which services are to be performed and the number of employees needed to perform such services.

FOR THE UNION:

Date: 4-30-25

FOR THE CITY:



Date: 4/30/25

Tentative Agreement
City of Troy and MAP
May 13, 2025

ARTICLE 17. JOB AND SHIFT PREFERENCE

For the purposes of this Article, the terms "shift" and "job" shall have the same meaning.

- § 1. Employees in District B who have completed their probationary period shall have two shift selections within their assignment per calendar year, as determined by the department. Shift selection shall be by seniority.

The shift selection schedule ("bump schedule") shall be available for sign up a minimum of 45 days prior to the effective date.

- § 2. **Police Service Aides and Senior Police Service Aides are eligible to apply for Special Assignments through the internal department processes.**

In addition, Dispatchers hired before August 21, 2023 are also eligible to apply for special assignments. If a Dispatcher is selected, the employee's pay will be at the Senior Police Service Aide pay scale, equal to their Dispatcher step/amount.

- § 3. Should the City discontinue operations in either the Lock-up or Communications Section of the Department, employees in the affected section shall be permitted to bump less senior employees in the unaffected section. Employees so transferred must successfully complete the CTO or LTO program if, in the discretion of the city, such training is necessary and be able to competently perform the duties of the position to which they are transferred within a reasonable period of time not to exceed sixteen (16) weeks.

and renumber subsequent sections.

FOR THE UNION:

J. O'Connor
Jason Moore

Date: 5-13-25

FOR THE CITY:

Jeannette Mering

Date: 5/13/25

Tentative Agreement
City of Troy and MAP
April 15, 2025

ARTICLE 23. HOLIDAYS

- § 1. Employees covered by this contract, including probationary employees (except employees in District B, and other employees who work on a schedule which regularly includes holidays as designated days worked), who are full-time employees (persons regularly scheduled to work 40 hours or more) and who are on the payroll as defined in Article 24, Vacation Leave, on the date of the holiday and not on leave without pay on such date, shall be eligible for holiday pay equal to their current rate, excluding any premium pay, for ~~40~~ **112** hours of holiday leave a year; this leave shall include the day off with pay for each of the following designated holidays, and the balance of the leave (**24 hours**) as floating holidays:

New Year's Day	Thanksgiving
Martin Luther King, Jr. Day	Friday after Thanksgiving
Good Friday	Day before Christmas
Memorial Day	Christmas Day
Independence Day	Day before New Year's Day
Labor Day	

- § 2. For those employees covered by the paragraph above, when a holiday falls on Saturday, it shall be observed on the preceding Friday, unless that day is also a holiday, in which case the holiday will be observed on the following Monday. When a holiday falls on Sunday, it shall be observed on the following Monday, unless that day is also a holiday, in which case the holiday will be observed on the preceding Friday. For such employees on a work week other than Monday through Friday, in a division which operates during a holiday, the City Manager shall designate the work day that shall be observed as the holiday.
- § 3. Employees in District B and other employees who work on a schedule which regularly includes designated holidays (as listed in Article 23) as days worked shall be credited an annual bank of holiday time as follows:
- A. *4/10 Schedule*: For those whose regular schedule consists of four 10-hour days per week, a bank of ~~40~~ **120** hours will be assigned in January of each year. This bank represents 10 hours for each of the ~~40~~ **11** designated holidays listed above and 10 hours of "floating" holiday.

B. *5/8 Schedule*: For those whose regular schedule consists of five 8-hour days per week, a bank of 404 **112** hours will be assigned in January of each year. This bank represents 8 hours for each of the 40 **11** designated holidays listed above and 24 hours of "floating" holiday.

FOR THE UNION:

J. O'Connor
Justin Kane

Date: 4-30-25

FOR THE CITY:

Jeanette Meinig


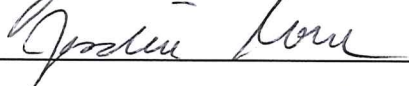
Date: 4/30/25

Tentative Agreement
City of Troy and MAP
April 15, 2025

Article 24. VACATION LEAVE

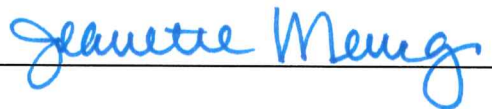
- §5. B. The use and time selection of available vacation leave for **District B** employees shall be on a seniority basis among those working the same shift and section. Those employees wishing to exercise their seniority right-of-choice of vacation periods shall submit a time-stamped Vacation Time Request form to their supervisor by April 1st of each year. The form shall indicate the month and week of each vacation as well as the order of preference (employees may specify up to five vacation preferences). **For employees in District B, These these** vacation requests shall be forwarded to the employee's supervisor at the beginning of the bump period within which the vacation request occurs.
- §7. Forty (40) hours of the employee's accrued vacation leave must be taken in the year following the year in which it was earned. Any balance of unused vacation leave shall be paid in January, unless advance written approval to carry over accumulated unused vacation from the **City Manager Department Head** is obtained. **The request must be submitted to the Department Head** prior to ~~December 31st November 1st of the year in which the vacation leave is to be taken.~~ **If the request is denied, the employee will be notified by December 1.**

FOR THE UNION:

Date: 4-30-25

FOR THE CITY:



Date: 4/30/25

Tentative Agreement
City of Troy and MAP
May 29, 2025

ARTICLE 25. SICK LEAVE

§2. Employees may use sick leave consistent with the ~~Paid Medical Leave Act of 2018: for the employee's own health condition (including physical, mental and preventative care); the health condition (including physical, mental and preventative care) of a family member including child, parent, spouse, grandchild, grandparent, or sibling; time off due to domestic violence or sexual assault, including for medical or counseling services, relocation, or legal services or proceedings (employee or employee's family member as defined herein); the closure of the employee's workplace due to a public health emergency, or an employee's need to care for a child whose school or place of care has been closed by order of a public official due to a public health emergency; or when it has been determined by the health authorities having jurisdiction or by a health care provider that the employee's or employee's family member's presence in the community would jeopardize the health of others because of the employee's or family member's exposure to a communicable disease, whether or not the employee or family member has actually contracted the communicable disease.~~ **Michigan Earned Sick Time Act:**

- A. The employee's mental or physical illness, injury, or health condition; medical diagnosis, care, or treatment of the employee's mental or physical illness, injury, or health condition; or preventative medical care for the employee.
- B. For the employee's family member's mental or physical illness, injury, or health condition; medical diagnosis, care, or treatment of the employee's family member's mental or physical illness, injury, or health condition; or preventative medical care for a family member of the employee.
- C. If the employee or the employee's family member is a victim of domestic violence or sexual assault, for medical care or psychological or other counseling for physical or psychological injury or disability; to obtain services from a victim services organization; to relocate due to domestic violence or sexual assault; to obtain legal services; or to participate in any civil or criminal proceedings related to or resulting from the domestic violence or sexual assault.
- D. For meetings at a child's school or place of care related to the child's health or disability, or the effects of domestic violence or sexual assault on the child; or
- E. For closure of the employee's place of business by order of a public official due to a public health emergency; for an employee's need to care for a child whose school or place of care has been closed by

order of a public official due to a public health emergency; or when it has been determined by the health authorities having jurisdiction or by a health care provider that the employee's or employee's family member's presence in the community would jeopardize the health of others because of the employee's or family member's exposure to a communicable disease, whether or not the employee or family member* has actually contracted the communicable disease.

F. For the purpose of sick leave use as referenced in this article, "family member" includes all of the following:

- 1. A biological, adopted or foster child, stepchild or legal ward, a child of a domestic partner, or a child to whom the employee stands in loco parentis.**
- 2. A biological parent, foster parent, stepparent, or adoptive parent or a legal guardian of an employee or an employee's spouse or domestic partner or a person who stood in loco parentis when the employee was a minor child.**
- 3. A person to whom the employee is legally married under the laws of any state or a domestic partner.**
- 4. A grandparent.**
- 5. A grandchild.**
- 6. A biological, foster, or adopted sibling.**
- 7. Any other individual related by blood or affinity whose close association with the employee is the equivalent of a family relationship.**

G. If the need for sick leave is foreseeable, employees must provide seven days' notice of the intention to use sick leave; approval of foreseeable sick leave use without seven days' notice may be at the discretion of the supervisor.

If the need for sick time is not foreseeable, employees must notify their supervisor as soon as practicable using their department's notification procedures; except for District B, as indicated in Article 42, consistent with the Michigan Earned Sick Time Act and the departmental policy received upon hire and any subsequent version as updated and distributed in writing.

ARTICLE 42. REPORTING ABSENCES

District A

~~Irrespective of any other provision of this Agreement For instances where sick leave is not applicable and is not used, employees, except Dispatchers or Police Service Aides/Senior Police Service Aides, are required to notify their supervisor or their designee if they are not going to report to work or be tardy within the thirty (30) minute period prior to or the thirty (30) minute period after their scheduled starting time.~~


District B

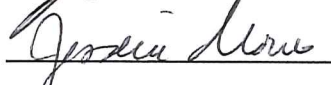
For all absences, including those in which sick time is applicable and used, employees must notify their supervisor or their designee one (1) hour prior to the start of their shift, consistent with the Michigan Earned Sick Time Act and the departmental policy received upon hire and any subsequent version of the departmental policy as updated and distributed in writing to employees.

~~within the thirty (30) minute period prior to or the thirty (30) minute period after their scheduled starting time if he the employee is not going to report for work or will be tardy. Dispatchers or Police Service Aides/Senior Police Service Aides must notify their supervisor one (1) hour prior to the start of their shift if the employee is not going to report for work or will be tardy.~~

Failure to so notify the department as specified herein subjects the employee to discipline, unless mitigating circumstances make such notification physically impossible. Failure to so notify the department as specified herein may result in the loss of pay for the day.


FOR THE UNION:





Date: 5-29-25

FOR THE CITY:



Date: 5/29/25

Tentative Agreement
City of Troy and MAP
April 15, 2025

Article 39. TUITION REIMBURSEMENT AND TRAINING

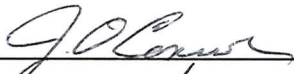
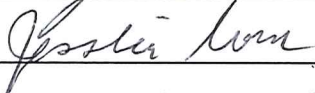
§1.

F. Each employee may receive up to \$2,500 under this program each ~~fiscal~~
calendar year.

In addition:


Employees who, as of the date of ratification, have submitted and received approval for tuition reimbursement in calendar year 2025 (as part of their FY 2024-25 \$2500), may submit and receive up to an additional \$2500 reimbursement for the remainder of the 2025 calendar year.

FOR THE UNION:

Date: 4-30-25

FOR THE CITY:



Date: 4/30/25

Tentative Agreement
City of Troy and MAP
May 13, 2025


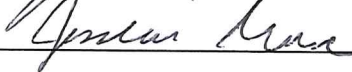
Add new 45 and renumber the remaining Articles

ARTICLE 45. PERFORMANCE FEEDBACK

The Police Department will utilize performance and conduct management software (Guardian Tracking or a similar program) to provide direct and clear feedback on job performance for all employees in District B and those Police Department employees in District A who have Guardian Tracking (or a similar program) available.

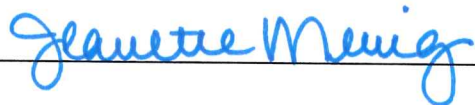
The remaining employees in District A, in other departments, and those who do not have Guardian Tracking (or a similar program) available, may receive performance feedback in alternate method(s), which may include an annual performance evaluation.

FOR THE UNION:

Date: 5-13-25

FOR THE CITY:



Date: 5/13/25

Tentative Agreement
City of Troy and MAP
April 15, 2025

ARTICLE 27. UNPAID LEAVES OF ABSENCE

§ 4. **Employees must exhaust all available leave time appropriate for their absence before becoming eligible for an unpaid leave of absence.** Employees on an unpaid leave of absence as provided in this Article shall not be entitled to any fringe benefits during the period of the leave.

FOR THE UNION:

J. O. Connor
Justin Lora

Date: 4-30-25

FOR THE CITY:

Jeannette Mung

Date: 4/30/25

Tentative Agreement
City of Troy and MAP
May 13, 2025

EXHIBIT A


The City and the Union agree:

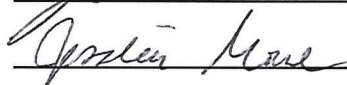
The new classification of Office Assistant III will be in pay grade 3.

The classification of Records Clerk will be moved to pay grade 4.

These changes will be effective as of the ratification of the successor agreement, thus Records Clerks will be adjusted to their current step in the new pay grade effective on July 1, 2025 or the date of ratification, whichever is later.

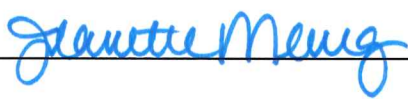
FOR THE UNION:





Date: 5-29-25

FOR THE CITY:



Date: 5/29/25

Tentative Agreement
City of Troy and MAP
April 30, 2025

NOTES – EXHIBIT A

The Employer retains the right to hire a new employee at any salary equivalent up to and including the starting salary and step one salary.

Employees who are promoted shall be assigned a step in their new classification that provides not less than \$500.00 increase per annum over their present (current salary before promotion) salary, but in no event more than the highest step in the classification pay range.

The Employer has the right to determine when and if to fill a training officer or **Special Assignment position** ~~Road PSA position~~, the number of trainers or **Special Assignment positions** ~~Road PSAs~~ needed and the selection.

Special Assignment may include, but are not limited to: Community Services, Property Room, Road PSA, Research and Technology positions.


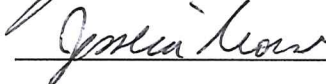
Road PSAs shall receive an additional 5% pay adjustment on the base pay. Dispatchers and Police Service Aides/**Senior Police Service Aides** who are training officers (LTO or CTO) will receive a stipend equal to 2 hours at time and a half for each shift they are training a trainee.

~~The Employer has the right to determine when and if to fill a training officer or Road PSA position, the number of trainers or Road PSAs needed and the selection.~~ **(relocate above)**

Employees who are demoted shall be assigned their existing step but in the new pay grade (i.e. Grade 4 Step 1 to Grade 2 Step 1) and remain on their existing step progression timeline.



The City may advertise and offer a signing bonus up to \$1,500 to new hires in any classification, at the discretion of the City, based on hiring conditions at the time of hire.

FOR THE UNION:

Date: 5-13-25

FOR THE CITY:

Date: 5/13/25

Tentative Agreement
City of Troy and MAP
June 3, 2025

Wages:

District B: add \$1000 to the top step of each grade (5, 6, 7) then,

Increases to all pay grades:

7/1/2025 5%

7/1/2026 5%

7/1/2027 4%


7/1/2028 4%

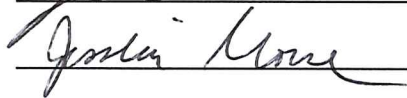
District A: 7/1/2025 \$1000 lump sum to be paid within one month of ratification.

Modify Exhibit A as follows:

The employer retains the right to hire a new employee at any salary equivalent up to and including the starting salary and step one salary. **For District B, the employer may hire a new employee, with two years of relevant (corrections or dispatcher) experience at step two.**


FOR THE UNION:





Date: 6-3-25

FOR THE CITY:



Date: 6/3/25



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-05

CITY COUNCIL AGENDA ITEM

Date: June 30, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Kyle Vieth, Controller

Subject: Fiscal Year 2025 Budget Amendments

History

The State Uniform Budget Act requires an annual review of the General Fund and Special Revenue Funds to determine whether budget amendments are necessary in order to comply with the Act. The Act requires amendments for departments where the actual expenditures exceed the original budgeted amounts. For this Fiscal Year, the General Fund and the Community Development Block Grant (CDBG) Fund will require amendments.

Financial

The proposed amendments are based on eleven months of actual expenditures and estimating the remaining June expenditures. The amendments to the General Fund require the use of fund balance of \$450,000. The amendments to the CDBG Fund have no impact on fund balance.

Recommendation

City Administration recommends amending the General Fund and the CDBG Fund for the 2025 Fiscal Year as detailed on the attached document.



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-06

CITY COUNCIL AGENDA ITEM



Date: June 23, 2025

To: Frank A. Nastasi, City Manager

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

Subject: Bid Waiver - ABI Force Z-23 and Attachments (Introduced by: Dennis Trantham, Deputy Public Works Director)

History

- The Grounds Division of the Department of Public Works maintains 15 ballfields across 8 different locations, supporting approximately 850 games annually between May and October, in addition to regular practices and informal pickup games.
- Proper infield maintenance is essential to ensure player safety, preserve field integrity, and provide a high-quality experience for users.
- Regular grooming and grading help to control and prevent hazardous conditions that can lead to injuries.
- To enhance the maintenance efficiency of the Grounds Division and improve field quality, staff recommends the ABI Force Z-23, a stand-on, zero-turn infield groomer specifically designed for sports field maintenance and turf preparation.

Purchasing

LADD'S of Caledonia, MI is the sole source distribution and service provider for ABI Attachments, Inc., the manufacturer of the ABI Force Z-23 and attachments. ABI Force focuses on specialized infield maintenance equipment, particularly for baseball and softball fields. The patented all in one motorized unit with quick-swap attachments can grade, groom, edge, seed and fertilize ball fields. It is in the best interest of the city to waive the bid process and purchase directly from *LADD'S, of Caledonia MI* the ABI Force Z-23 and attachments as detailed in the proposal attached.

Financial

Funds for the ABI Force Z-23 and attachments are budgeted and available in the Public Works Capital Fund for the 2026 fiscal year. Expenditures will be charged to account number 401.464.978.010 and will not take place until the beginning of the 2026 fiscal year. A project number will be assigned at a later date when available.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Recommendation

City Management recommends, in the best interest of the City, waiving the bid process and awarding a contract for the purchase of one (1) ABI Force Z-23 and attachments to the sole source provider, *LADD'S of Caledonia, MI* for an estimated cost of \$51,636 as detailed in the attached proposal; not to exceed budgetary limitations.





PROPOSAL

Quotation To: City of Troy, MI

Date: 6/11/2025

Reference ABI Force

ATTN: Dennis Trantham

WE ARE PLEASED TO SUBMIT THE FOLLOWING QUOTATION FOR YOUR CONSIDERATION

Quantity	Equipment Specifications	Price Ea.	Total
1	ABI Force 10-99144 Z23SLT Zero Turn Vehicle 23hp Kohler Command Pro engine, 2 stage cyclonic canister air filter, commercial hydrostatic drive system, laser ready with tweels. Options:		\$ 33,999.00
1	10-90403 Laser Electronics & Pole - Machine Side		\$ 3,799.00
1	10-10424 Dual Slope Transmitter for Laser System		\$ 2,899.00
1	10-10422 XD Tripod for Laser Transmitter		\$ 799.00
1	10-10425 13" Fiberglass Rod for Laser System		\$ 149.00
1	10-99029 Mini-Box Blade (solid edge)		\$ 599.00
1	10-99149 Stealth Blades		\$ 699.00
1	10-90165 VibraFlex 3800		\$ 899.00
1	10-99140 7' Pro Finisher		\$ 2,099.00
1	10-99142 VibraFlex 3500R		\$ 599.00
1	10-99137 6' Rigid Drag Mat w/ Level Bar		\$ 599.00
1	10-90410 1/2 Ton Roller (requires weight kit)		\$ 1,999.00
1	10-90449 Front Saddle Mount Weight Kit		\$ 999.00
1	10-99136 Infield Lip Edger System		\$ 1,499.00
		Total	\$ 51,636.00
	* Price does not include any applicable taxes.		

TERMS

F.O.B

DELIVERY

Prices quoted are those in effect at the time of quotation. This quotation is subject to acceptance within 15 days.

ACCEPTED:

Company

By

Title

Date

Yours Very Truly,

CJ Superczynski

LADD'S

CITY COUNCIL MINUTES-Draft

Pastor Debbie Stottele from Troy Church of the Nazarene 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, June 9, 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-Absent
- David Hamilton
- Ellen Hodorek

Excuse Absent Council Members:

Resolution #2025-06-081

Moved by Baker

Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Mayor Pro Tem Gunn at the Regular City Council Meeting of June 9, 2025, due to a medical issue.

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

No: None

Absent: Gunn

MOTION CARRIED**Vote on Resolution to Waive the Rules of Procedure for the City Council, Rule #4A – Regular Meeting Agenda to Add an Item on the Agenda**

Resolution #2025-06-082

Moved by Baker

Seconded by Chanda

RESOLVED, That Troy City Council hereby **WAIVES** the Rules of Procedure for the City Council, Rule #4A *Regular Meeting Agenda* to add an Item, O-2b Sylvan Glen 3 Stormwater, on the Agenda.

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

No: None

Absent: Gunn

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 St. Nicholas Greek Orthodox Church Opa Fest Presentation

C-2 Proclamation to Honor the Winners of the 4th Troy Public Library Card Design Contest (*Presented by: Ethan Baker, Mayor*)

C-3 Presentation of Schematic Design and Opinion of Probable Cost for New Library Facility (*Presented by: Peter Bolek, President and Director of Design, HBM Architects, LLC*)

D. CARRYOVER ITEMS:

D-1 No Carryover Items

The Meeting **RECESSED** at 9:17 PM.

The Meeting **RECONVENED** at 9:25 PM.

E. PUBLIC HEARINGS:

E-1 Planned Unit Development (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North Side of Big Beaver, West Side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 and 8820-19-430-004), Section 19, Presently Zoned PUD (Planned Unit Development Zoning District (*Introduced by: Ben Carlisle, Carlisle Wortman*))

The Mayor opened the Public Hearing for public comment.

The Mayor closed the Public Hearing after receiving comment from Mary Ellen Barden and Joey Colby.

Moved by Hodorek

Seconded by Chanda

WHEREAS, The applicant Forbes Frankel Troy Ventures LLC submitted a Conceptual Development Plan application for a Planned Unit Development, located on the northwest corner of Big Beaver and Coolidge, in Section 19, approximately 40 acres in area; and,

WHEREAS, The applicant also submitted a Preliminary Development Plan application for Phase 1A of the proposed Planned Unit Development, including internal roads and utilities; and,

WHEREAS, The Concept Development Plan proposes multiple phases for a mixed-use development including up to 500,000 square feet office, up to 300,000 square feet of retail, up to 750 residential units and up to 250 hotel rooms and open space public amenities; and,

WHEREAS, The Concept Development Plan contemplates the development of up to 17 acres of the site by U of M Health, a constitutional corporation per the Michigan Constitution; and,

WHEREAS, The Concept Development Plan will be implemented through submittal of Preliminary Development Plans for each phase of development; and,

WHEREAS, Each Preliminary Development Plan will require a Planning Commission public hearing and City Council public hearing prior to approval; and,

WHEREAS, The proposed Concept Development Plan meets the Standards for Approval set forth in Section 11.03.

THEREFORE, BE IT RESOLVED, That the Concept Development Plan for the proposed Somerset West Planned Unit Development be **APPROVED**.

BE IT FURTHER RESOLVED, That the Preliminary Development Plan for Phase 1A of the Somerset West Planned Unit Development be **APPROVED**.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the attached Planned Unit Development Agreement; and the Mayor and City Clerk are hereby **AUTHORIZED TO EXECUTE** the Planned Unit Development Agreement for Somerset West Planned Unit Development on behalf of the City; a copy shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to record the executed Somerset West Planned Unit Development Agreement with the Oakland County Register of Deeds.

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the petitioner to submit the Final Development Plan for Phase 1A pursuant to Section 11.08 of Chapter 39.

Motion to Amend Item E-1 Planned Unit Development (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North Side of Big Beaver, West Side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 and 8820-19-430-004), Section 19, Presently Zoned PUD (Planned Unit Development Zoning District

Resolution #2025-06-083

Moved by Baker

Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **AMENDS** Item E-1 Planned Unit Development (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North Side of Big Beaver, West Side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 and 8820-19-430-004), Section 19, Presently Zoned PUD (Planned Unit Development Zoning District as follows:

“THEREFORE, BE IT RESOLVED, That the Concept Development Plan for the proposed Somerset West Planned Unit Development be **APPROVED**, with a required 120-foot buffer at the north end of the property north of Cunningham.”

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

No: None

Absent: Gunn

MOTION CARRIED

Item E-1 Planned Unit Development (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North Side of Big Beaver, West Side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 and 8820-19-430-004), Section 19, Presently Zoned PUD (Planned Unit Development Zoning District as AMENDED

Resolution #2025-06-084

Moved by Hodorek

Seconded by Chanda

WHEREAS, The applicant Forbes Frankel Troy Ventures LLC submitted a Conceptual Development Plan application for a Planned Unit Development, located on the northwest corner of Big Beaver and Coolidge, in Section 19, approximately 40 acres in area; and,

WHEREAS, The applicant also submitted a Preliminary Development Plan application for Phase 1A of the proposed Planned Unit Development, including internal roads and utilities; and,

WHEREAS, The Concept Development Plan proposes multiple phases for a mixed-use development including up to 500,000 square feet office, up to 300,000 square feet of retail, up to 750 residential units and up to 250 hotel rooms and open space public amenities; and,

WHEREAS, The Concept Development Plan contemplates the development of up to 17 acres of the site by U of M Health, a constitutional corporation per the Michigan Constitution; and,

WHEREAS, The Concept Development Plan will be implemented through submittal of Preliminary Development Plans for each phase of development; and,

WHEREAS, Each Preliminary Development Plan will require a Planning Commission public hearing and City Council public hearing prior to approval; and,

WHEREAS, The proposed Concept Development Plan meets the Standards for Approval set forth in Section 11.03.

THEREFORE, BE IT RESOLVED, That the Concept Development Plan for the proposed Somerset West Planned Unit Development be **APPROVED**, with a required 120-foot buffer at the north end of the property north of Cunningham.

BE IT FURTHER RESOLVED, That the Preliminary Development Plan for Phase 1A of the Somerset West Planned Unit Development be **APPROVED**.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the attached Planned Unit Development Agreement; and the Mayor and City Clerk are hereby

AUTHORIZED TO EXECUTE the Planned Unit Development Agreement for Somerset West Planned Unit Development on behalf of the City; a copy shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to record the executed Somerset West Planned Unit Development Agreement with the Oakland County Register of Deeds.

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the petitioner to submit the Final Development Plan for Phase 1A pursuant to Section 11.08 of Chapter 39.

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

No: None

Absent: Gunn

MOTION CARRIED

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 – None

a) Mayoral Nominations: None

b) City Council Nominations: None

I-3 No Closed Session Requested

I-4 Bid Waiver - Troy Downtown Development Authority Landscape Improvements to Big Beaver and I-75 Upper Embankments (*Introduced by: Kurt Bovensiep, Public Works Director*)

Resolution #2025-06-085

Moved by Hodorek

Seconded by Chanda

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the I-75/Big Beaver Landscape Improvements Upper Embankments to *Warren Contractors & Development, Inc., of Shelby Township, MI*, for an amount not to exceed \$1,799,720.33 at unit prices contained in the 2025 cost proposal, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to *OHM Advisors, of Livonia, MI*, for Construction Administration, Construction Observation, Construction Layout, and Field Testing for an estimated total cost of \$225,000 at unit prices contained in the attached proposal; not to exceed budgetary limitations; a copy of the proposal shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a project contingency amount of \$300,000; not to exceed budgetary limitations.

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

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

No: None

Absent: Gunn

MOTION CARRIED

I-5 Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Firefighters Park Sprague Drain Habitat Improvement and Budget Amendment (*Introduced by: Kurt Bovensiep, Public Works Director*)

Resolution #2025-06-086

Moved by Baker

Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the Firefighters Park Sprague Drain Habitat Improvement to low bidder meeting specifications, *V.I.L. Construction, Inc of Sterling Height, MI* at unit prices contained in the bid tabulation with the Value

Engineered quantities, opened June 12, 2024, for an estimated total cost of \$1,376,525.00; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract for Construction Administration, Layout/Staking, Materials Testing, Observation, and Close Out Services to *Hubbell, Roth, and Clark, Inc (HRC)* at unit prices contained in the attached proposal for an estimated total cost of \$163,846.00; not to exceed budgetary limitations; a copy of the proposal shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a project contingency amount of \$101,223.00; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a Budget Amendment to the Drains Capital Fund for \$1,003,839.00

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

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

No: None

Absent: Gunn

MOTION CARRIED

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

Resolution #2025-06-087

Moved by Hodorek

Seconded by Chanda

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

Monday, June 30, 2025

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: Baker, Brooks, Chamberlain-Creanga, Chanda, Hamilton, Hodorek

No: None

Absent: Gunn

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2025-06-088-J-1a

Moved by Hamilton

Seconded by Brooks

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

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

No: None

Absent: Gunn

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2025-06-088-J-2

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

- a) City Council Minutes-Draft – May 19, 2025
-

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 1: Award to Low Bidder Contract 25-06 – Sections 29 and 34 Pavement Rehabilitation**

Resolution #2025-06-088-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 25-06, Sections 29 & 34 Pavement Rehabilitation, to *Pro-Line Asphalt Paving Corporation, 11797 29 Mile Road, Washington, MI 48095*, for their low bid of \$1,174,919.00.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is authorized in an amount not to exceed 30% of the original bid cost.

b) **Standard Purchasing Resolution 1: Award to Low Bidder Contract 25-07 – Sections 16, 18 and 21 Pavement Rehabilitation**

Resolution #2025-06-088-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 25-07, Sections 16, 18 and 21 Pavement Rehabilitation, to *Florence Cement Company, 51515 Corridor, Shelby Twp., MI 48315*, for their low bid of \$1,504,666.20.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is authorized in an amount not to exceed 20% of the original bid cost.

c) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications and Standard Purchasing Resolution 4: OMNIA Partners Cooperative Purchasing Contract – Police Department and Department of Public Works Streets Equipment Garage and Fleet Garage Roof Replacements, and Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Fleet Garage Smoke Hatch Replacements**

Resolution #2025-06-088-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** contracts for roof replacements for the Police Department and the Department of Public Works Streets Equipment Garage and Fleet Garage to the low bidder meeting specifications, *Lutz Roofing Company, Inc. of Shelby Township, MI* for an estimated combined cost of \$800,600 at unit prices contained in the bid tabulation opened May 15, 2025 a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations, and Troy City Council hereby **AWARDS** a contract to *Garland-DBS, Inc. of Cleveland, OH* as per the OMNIA Partners Cooperative Purchasing Contract #R230401 for \$1,375,065.98; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract for smoke hatch replacements for the Department of Public Works Fleet Garage to *National Restoration of Milford, MI* for an estimated cost of \$78,486 as per the Oakland County Extended Purchasing Cooperative Contract #009849 as detailed in the attached proposal a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

J-5 Appointment of SOCRRA Representative and Alternate Representative

Resolution #2025-06-088-J-5

RESOLVED, That Troy City Council hereby **DESIGNATES** Kurt Bovensiep, Public Works Director as the SOCRRA Representative and Ashely Tebedo, Administrative Services Manager as the Alternate SOCRRA Representative with terms expiring on June 30, 2026.

J-6 Evergreen-Farmington Sanitary Drain Drainage District, Corrective Action Plan Walnut Lake No. 1 - Prepayment

Resolution #2025-06-088-J-6

WHEREAS, Pursuant to the petitions filed with the Oakland County Water Resources Commissioner by the Charter Township of West Bloomfield and the City of Southfield, proceedings have been taken under the provisions of Chapter 20 of Act 40, Public Acts of Michigan, 1956, as amended, for the location, establishment and construction of the Evergreen-Farmington Sanitary Drain (the "Petitioned Project"), consisting of all improvements necessary to bring the previously established Evergreen-Farmington Sewage Disposal System into compliance with Administrative Consent Order 04995 entered by the State of Michigan Department of the Environment, Great Lakes, and Energy on August 14, 2019, and that now serve the Evergreen-Farmington Sanitary Drain located in the City of Auburn Hills, the Village of Beverly Hills, the Village of Bingham Farms, the City of Birmingham, the Charter Township of Bloomfield, the City of Bloomfield Hills, the City of Farmington, the City of Farmington Hills, the Village of Franklin, the City of Keego Harbor, the City of Lathrup Village, the City of Orchard Lake Village, the City of Southfield, the City of Troy and the Charter Township of West Bloomfield in the County of Oakland, Michigan, as set forth in Attachment A, and said Petitioned Project having been determined to be necessary for the public health; and,

WHEREAS, On November 17, 2020, the Drainage Board for the Evergreen-Farmington Sanitary Drain approved the Final Order of Determination for the Petitioned Project, and on June 22, 2021 approved a Final Order of Apportionment of the cost of the Petitioned Project to be borne by the several public corporations as follows:

City of Auburn Hills	0.46%
Village of Beverly Hills	5.75%
Village of Bingham Farms	0.69%
City of Birmingham	0.11%
Charter Township of Bloomfield	9.54%
City of Bloomfield Hills	1.44%
City of Farmington	0.34%
City of Farmington Hills	28.29%
Village of Franklin	0.21%
City of Keego Harbor	0.32%
City of Lathrup Village	3.06%
City of Orchard Lake Village	0.37%
City of Southfield	38.17%
City of Troy	3.15%
Charter Township of West Bloomfield	<u>8.10%</u>
	100.00%; and,

WHEREAS, On January 20, 2023, the Drainage Board issued its Evergreen-Farmington Sanitary Drain Bonds, Series 2023 in the principal amount of \$121,070,000 for the purpose of financing part of the Petitioned Project; and,

WHEREAS, On April 22, 2025, the Drainage Board approved and adopted Special Assessment Roll No. 2-A for the Evergreen-Farmington Sanitary Drain, relating to the Evergreen-Farmington

Sanitary Drain Bonds, Series 2025 to be issued to finance a second portion of the Petitioned Project; and,

WHEREAS, The 2025 Bonds will be payable from the collection of special assessments against the Public Corporations as set forth in Roll No. 2-A, as may be adjusted at the time the 2025 Bonds are sold, as provided in one or more orders of the Chairperson of the Drainage Board, said special assessments to be duly confirmed as provided in the Drain Code; and,

WHEREAS, Prior to the issuance of the 2025 Bonds, the Drainage Board has notified the City of Troy to permit, should the City of Troy determine expedient, to prepay the assessment set forth in Roll No. 2-A and avoid interest charges associated with the anticipated 2025 Bonds; and,

WHEREAS, The Drainage Board has requested that the City of Troy adopt a resolution and affirming its intention to prepay its assessment set forth on Roll No. 2-A and forward the same by June 27, 2025, and make full payment of the assessment set forth on Roll No. 2-A by August 6, 2025;

NOW, THEREFORE, BE IT RESOLVED, That the City of Troy hereby **CONFIRMS** that it will pay in full, its assessment in the amount of \$441,000.00, as set forth on Roll No. 2-A.

BE IT FURTHER RESOLVED, That the City of Troy hereby **ACKNOWLEDGES** that the aggregate amount assessed and the amount assessed against each public corporation, including the City of Troy may be adjusted at the time the 2025 Bonds are sold, as provided in one or more orders of the Chairperson of the Drainage Board.

BE IT FURTHER RESOLVED, That the City of Troy Treasurer is **DIRECTED** to notify the Drainage Board for the Evergreen-Farmington Sanitary Drain of its intention to submit payment no later than July 21, 2025.

BE IT FURTHER RESOLVED, That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby **ARE RESCINDED**.

State of Michigan)
)ss
County of Oakland)

I hereby certify that the foregoing constitutes a true and correct copy of the resolution adopted by the City Council of the City of Troy, County of Oakland, State of Michigan, at a regular meeting held on the 9th day of June, 2025, and that the meeting was conducted and public notice was given pursuant to and in full compliance with the Open Meetings Act, Act 267 of the Michigan Public Acts of 1976.

M. Aileen Dickson, MMC, MiPMC 3
City Clerk

J-7 2025 Oakland County Local Road Improvement Program - Lakeview/Cunningham – Project No. 20.106.5

Resolution #2025-06-088-J-7

RESOLVED, That Troy City Council hereby **APPROVES** the 2025 Oakland County Local Road Improvement Program agreement between the City of Troy and the Board of Commissioners of the County of Oakland for \$389,722 at an estimated cost to the City of Troy of \$205,139 for the removal and replacement of select concrete pavement on Cunningham and Lakeview, and the Mayor and City Clerk are **AUTHORIZED** to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-8 Traffic Signal Agreements - Rochester Road, Barclay to Trinway, Project No. 02.206.5

Resolution #2025-06-088-J-8

RESOLVED, That Troy City Council hereby **APPROVES** the attached Agreements for Traffic Control Devices with the Road Commission for Oakland County (RCOC) for the installation of traffic signals as part of the Rochester Road, Barclay to Trinway project at the following locations: Rochester Road (NB) & X-Over south of Long Lake Signal No. 1628 and Rochester Road (SB) & X-Over north of Long Lake Signal No. 1629, and the Mayor and City Clerk are **AUTHORIZED** to execute the agreements, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

J-9 Agreement for Traffic Control Device – Transportation Alternative Program (TAP) for Troy's Non-Motorized Pathway Network – Pedestrian Hybrid Beacon (HAWK)

Resolution #2025-06-088-J-9

RESOLVED, That Troy City Council hereby **APPROVES** the attached Agreement for Traffic Control Device with the Road Commission for Oakland County (RCOC) for the installation of Pedestrian Hybrid Beacon (HAWK) as part of the TAP projects at Long Lake Road in front of Jaycee Park, and the Mayor and City Clerk are **AUTHORIZED** to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-10 Acceptance of a Permanent Easement and Approval for Compensation, TAP Pathways Project 2025C0108, Parcel #88-20-11-226-031

Resolution #2025-06-088-J-10

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for public roadways, public utilities and sidewalks from Troy Bowl Bar, LLC, owner of the property having Sidwell #88-20-11-226-031.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** compensation for the permanent easement and temporary grading permit in the amount of \$58,464.00.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** City Staff to expend any necessary costs incurred to meet closing requirements and recording costs in an amount not to exceed \$4,000.00.

BE IT FINALLY RESOLVED, That City Staff **SHALL RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-11 Private Agreement – Contract for Installation of Municipal Improvements – Kroger Retail Fuel Center – Project No. 24.908.3

Resolution #2025-06-088-J-11

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and The Kroger Company for the installation of Water Service, Sanitary Service, Storm Sewer, Detention Basin, Asphalt/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-12 Wadie Zari v. City of Troy

Resolution #2025-06-088-J-12

RESOLVED, That the City Attorney's Office is hereby **AUTHORIZED** and **DIRECTED** to defend the City of Troy in the matter of *Wadie Zari v. City of Troy* (Oakland County Circuit Court, Case No. 25-215108-NO), and is **AUTHORIZED** to pay necessary costs and expenses and to retain any necessary expert witnesses required to adequately represent the City.

J-13 City of Troy v Craig Cassani

Resolution #2025-06-088-J-13

RESOLVED, That Troy City Council **APPROVES** the proposed Stipulated Final Order for Payment of Just Compensation and Statutory Attorney Fees and Surrender of Possession and Vesting of Title in the City of Troy v Cassani condemnation case, Oakland County Circuit Court case number 2025-213311 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, and a copy is to be **ATTACHED** to the original Minutes of this meeting.

J-14 Request to Rescind a Previous Resolution and Grant a Revised Permanent Easement to Sprague Drain Drainage District – Firefighters Park, Sidwell #88-20-05-300-006

Resolution #2025-06-088-J-14

WHEREAS, On May 19, 2025, Troy City Council granted a permanent easement to Sprague Drain Drainage District, under the jurisdiction of the Oakland County Water Resource Commission, and,

WHEREAS, Because of subsequent discussions between the Engineering Department and the Water Resource Commission, a minor revision is required for the easement document;

NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **RESCINDS** Resolution #2025-05-080-J-9.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES AND GRANTS** the attached revised permanent easement to the Sprague Drain Drainage District for the purpose of operation, maintenance, repair and replacement of the drain systems in Firefighters Park, Sidwell #88-20-05-300-006.

BE IT FINALLY RESOLVED, That Troy City Council **DIRECTS** the Mayor and City Clerk to **EXECUTE** the easement document on behalf of the City of Troy.

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:

Walt Storrs	Commented on the flooding and drainage issues in Sylvan Glen subdivision
Morgan Zach	Commented on the need for city legislation against puppy mills and Troy pet stores selling puppies from puppy mills.
Joey Colby	Requested that the skate park be renamed, and that the City establish a webpage dedicated to the skate park

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

Mayor Baker replied that any safety or damage issues can be reported through the citizen request portal, and City Management can consider a separate webpage and renaming.

Mayor Baker replied that Council will review the report and the issue of water in Sylvan Glen subdivision with City Management.

Council Member Hamilton commented that the puppy mill issue is on the list of things to discuss, and the Animal Control Appeals Board is the committee who could work on it best.

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) Global Troy Advisory Committee-Final – January 28, 2025
 - b) Civil Service Commission (Act 78) -Final – April 9, 2025
 - c) Zoning Board of Appeals-Final – April 15, 2025
- Noted and Filed
-

O-2 Department Reports:

- a) Troy Public Library Space Needs and Benchmarks Planning Report
 - b) Sylvan Glen 3 Stormwater
- Noted and Filed
-

O-3 Letters of Appreciation: None Submitted

- a) To Renee Hazen from Andy Mui
- Noted and Filed
-

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

P. COUNCIL COMMENTS:

P-1 Council Comments

Council Member Brooks commented that she is wearing orange today in recognition of Gun Violence Awareness Day, which is an issue facing many in our society.

Council Member Brooks thanked everyone who participated in the Run for Nature to benefit the Nature Society, including City Council and their families.

Council Member Chamberlain-Creanga commented that she is also wearing orange today in recognition of Gun Violence Awareness Day.

Council Member Chamberlain-Creanga commented on Troy's 70th Birthday. She said voters in Troy Township voted to officially become a City on June 7, 1955, and they passed the City Charter on June 13, 1955, which is the Troy's official birthday.

Mayor Baker commented that the City of Troy's 70th Birthday Party is Saturday, June 14 from 1-4pm at the Jeanne Stine Park and all are invited to join the celebration.

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:

The Meeting **ADJOURNED** at 10:39 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

July 14, 2025.....Special Meeting/Closed Session-City Manager/City Attorney Evaluations
October 6, 2025Special Meeting/Closed Session-City Manager/City Attorney Evaluations

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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

**PROCLAMATION
CELEBRATING 50 YEARS
THE BHARATIYA TEMPLE**

WHEREAS, In the early seventies, there was a dream among Hindus settled in the Metro Detroit area to set up a self-perpetuating eternal religious and cultural organization which could fulfill the spiritual and cultural needs of the Indian community. An initiative towards this goal was taken when a group of about 30 persons gathered on January 25, 1975 at the Northwood Inn, Royal Oak to discuss this possibility. The idea of setting up a Hindu Temple was born during this meeting; and

WHEREAS, It was decided that the organization would represent all the good aspects of great Indian heritage and would attempt to foster and promote all aspects of Indian way of life, Indian philosophy and religion. The constitution and bylaws prepared by the ad-hoc committee were adopted during the first fund raising event held at the Kingsley Inn on March 21, 1975; and

WHEREAS, The committee agreed to provide a Temple for the worship by devotees and for other cultural activities. A new committee was charged with the responsibility of selecting an appropriate site for the Temple and subsequently, based on its recommendations, an excellent 18 acres lot at the northwest corner of Troy was acquired and this is the site where the Temple presently stands; and

WHEREAS, The formal inauguration of the **Bharatiya Temple** took place on July 19, 1981 by Swami Chinmayananda and Satguru Keshavadas. Since then, the Temple has grown significantly in terms of its activities, building expansion as well as in the size of the congregation; and

WHEREAS, Since 1975, The **Bharatiya Temple** has served as the leading religious, cultural, and educational center for the Hindu/Indian community of southeast Michigan. This momentous occasion marks five decades of dedicated spiritual service, cultural enrichment, education, outreach, and community engagement. The celebration will embody the values of unity, diversity, and harmony that have guided the **Bharatiya Temple** since their founding; and

WHEREAS, Over the past 50 years, the **Bharatiya Temple** has grown with major expansions in 1984 and 1991, and the construction of a new temple in 2012. More than 5,000 families utilize their religious, cultural, and banquet facilities, library, and senior citizens' center. Students from local schools visit the Temple often to gain knowledge of Hindu culture;

NOW THEREFORE BE IT RESOLVED, That the Troy City Council extends sincere congratulations to the **Bharatiya Temple on its 50th anniversary** and recognizes its impact upon not only its membership, but on the entire community; and

BE IT FURTHER RESOLVED, That the Mayor and City Council join the citizens of this community in appreciation and celebration of the **Bharatiya Temple's 50th anniversary on July 20, 2025** as they enter into their future with dedication to both their faith and their community.

Presented this 20th day of July, 2025.



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04a

CITY COUNCIL AGENDA ITEM

Date: June 18, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Emily Frontera, Purchasing Manager
G. Scott Finlay, City Engineer

Subject: Standard Purchasing Resolution #1: Award to Low Bidder
Contract 24-06 – 2025 CIPP Program



History

This project consists of rehabilitating approximately 1,600 feet of existing 48-inch diameter sanitary sewer interceptor in Section 25. This existing interceptor carries approximately one quarter of the City's sanitary flow. Rehabilitation of the interceptor will include the installation of a Cured-In-Place Pipe (CIPP) liner. This rehabilitation will improve the structural stability, condition and service life of this critical interceptor. The work is anticipated to start in July of 2025 and be completed by December of 2025.

Purchasing

Bids were received and publicly read on June 18, 2025. The alternate #1 bid was selected and has a low bid of \$870,837.88 submitted by Insituform Technologies USA, LLC, 580 Goddard Ave, Chesterfield, MO 63005 as shown on the attached bid tab.

Work was competitively bid and publicly opened with six (6) bidders responding. The award is contingent upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements.

Financial

Funds for this work are included in the Sanitary Sewer CIPP Fund. The budgeted amount includes funds for construction, inspection, and testing.

Recommendation

It is recommended that City Council award the 2025 CIPP Program contract to Insituform Technologies USA, LLC, 580 Goddard Ave, Chesterfield, MO 63005, for their low bid of \$870,837.88.

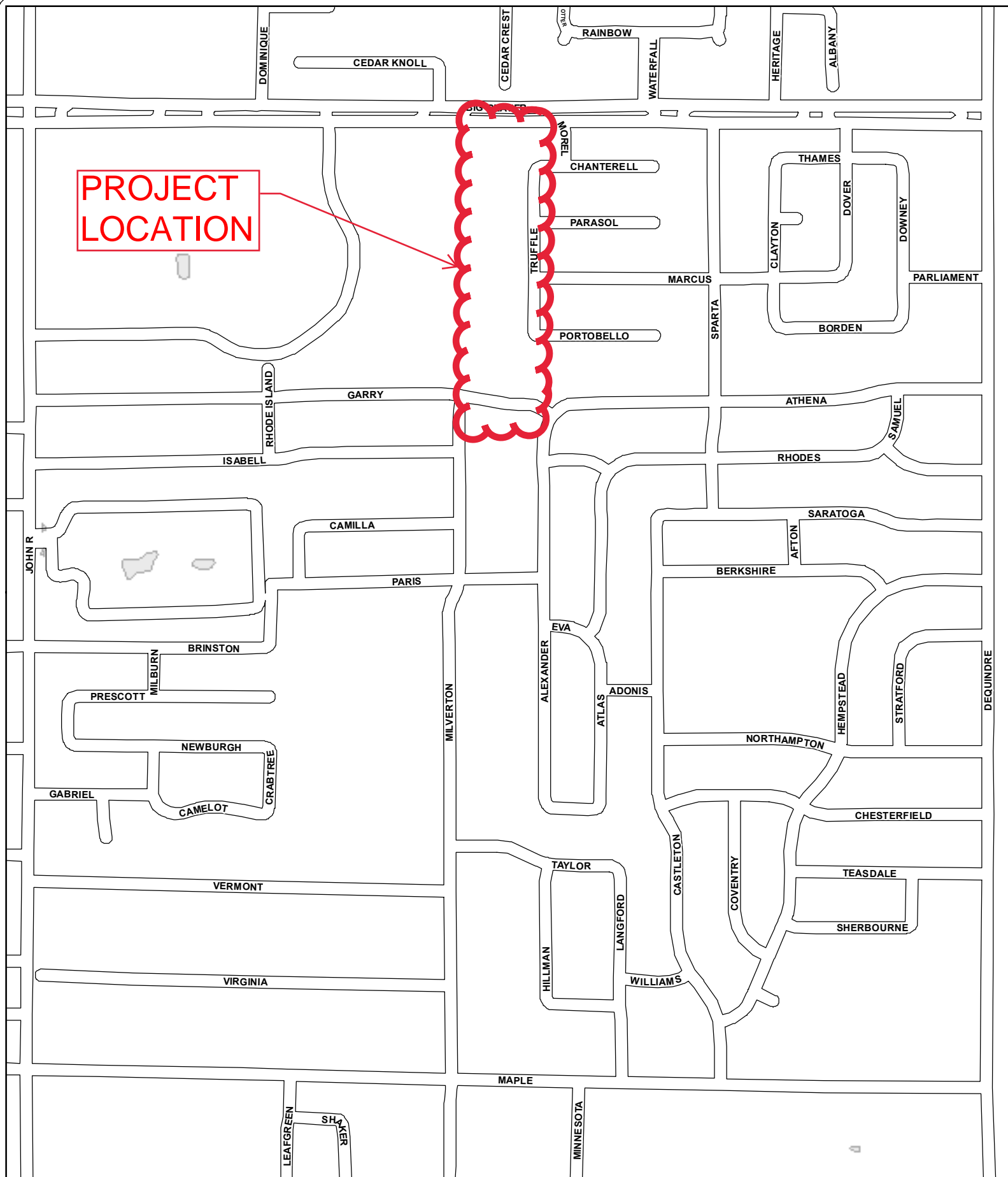
In addition, we are requesting authorization to approve additional work, if needed, not to exceed 25% of the original project cost due to unknown conflicts with existing underground utilities and/or underground conditions that may arise during construction.

A copy of the bid tab and recommendation shall be attached to the original Minutes of this meeting.

BID TABULATION
CONTRACT 24-06
2025 CIPP PROGRAM
City of Troy
Oakland County, Michigan

Bids Due: June 18, 2025
Project No. 24.404.5

	Total Base Bid Amount	Total Alternate #1 Bid Amount
Insituform Technologies USA, LLC	\$ 1,371,633.32	\$ 870,837.88
Inland Waters Pollution Control	\$ 1,962,473.00	\$ 1,055,033.00
Pamar Enterprises, Inc	\$ 2,157,723.00	\$ 1,062,427.00
SAK Construction, LLC	\$ 1,398,083.00	\$ 1,130,627.00
DVM Utilities, Inc.	\$ 1,780,655.00	\$ 1,223,455.00
Pipeline Management Company, LLC	\$ 1,954,779.51	\$ -



PROJECT
LOCATION





500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04b

CITY COUNCIL AGENDA ITEM



Date: June 25, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant 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 - Pest Control Services

History

- The Building Operations Department is responsible for overseeing Pest Control Services for City facilities.
- Currently, Pest Control Services including monthly inspections and service visits are provided at City Hall, Police Department, Library, District Court, Transit Center, Community Center and Stage Nature Center. Seasonal Pest Control Services are provided at the Aquatic Center and annual services at the Fire Stations and Fire/Police Training Center.
- Additional Pest Control Services including right-of-way nest removals and services at other City facilities are utilized on an as-needed basis.
- American Pest Control of Troy Michigan has successfully been provided these services for the City with the current contract expiring June 30, 2025.

Purchasing

On June 5, 2025, a bid opening was conducted as required by the City Charter and Code for Pest Control Services for two (2) years 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. Three hundred sixty-five (365) vendors were notified via the MITN system. Four (4) bid proposals were received. Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	365	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.
Troy Companies notified via MITN	7	
Troy Companies notified - Active email Notification	7	
Troy Companies - Active Free	0	
Companies that viewed the bid	15	
Troy Companies that viewed the bid	2	



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

After reviewing the bid proposals, *American Pest Control Inc. of Troy, MI*, was the low bidder meeting all specifications and is being recommended for award to provide Pest Control Services at unit pricing as detailed in the attached bid tabulation.

Financial

Funds are available and budgeted annually in the various department's contractual services operating budgets.

Recommendation

City Management recommends awarding a contract to provide Pest Control Services on an as needed basis, for two (2) years with a two-year renewal option, to the low bidder meeting specifications; *American Pest Control Inc. of Troy MI*, for an estimated total cost of \$8,287.00 per year.

CITY OF TROY
BID TABULATION
PEST CONTROL SERVICES

Vendor Name:	Bio-Serv dba Rose Pest Solutions	Pest Killers LLC/ DBA Pest Authority	Abell Pest Control	American Pest Control
City:	Madison Hgts., MI	Troy, MI	Waterford, MI	Troy, MI
Check Number:	001873745	No Check Provided	Certified Check/Money Order not provided	001157564
Check Amount:	\$1,500.00			\$1,500.00

PROPOSAL: TO FURNISH FULL TREATMENT PEST CONTROL SERVICES FOR TWO-YEARS with One (1) Two-Year Renewal Option

Item #	Description	Troy, MI Location	Frequency	Fixed Cost per visit	Annual Cost	Fixed Cost per visit	Annual Cost	Fixed Cost per visit	Annual Cost	Fixed Cost per visit	Annual Cost
1	City Hall - Pest Control Services	500 W Big Beaver Road	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$125.00	\$1,500.00	\$28.00	\$336.00
2	City Hall - Exterior Treatment for overwintering pests (Aug/Sep)	500 W Big Beaver Road	Annual	\$180.00	\$180.00	\$151.00	\$151.00	\$250.00	\$250.00	\$125.00	\$125.00
3	Police - Pest Control Services	500 W Big Beaver Road	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$62.50	\$750.00	\$28.00	\$336.00
4	Library - Pest Control Services	510 W Big Beaver Road	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$700.00	\$8,400.00	\$28.00	\$336.00
5	Library - Canine Bedbug Services	510 W Big Beaver Road	Monthly	\$310.00	\$3,720.00	\$175.00	\$2,100.00	\$200.00	\$2,400.00	\$28.00	\$336.00
6	Library - Spring and Fall Exterior Treatment	510 W Big Beaver Road	Semi-Annual	\$338.00	\$676.00	\$224.00	\$448.00	\$62.50	\$125.00	\$125.00	\$250.00
7	District Court - Pest Control Services	520 W Big Beaver Road	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$62.50	\$750.00	\$28.00	\$336.00
8	Transit Center - Pest Control Services	1201 Doyle Drive	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$100.00	\$1,200.00	\$18.00	\$216.00
9	Fire Station #1 - Pest Control Services - Exterior	1019 E Big Beaver	Spring Annual	\$170.00	\$170.00	\$106.00	\$106.00	\$100.00	\$100.00	\$77.00	\$77.00
10	Fire Station #2 - Pest Control Services - Exterior	5600 Livernois	Spring Annual	\$170.00	\$170.00	\$106.00	\$106.00	\$100.00	\$100.00	\$77.00	\$77.00
11	Fire Station #3 - Pest Control Services - Exterior	2400 W Big Beaver	Spring Annual	\$170.00	\$170.00	\$106.00	\$106.00	\$100.00	\$100.00	\$77.00	\$77.00
12	Fire Station #4 - Pest Control Services - Exterior	2117 E Maple	Spring Annual	\$170.00	\$170.00	\$106.00	\$106.00	\$100.00	\$100.00	\$77.00	\$77.00
13	Fire Station #5 - Pest Control Services - Exterior	6399 John R	Spring Annual	\$170.00	\$170.00	\$106.00	\$106.00	\$100.00	\$100.00	\$77.00	\$77.00
14	Fire Station #6 - Pest Control Services - Exterior	5901 Coolidge	Spring Annual	\$170.00	\$170.00	\$106.00	\$106.00	\$100.00	\$100.00	\$77.00	\$77.00
15	Fire/Police Training Center - Exterior	4850 John R Road	Spring Annual	\$170.00	\$170.00	\$106.00	\$106.00	\$250.00	\$250.00	\$77.00	\$77.00
16	Fire/Police Training Center - Pest Control Services	4850 John R Road	Monthly	\$65.00	\$780.00	\$40.00	\$480.00	\$62.50	\$750.00	\$28.00	\$336.00
17	Community Ctr - Pest Control Services	3179 Livernois Road	Monthly	\$65.00	\$780.00	\$40.00	\$480.00	\$62.50	\$750.00	\$28.00	\$336.00
18	Aquatic Center - Pest Control Services - April-Sept	3425 Civic Center Drive	(6) Monthly	\$65.00	\$390.00	\$35.00	\$210.00	\$62.50	\$375.00	\$28.00	\$168.00
19	Nature Center - Pest Control Services	6685 Coolidge Highway	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$62.50	\$750.00	\$28.00	\$336.00
20	Department of Public Works - Pest Control Services	4693 Rochester Road	Monthly	\$65.00	\$780.00	\$40.00	\$480.00	\$100.00	\$1,200.00	\$28.00	\$336.00
21	Department of Public Works - Exterior Treatment for overwintering pests (Aug/Sep)	4693 Rochester Road	Annual	\$180.00	\$180.00	\$160.00	\$160.00	\$300.00	\$300.00	\$125.00	\$125.00
22	Parks Garage - Pest Control Services	4693 Rochester Road	Monthly	\$65.00	\$780.00	\$30.00	\$360.00	\$62.50	\$750.00	\$28.00	\$336.00
23	Fire Station #1 - Pest Control Services	1019 E Big Beaver	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$62.50	\$750.00	\$12.00	\$144.00
24	Fire Station #2 - Pest Control Services	5600 Livernois	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$62.50	\$750.00	\$12.00	\$144.00
25	Fire Station #3 - Pest Control Services	2400 W Big Beaver	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$62.50	\$750.00	\$12.00	\$144.00
26	Fire Station #4 - Pest Control Services	2117 E Maple	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$62.50	\$750.00	\$12.00	\$144.00
27	Fire Station #5 - Pest Control Services	6399 John R	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$62.50	\$750.00	\$12.00	\$144.00
28	Fire Station #6 - Pest Control Services	5901 Coolidge	Monthly	\$65.00	\$780.00	\$35.00	\$420.00	\$62.50	\$750.00	\$12.00	\$144.00
29	Pavilion/Rink	241 Town Center	Monthly	\$65.00	\$780.00	\$30.00	\$360.00	\$62.50	\$750.00	\$10.00	\$120.00
30	Historic Village (5 buildings) - Main Building, Barnard, Poppleton, Church, Town Hall	60 W Wattles	Monthly	\$77.00	\$924.00	\$65.00	\$780.00	\$125.00	\$1,500.00	\$60.00	\$720.00
31	SUBTOTAL OF ITEMS 1 - 30			\$20,520.00		\$11,791.00		\$27,850.00		\$6,487.00	

CITY OF TROY
BID TABULATION
PEST CONTROL SERVICES

ITB-COT 25-18
Page 2 of 2

Vendor Name:				Bio-Serv dba Rose Pest Solutions		Pest Killers LLC/ DBA Pest Authority		Abell Pest Control		American Pest Control	
Item #	Description	Troy, MI Location	Frequency	Fixed Cost per visit	Annual Cost	Fixed Cost per visit	Annual Cost	Fixed Cost per visit	Annual Cost	Fixed Cost per visit	Annual Cost
OPTIONAL SERVICES											
32	Bee/Wasp/Hornet removal as needed	City of Troy Locations as	20 Estimated	\$80.00	\$960.00	\$70.00	\$840.00	\$150.00	\$1,800.00	\$75.00	\$900.00
33	Additional Pest Control Services as needed	City of Troy Locations as	Price Per Hour	\$156.00	\$1,872.00	\$120.00	\$1,440.00	\$150.00	\$1,800.00	\$75.00	\$900.00
34	SUBTOTAL OF ITEMS 32 AND 33			\$2,832.00		\$2,280.00		\$3,600.00		\$1,800.00	
35	TOTAL OF ALL ITEMS (SUM OF 31 and 34)			\$23,352.00		\$14,071.00		\$31,450.00		\$8,287.00	
Site Inspection Done: Provided Contact Information: References: Completed Vendor Questionnaire: Can meet Insurance Requirements: Payments Terms: Warranty: Exceptions: Acknowledgement: Forms:				N - Previously serviced City of Troy		Y		Y		Y	
				Y		Y		Y		Y	
				Y		Y		Y		Y	
				Y		Y		Y		Y	
				Y		Y		Y		Y	
				30 Days		Net 30		Net 30		NET 30	
				Not Specified		Not Specified		Dependent on service rendered		Not Specified	
				Pg 2 #8 which arises out of or is in any way connected or associated with this contract. Our legal would like this line changed to "which are caused by negligence of contractor"		Monthly service for library would include a visual inspection in common areas for bed bug activity. Canine would be utilized if signs of infestation or reports from staff indicate a bed bug presence.		None		None	
				Y		Y		Y		Y	
				Y		Y		Y		Y	
Low Bidder Meeting Specifications											

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

Laura Campbell

Nellie Bert

Andrew Chambliss

Dina Gates

Emily Frontera
Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04c

CITY COUNCIL AGENDA ITEM



Date: June 23, 2025

To: Frank A. Nastasi, City Manager

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

Subject: Standard Purchasing Resolution 2 – Award to Low Bidder Meeting Specifications – Water System Materials

History

- The Water and Sewer Division is responsible for new water service installations and maintenance, water main repairs and replacement, and Mueller hydrant repairs and replacement.
- In order to maintain these infrastructure assets, minimum quantities of parts are kept on hand.
- Water System Materials will be purchased on an as needed basis to replenish inventories throughout the year at unit prices as specified and detailed in the bid tabulation.
- The current contract is expiring June 30, 2025.

Purchasing

- On May 22, 2025, a bid opening was conducted as required by the City Charter/Code for one (1) year requirements of Water System Materials.
- The bid was posted on the MITN Purchasing Group website, www.bidnetdirect.com/city-of-troy-mi.
- Two (2) bids were received. Below is a detailed summary of potential vendors.

Companies notified via MITN	384	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.
Troy Companies notified via MITN	5	
Troy Companies - Active email Notification	5	
Troy Companies - Active Free	0	
Companies that viewed the bid	19	
Troy Companies that viewed the bid	1	

- The bid pricing was reviewed and analyzed by line item. Based on the bid results, it is recommended to award contracts to the low bidders meeting specifications by line item.
- Ferguson Enterprises LLC was awarded item #2, lines 15 & 16 based on the type of bend. The swivel type of bend that was quoted from Core & Main LP does not meet specifications and is not an approved alternate to the preferred Mueller bend.



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

- Item #3 was awarded to Ferguson Enterprises LLC based on lower manufacturer pricing as both vendors quoted a 50% list discount.
- Item #5 was awarded to Core & Main LP because Powerseal is the preferred manufacturer as stated in the bid specifications. Powerseal stainless steel tap saddles are preferred based on performance and reliability in the field.

Financial

Funds are available in the operating budgets for the Water and Sewer Division for the 2026 Fiscal Year. These funds will be expensed primarily from three accounts; Maintenance of Mains 591.537.541.740.010, Maintenance of Service 591.537.542.740.010, and Maintenance of Hydrants 591.537.544.740.010.

Recommendation

City Management recommends awarding one (1) year contracts for Water System Materials to the low bidders meeting specifications by line item, for an estimated total cost of \$266,012.50, at unit prices contained in the bid tabulation opened May 22, 2025; to be ordered on an as needed basis; contracts expiring June 30, 2026.

Core & Main LP – Shelby Twp., MI	Item #1 Curb Box Items, Lines 2-4	\$19,827.50
	Item #2 Water Service Parts, Lines 1-8 & 10-11	\$151,485.00
	Item #5 Powerseal Stainless Steel Saddles	40% List Discount
Ferguson Enterprises LLC – Warren, MI	Item #1 Curb Box Items, Line 1	\$15,600.00
	Item #2 Water Service Parts, Lines 9 & 12-16	\$79,100.00
	Item #3 Ford Repair Clamps	50% List Discount
	Item #4 Ford Brass Saddles	45% List Discount
	Item #6 Mueller Complete Fire Hydrants	20% List Discount
	Mueller Hydrant & Valve Parts	40% List Discount

Opening Date: 05/22/2025
Date Reviewed: 05/22/2025

CITY OF TROY
BID TABULATION
WATER SYSTEM MATERIALS

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Vendor Name:	Core & Main LP	Ferguson Enterprises LLC
City:	Shelby Twp., MI	Warren, MI

PROPOSAL: MISCELLANEOUS WATER SYSTEM MATERIALS

ITEM #1: CURB BOX ITEMS - MINNEAPOLIS PATTERN - THREAD ON

Line #	Est Qty	Description	Unit Price	Total	Unit Price	Total
1.	300	3/4" Curb Box Mueller extension curb box w/39" stationary rod #82865 Mueller #10312 2-hole lid, 1" top pipe, 1 1/2" bottom tap, 66" extension	\$55.96	\$16,788.00	\$52.00	\$15,600.00
2.	300	1" Curb Box Mueller extension curb box w/39" stationary rod #82865 Mueller #10312-99000 or approved alternate 2-hole lid, 1" top pipe, 2" bottom tap, 66" extension	\$49.71	\$14,913.00	\$52.00	\$15,600.00
3.	25	1 1/2" Curb Box Mueller #10304-99000 2-piece lid, 2" top pipe, 3" bottom tap, 66" extension AY McDonald #5624 2-piece lid, 2" top pipe, 3" bottom tap, 5 1/2" or 66" extended	\$98.29	\$2,457.25	\$103.00	\$2,575.00
4.	25	2" Curb Box Mueller #10304-99002 2 piece lid, 2" top pipe, 3 1/2" bottom tap, 66" extension AY McDonald #5625 2 piece lid, 2" top pipe, 3 1/2" bottom tap, 5 1/2" or 66" extended	\$98.29	\$2,457.25	\$103.00	\$2,575.00
TOTAL LINE ITEM #1:			\$36,615.50		\$36,350.00	
Manufacturer/Model #			Mueller/Listed Model		Mueller	

ITEM #2: WATER SERVICE PARTS

Line #	Est Qty	Description	Unit Price	Total	Unit Price	Total
Corporation Stops						
1.	100	1" Corporation Stop with nut Mueller B25000 or approved alternate	\$67.35	\$6,735.00	\$72.00	\$7,200.00
2.	100	1 1/2" Corporation Stop with nut Mueller B25000 or approved alternate	\$159.46	\$15,946.00	\$170.00	\$17,000.00
3.	100	2" Corporation Stop with nut Mueller B25000 or approved alternate	\$279.30	\$27,930.00	\$298.00	\$29,800.00
TOTAL			\$50,611.00		\$54,000.00	
Brass Fittings						
4.	100	1" x 3/4" CCU or 3-part Unions H-15400N Mueller or approved alternate	\$27.74	\$2,774.00	\$29.50	\$2,950.00
5.	100	1" CCU or 3-part Unions H-15400N Mueller or approved alternate	\$32.69	\$3,269.00	\$35.00	\$3,500.00
6.	100	1-1/2" CCU or 3-part Unions H-15400 Mueller or approved alternate	\$99.04	\$9,904.00	\$105.00	\$10,500.00
7.	100	2" CCU or 3-part Unions H-15400N Mueller or approved alternate	\$162.42	\$16,242.00	\$170.00	\$17,000.00
TOTAL			\$32,189.00		\$33,950.00	
Couplings						
8.	25	3/4" x 1" PBC or Piggy Back Coupling H-15062 Mueller or approved alternate	\$21.80	\$545.00	\$25.00	\$625.00
TOTAL			\$545.00		\$625.00	

CITY OF TROY
 BID TABULATION
 WATER SYSTEM MATERIALS

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			Vendor Name:	Core & Main LP	Ferguson Enterprises LLC	
			City:	Shelby Twp., MI	Warren, MI	
Curb Stops						
9.	100	1" CBS or Curb Stops Ford Z22 444M-NL or approved alternate	\$128.00	\$12,800.00	\$121.00	\$12,100.00
10.	100	1 1/2" CBS or Curb Stops Mueller B-25154N or approved alternate	\$260.48	\$26,048.00	\$277.00	\$27,700.00
11.	100	2" CBS or Curb Stops Mueller B-25154N or approved alternate.	\$420.92	\$42,092.00	\$440.00	\$44,000.00
TOTAL			\$80,940.00		\$83,800.00	
Brass Bends						
12.	100	1 1/2"- 45 Degree Brass Bend Mueller H-15063N or approved alternate	\$105.72	\$10,572.00	\$103.00	\$10,300.00
13.	100	2"- 45 Degree Brass Bend Mueller H-15063N or approved alternate	\$195.39	\$19,539.00	\$191.00	\$19,100.00
14.	100	1"- 90 Degree Brass Bend Mueller H-15068N or approved alternate	\$38.24	\$3,824.00	\$38.00	\$3,800.00
15.	100	1 1/2" - 90 Degree Brass Bend Mueller H-15068N or approved alternate	\$111.92	\$11,192.00	\$118.00	\$11,800.00
16.	100	2" - 90 Degree Brass Bend Mueller H-15068N or approved alternate	\$209.96	\$20,996.00	\$220.00	\$22,000.00
TOTAL			\$66,123.00		\$67,000.00	
Manufacturer/Model #			AY McDonald/Mueller		Mueller/Ford	
TOTAL LINE ITEM #2:			\$230,408.00		\$239,375.00	
GRAND TOTAL ALL ITEMS:			\$267,023.50		\$275,725.00	
ITEM #3: <u>Stainless Steel Repair Clamps</u> Single & Double Band, Solid and CC tap connections 1", 1 1/2", 2", Sizes 2" through 24" (US Manufactured, no iron lugs or bolts).						
Discount:			50%		50%	
Manufacturer:			Romac		Ford Meter Box	
Parts Price List:			SS1, SS2, SS3		Not Specified	
Date:			updated 11/12/24		January 2023	
ITEM #4: <u>Brass Saddle Brass Tap Saddles</u> , 100% lead free, no steel bands, cc taps 3/4", 1", 1 1/2", 2", size ranges 4" through 24" (US Manufactured).						
Discount:			40%		45%	
Manufacturer:			Mueller		Ford Meter Box	
Parts Price List:			Mueller Service Saddle		Not Specified	
Date:			4/1/2019		January 2023	
ITEM #5: <u>Stainless Steel Saddle</u> Stainless steel tap saddles (compatible with plastic, brass or stainless-steel pipe), 100% lead free, stainless steel bands, cc taps ¾", 1", 1-1/2", 2", size ranges 4" through 24" (US Manufactured)						
Discount:			40%		50%	
Manufacturer:			Powerseal		Ford Meter Box	
Parts Price List:			Powerseal Saddles		Not Specified	
Date:			N/A		January 2023	
ITEM #6: <u>Mueller Complete Fire Hydrant & Valve Parts</u>						
Discount on Mueller complete fire hydrants:			20%		20%	
Discount:			25%		40%	
Manufacturer:			Mueller		Mueller Hydrant and Gate Value	
Parts Price List:			Mueller AWWA Fire Hydrants		Not Specified	
Date:			2/9/2012		February 15, 2025	

CITY OF TROY
BID TABULATION
WATER SYSTEM MATERIALS

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Vendor Name:		Core & Main LP	Ferguson Enterprises LLC
City:		Shelby Twp., MI	Warren, MI
Delivery:		N/A	N/A
Company's minimum shipment:			
Days within phone request:		2-14 days once items are in	2-240
Provided Contact Information:	Y or N	Y	Y
Descriptive Literature Provided:	Y or N	N	N
Payment Terms:		Net 30	Net 30
Warranty:		Manufacturer's Limited Warranty	Manufacturer's Warranty
Exceptions:		Listed Mueller models for item #15-16 is obsolete. We have quoted AY 7477S which is FFLR Swivel X FLR	None
Allow bid to be broken up:	Y or N	Y	Y
Acknowledgement:	Y or N	Y	Y
Forms:	Y or N	Y	

Low Bid Meeting Specifications

ATTEST:

(*Bid Opening conducted via a Zoom Meeting)

Teresa Shepard

Andrew Chambliss

Dina Gates

Emily Frontera

Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04d

CITY COUNCIL AGENDA ITEM



Date: June 25, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant 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 – Disposable HVAC Filters

History

- The Facilities Division is responsible for preventative maintenance for all HVAC equipment including filter changes at all City facilities.
- Filters are replaced based on the recommended interval established by the manufacturer.
- To allow for ease in purchasing filters as needed, improved delivery, and to secure the best pricing, a request for bid was solicited.

Purchasing

- On June 5, 2025 a bid opening was conducted as required by the City Charter/Code for two (2) year requirements of Disposable HVAC Filters 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 ninety-one (491) vendors were notified via the MITN website.
- Six (6) bids were received as well as one (1) no bid.
- Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	491
Troy Companies notified via MITN	8
Troy Companies - Active email Notification	8
Troy Companies - Active Free	0
Companies that viewed the bid	44
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.

- Bid proposals were evaluated and to maintain product consistency, it is recommended to award a single contract to the total low bidder meeting specifications; *Midwest Air Filter, Inc. of Grand Rapids MI* at unit prices as detailed in the attached bid tabulation.



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CITY COUNCIL AGENDA ITEM

Financial

Funds are budgeted and available in the various department operating budgets.

Recommendation

City Management recommends awarding a two (2) year contract with an option to renew for one (1) additional two-year period for Disposable HVAC Filters to the overall low bidder meeting specifications; *Midwest Air Filter, Inc. of Grand Rapids, MI* at unit prices contained in the bid tabulation opened June 5, 2025; not to exceed budgetary limitations; contract to expire June 30, 2029.

CITY OF TROY
BID TABULATION
DISPOSABLE HVAC FILTERS

VENDOR NAME:	Aero Filter Inc.	Filterbuy, Inc.	Florence Filter Corporation
CITY:	Madison Hgts., MI	Talladega, AL	Compton, CA

TO PROVIDE TWO (2) YEAR REQUIREMENTS OF DISPOSABLE HVAC FILTERS FOR THE CITY OF TROY, WITH AN OPTION TO RENEW FOR ONE ADDITIONAL TWO (2) YEAR RENEWAL

PROPOSAL A - CITY HALL									
# Item	Units	Size in Inches Description	Est. Qty	Price Each	Total	Price Each	Total	Price Each	Total
1	AHU-1 (3) AHU-3 (3)	SC4D21224CI 12 X 24 X 2 STD CAP MERV 10	6	\$3.84	\$23.04	\$4.56	\$27.36	\$5.47	\$32.82
2	AHU-1 (9) AHU-2 (12) AHU-3 (9)	SC4D22424CI 24 X 24 X 2 STD CAP MERV 10	30	\$5.78	\$173.40	\$5.89	\$176.70	\$7.15	\$214.50
3	AHU-1 (3) AHU-3 (3)	RF85P1224SFTCI 12 X 24 X 12 RIGID CELL 85S HFT M14 AFPP85S-2412HGS2; PLASTIC FRAME; HEADER; SIDE GASKET ON 1-12IN & 1-24IN	6	\$52.58	\$315.48	\$52.78	\$316.68	\$54.45	\$326.70
4	AHU-1 (9) AHU-2 (12) AHU-3 (9)	RF85P1244SF4CI 24 X 24 X 12 RIGID CELL 85S HF4 M14; AFPP85S-4412HGS PLASTIC FRAME; HEADER; SIDE GASKET ON 1 24IN DIMENSION	30	\$68.39	\$2,051.70	\$60.08	\$1,802.40	\$79.20	\$2,376.00
5	AHU-3	MVH28759229213GD20M2MA 11.38 X 23.38 X 11.50 99.99% HEPA FD; MVH SERIES 12-PANEL; MICROGLASS FIBER; GALVANIZED STEEL FRAME; DOWNSTREAM GASKET; 1002176	3	\$365.15	\$1,095.45	NO BID		\$173.25	\$519.75
6	AHU-3	MVH59259229213GD40M2MA 23.38 X 23.38 X 11.50 99.99% HEPA FD; MVH SERIES 12-PANEL; MICROGLASS FIBER; GALVANIZED STEEL FRAME; DOWNSTREAM GASKET; 1002136 WTC ADD-LTL	9	\$427.35	\$3,846.15	NO BID		\$106.43	\$957.87
7	AHU-5	2PN1200240 12.00 X 24.00 2 PLY PANEL	6	\$4.47	\$26.82	\$5.98	\$35.88	\$7.68	\$46.08
8	AHU-5	2PN2400240 24.00 X 24.00 2 PLY PANEL	15	\$5.79	\$86.85	\$6.86	\$102.90	\$9.16	\$137.40
9	AHU-5	BG85S03XX1524SXXXXAF 12 X 24 X 15 BAG 85S 3P SH M14 AFB385S2415 WTC FA-TL	6	\$19.50	\$117.00	\$34.95	\$209.70	\$21.04	\$126.24
10	AHU-5	BG85S06XX1544SXXXXAF 24 X 24 X 15 BAG 85S 6P SH M14 AFB685S4415 WTC FA-TL	15	\$30.52	\$457.80	\$39.48	\$592.20	\$21.54	\$323.10
Manufacturer:				AirFlow Prdts/ Mikropor		Filterbuy		Florence Filter Corporation	
PROPOSAL A TOTAL:				\$8,193.69		\$3,263.82		\$5,060.46	
PROPOSAL B - POLICE									
1	RTU-1 (24) RTU-2 (24)	SC4D21224CI 12 X 24 X 2 STD CAP MERV 10 WIRE BACK	48	\$3.84	\$184.32	\$4.56	\$218.88	\$5.47	\$262.56
2	RTU-3	SC4D22424CI 24 X 24 X 2 STD CAP MERV 10 WIRE BACK	6	\$5.78	\$34.68	\$5.89	\$35.34	\$7.15	\$42.90
3	RTU-4	SC4D22025CI 20 X 25 X 2 STD CAP MERV 10 WIRE BACK	4	\$5.31	\$21.24	\$5.55	\$22.20	\$6.51	\$26.04
4	ACU-1 (1) ACU-2 (1) ACU-4 (1) ACU-5 (1)	SC4D11620CI 16 X 20 X1 STD CAP MERV 10 WIRE BACK	4	\$3.84	\$15.36	\$4.14	\$16.56	\$4.69	\$18.76
5	ACU-3	SC4D11625CI 16 X 25 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.27	\$4.27	\$4.52	\$4.52	\$5.19	\$5.19
6	Dispatch Equipment	SC4D42020CI 20 X 20 X 4 STD CAP MERV 10 WIRE BACK	2	\$8.59	\$17.18	\$7.17	\$14.34	\$11.31	\$22.62
7	FPBs	SC4D12025CI 20 X 25 X 1 STD CAP MERV 10 WIRE BACK	5	\$4.75	\$23.75	\$4.94	\$24.70	\$5.99	\$29.95
8	PD Garage Unit Heater	SC4D21625CI 16 X 25 X 2 STD CAP MERV 10 WIRE BACK	2	\$4.69	\$9.38	\$4.92	\$9.84	\$5.99	\$11.98
Manufacturer:				AirFlow Prdts		Filterbuy		FFC & Columbus	
PROPOSAL B TOTAL:				\$310.18		\$346.38		\$420.00	
PROPOSAL C - DISTRICT 52-4 COURT									
1	RTU-1 (10) RTU-2 (10)	2PN2400240 24.00 X 24.00 2 PLY PANEL	20	\$5.79	\$115.80	\$6.86	\$137.20	\$9.16	\$183.20
2	RTU-1 (5) RTU-2 (5)	2PN1200240 12.00 X 24.00 2 PLY PANEL	10	\$4.47	\$44.70	\$5.98	\$59.80	\$7.68	\$76.80
3	RTU-1 (10) RTU-2 (10)	MP11A0444NXXDXGXF 24 X 24 X 4 MINIPLEAT M11 PURI1242446 DIE CUT FRAME; MICROGLASS MEDIA; BOX WTC ADD-LTL	20	\$71.57	\$1,502.97	\$57.46	\$1,149.20	\$72.31	\$1,446.20
4	RTU-1 (5) RTU-2 (5)	MP11A0424NXXDXGXF 12 X 24 X 4 MINIPLEAT M11 PURI122446 DIE CUT FRAME; MICROGLASS MEDIA; BOX WTC ADD-LTL	10	\$52.05	\$624.60	\$29.09	\$290.90	\$47.16	\$471.60
5	RTU-3	SCDC-AF10-0300-0399 AF 4IN SINGLE STD CAP PLEAT 15.38 X 23.38 X 4 SC PLEAT AFP2000-04399 EXACT	24	\$18.92	\$454.08	\$9.34	\$224.16	\$13.50	\$324.00
6	RTU-3 Fresh air intake	PS20201NSF 20 x 20 x 1 Perm-A-Steel Mesh Galvanized	20	\$25.75	\$515.00	NO BID		\$47.33	\$946.60
				Note: Line 3 Qty 21 Line 4 Qty 12					
Manufacturer:				Airflow/Glasfloss/Smith Filter		Filterbuy		FFC & Columbus	
PROPOSAL C TOTAL:				\$3,257.15		\$1,861.26		\$3,448.40	

CITY OF TROY
BID TABULATION
DISPOSABLE HVAC FILTERS

ITB-COT 25-11
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VENDOR NAME: Aero Filter Inc. Filterbuy, Inc. Florence Filter Corporation

PROPOSAL D - LIBRARY									
# Item	Units	Size in Inches Description	Est. Qty	Price Each	Total	Price Each	Total	Price Each	Total
1	RTU-1 (4) RTU-6 (2) RTU-10 (2)	SC4D21625CI 16 X 25 X 2 STD CAP MERV 10 WIRE BACK	8	\$4.69	\$37.52	\$4.92	\$39.36	\$5.99	\$47.92
2	RTU-2 (12) RTU-7 (4) RTU-8 (4) RTU-9 (4)	SC4D22020CI 20 X 20 X 2 STD CAP MERV 10 WIRE BACK	28	\$4.64	\$129.92	\$4.97	\$139.16	\$5.99	\$167.72
3	RTU-3	SC4D22424CI 24 X 24 X 2 STD CAP MERV 10 WIRE BACK	6	\$5.78	\$34.68	\$5.89	\$35.34	\$7.15	\$42.90
4	RTU-4 (4) RTU-5 (4)	SC4D21824CI 18 X 24 X 2 STD CAP MERV 10 WIRE BACK	8	\$5.03	\$40.24	\$5.34	\$42.72	\$7.41	\$59.28
5	AHU-1 Basement	SC4D42424CI 24 X 24 X 4 STD CAP MERV 10 WIRE BACK	10	\$11.14	\$111.40	\$8.51	\$85.10	\$13.39	\$133.90
6	AHU-1 Basement	SC4D41224CI 12 X 24 X 4 STD CAP MERV 10 WIRE BACK	5	\$6.69	\$33.45	\$6.40	\$32.00	\$9.61	\$48.05
7	Furnance Basement	AC5TR47196242M10CI 20 X 25 X 5 AIR BEAR M10 AFP3000-20255M10 GASKET ON TOP & BOTTOM: ACTUAL SIZE: 19.75 X 24.25X 4.88	1	\$16.44	\$16.44	\$12.39	\$12.39	\$46.62	\$46.62
8	Elevator Lobby	SC4D11625CI 16 X 25 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.27	\$4.27	\$4.52	\$4.52	\$5.19	\$5.19
9	Condenser	SC4D11520CI 15 X 20 X 1 STD CAP MERV 10 WIRE BACK	1	\$3.86	\$3.86	\$4.45	\$4.45	\$5.85	\$5.85
Manufacturer:			AirFlow Prdts			Filterbuy		FFC & Columbus	
PROPOSAL D TOTAL:			\$411.78			\$395.04		\$557.43	
PROPOSAL E - COMMUNITY CENTER									
1	RTU-1 (8) RTU-2 (8) RTU 3 (8) RTU-5 (8) RTU-6 (8)	24 X 24 X 2 STD CAP MERV 10 WIRE BACK	40	\$5.78	\$231.20	\$5.89	\$235.60	\$7.15	\$286.00
2	RTU-4	SC4D21224CI 12 X 24 X 2 STD CAP MERV 10 WIRE BACK	24	\$3.84	\$92.16	\$4.56	\$109.44	\$5.47	\$131.28
3	ERV-5	SC4D21620CI 16 X 20 X 2 STD CAP MERV 10 WIRE BACK	4	\$4.12	\$16.48	\$4.04	\$16.16	\$5.47	\$21.88
4	ERV-1 (14) ERV-2 (14)	SC4D21625CI 16 X 25 X 2 STD CAP MERV 10 WIRE BACK	28	\$4.69	\$131.32	\$4.92	\$137.76	\$5.99	\$167.72
5	RTU-7 (12) RTU-8 (12) RTU-9 (12)	SC4D22024CI 20 X 24 X 2 STD CAP MERV 10 WIRE BACK	36	\$5.21	\$187.56	\$5.73	\$206.28	\$6.51	\$234.36
6	ERV-3 (6) ERV-4 (6) MAU (4) ERV-6 (6) ERV-7 (6) ERV-8 (6) ERV-9 (6)	SC4D22025CI 20 X 25 X 2 STD CAP MERV 10 WIRE BACK	40	\$5.31	\$212.40	\$5.55	\$222.00	\$6.51	\$260.40
7	RTU-1 (8) RTU-2 (8) RTU-3 (8) RTU-5 (8) RTU-6 (8)	MP11A0444NXDXGXF 24 X 24 X 4 MINIPLEAT M11 BX PURI122446 DIE CUT FRAME; MICROGLASS MEDIA; BOX WTC ADD-LTL	40	\$71.57	\$3,005.94	\$57.46	\$2,298.40	\$72.31	\$2,892.40
8	RTU-4	MP11A0424NXDXGXF 12 X 24 X 4 MINIPLEAT M11 BX PURI122446 DIE CUT FRAME; MICROGLASS MEDIA; BOX; Q#RFTNC060122B E-12/31/22WTC ADD-LTL	24	\$52.05	\$1,249.20	\$29.09	\$698.16	\$47.16	\$1,131.84
9	DHU	SC4D41224CI 12 X 24 X 4 STD CAP MERV 10 WIRE BACK	24	\$6.69	\$160.56	\$6.40	\$153.60	\$9.61	\$230.64
10	VAV	TA10HX-CA-0300-0399 CA SINGLE POLY-FIBER 1IN 17.38 X 21.75 X 1 POLY T/A SINGLE POLY EXACT WTC ADD-LTL	18	\$6.74	\$121.32	\$4.42	\$79.56	\$5.99	\$107.82
11	VAV	TA10HX-CA-0100-0149 CA SINGLE POLY-FIBER 1IN 9.88 X 13.50 X 1 POLY T/A SINGLE POLY EXACT WTC ADD-LTL	2	\$5.90	\$11.80	\$1.57	\$3.14	\$4.94	\$9.88
12	VAV	TA10HX-CA-0250-0299 CA SINGLE POLY-FIBER 1IN 14.88 X 17.38 X 1 POLY T/A SINGLE POLY EXACT WTC FA-TL	7	\$7.14	\$49.98	\$3.03	\$21.21	\$5.83	\$40.81
13	VAV	TA10HX-CA-0150-0199 CA SINGLE POLY-FIBER 1IN 12.38 X 15.50 X 1 POLY T/A SINGLE POLY EXACT WTC ADD-LTL	5	\$6.77	\$33.85	\$2.25	\$11.25	\$5.58	\$27.90
14	VAV	TA10HX-CA-0150-0199 CA SINGLE POLY-FIBER 1IN 8.00 X 19.00 X 1 POLY T/A SINGLE POLY EXACT WTC ADD-LTL	1	\$6.56	\$6.56	\$1.78	\$1.78	\$5.10	\$5.10
15	VAV	TSM12020CI 20 X 20 X 1 POLY MONO T/A	2	\$4.03	\$8.06	\$3.32	\$6.64	\$5.93	\$11.86
			Note: Line 7 Qty 42						
Manufacturer:			AirFlow Prdts/Glasfloss/AirRite			Filterbuy		FFC & Columbus	
PROPOSAL E TOTAL:			\$5,518.39			\$4,200.98		\$5,559.89	

Note: Line 7 Qty 42

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VENDOR NAME: Aero Filter Inc. Filterbuy, Inc. Florence Filter Corporation

# Item	Units	Size in Inches Description	Est. Qty	Price Each	Total	Price Each	Total	Price Each	Total
PROPOSAL F - TRAINING CENTER									
1	RTU 1-6	SC4D22020CI 20 X 20 X 2 STD CAP MERV 10 WIRE BACK	24	\$4.64	\$111.36	\$4.97	\$119.28	\$5.99	\$143.76
Manufacturer:			AirFlow Prdts			Filterbuy		FFC & Columbus	
PROPOSAL F TOTAL:			\$111.36			\$119.28		\$143.76	
PROPOSAL G - FIRE STATION 1-6									
1	FS 1 (1) FS 2 (1) FS 5 (1) FS 6 (1)	AC5TR47196242M10CI 20 X 25 X 5 AIR BEAR M10 AFP3000-20255M10 GASKET ON TOP & BOTTOM; ACTUAL SIZE: 19.75 X 24.25 X 4.88	4	\$16.44	\$65.76	\$12.39	\$49.56	\$46.62	\$186.48
2	FS 1 (1) Electrical	SC4D11825CI 18 X 25 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.78	\$4.78	\$4.91	\$4.91	\$5.19	\$5.19
3	FS 3 (3)	SC4D11625CI 16 X 25 X 1 STD CAP MERV 10 WIRE BACK	3	\$4.27	\$12.81	\$4.52	\$13.56	\$5.19	\$15.57
4	FS 4 (4)	SC4D21620CI 16 X 20 X 2 STD CAP MERV 10 WIRE BACK	4	\$4.12	\$16.48	\$4.04	\$16.16	\$5.47	\$21.88
5	FS 4 (4)	SC4D22025CI 20 X 25 X 2 STD CAP MERV 10 WIRE BACK	4	\$5.31	\$21.24	\$5.55	\$22.20	\$6.51	\$26.04
6	FS 4 (4)	SC4D22020CI 20 X 20 X 2 STD CAP MERV 10 WIRE BACK	4	\$4.64	\$18.56	\$4.97	\$19.88	\$5.99	\$23.96
7	FS 1-6 Air Scrubbers	3PN2400240 24.00 X 24.00 3 PLY PANEL	36	\$5.79	\$208.44	\$6.86	\$246.96	\$9.16	\$329.76
Manufacturer:			AirFlow Prdts			Filterbuy		FFC & Columbus	
PROPOSAL G TOTAL:			\$348.07			\$373.23		\$608.88	
PROPOSAL H - DWA									
1	RTU 1 (4) RTU 2 (4) RTU 3 (4) Winter Garage (10)	SC4D22025CI 20 X 25 X 2 STD CAP MERV 10 WIRE BACK	22	\$5.31	\$116.82	\$5.55	\$122.10	\$6.51	\$143.22
2	RTU 4 (4) RTU 5 (2)	SC4D21620CI 16 X 20 X 2 STD CAP MERV 10 WIRE BACK	8	\$4.12	\$32.96	\$4.04	\$32.32	\$5.47	\$43.76
3	PG Office (1) Fac Stor (1) Keyroom (1)	SC4D11625CI 16 X 25 X 1 STD CAP MERV 10 WIRE BACK	3	\$4.27	\$12.81	\$4.52	\$13.56	\$5.19	\$15.57
4	PG Office (1)	SC4D11420CI 14 X 20 X 1 STD CAP MERV 10 WIRE BACK	1	\$3.93	\$3.93	\$4.24	\$4.24	\$5.20	\$5.20
5	DPW Lounge	SC4D11224CI 12 X 24 X 1 STD CAP MERV 10 WIRE BACK	3	\$3.79	\$11.37	\$4.34	\$13.02	\$4.56	\$13.68
6	DPW Fleet	SC4D21625CI 16 X 25 X 2 STD CAP MERV 10 WIRE BACK	30	\$4.69	\$140.70	\$4.92	\$147.60	\$5.99	\$179.70
Manufacturer:			AirFlow Prdts			Filterbuy		FFC & Columbus	
PROPOSAL H TOTAL:			\$318.59			\$332.84		\$401.13	
PROPOSAL I - HISTORIC VILLAGE									
1	Caswell	SC4D12020CI 20 X 20 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.27	\$4.27	\$3.99	\$3.99	\$5.19	\$5.19
2	Barnard	SC4D22020CI 20 X 20 X 2 STD CAP MERV 10 WIRE BACK	2	\$4.64	\$9.28	\$4.97	\$9.94	\$5.99	\$11.98
3	Main	SCDA-AF10-0400-0499 19.75 X 21.75 X 1 EXACT SIZE STD CAP MERV 10 PLEAT	1	\$9.65	\$9.65	\$6.73	\$6.73	\$7.53	\$7.53
4	Main	SC4D11425CI 14 X 25 X1 STD CAP MERV 10 WIRE BACK	1	\$4.32	\$4.32	\$4.63	\$4.63	\$5.20	\$5.20
5	Print Shop	SC4D11620CI 16 X 20 X1 STD CAP MERV 10 WIRE BACK	1	\$3.84	\$3.84	\$4.14	\$4.14	\$4.69	\$4.69
6	Barnard (1) Caswell (1) Town Hall Gen Store (1)	SC4D11625CI 16 X 25 X 1 STD CAP MERV 10 WIRE BACK	4	\$4.27	\$17.08	\$4.52	\$18.08	\$5.19	\$20.76
7	Poppleton	SC4D12025CI 20 X 25 X 1 STD CAP MERV 10 WIRE BACK	2	\$4.75	\$9.50	\$4.94	\$9.88	\$5.99	\$11.98
8	Barnard (1) Church (2) Gen Store (1) Parsonage (1)	SC4D42025CI 20 X 25 X 4 STD CAP MERV 10 WIRE BACK	5	\$9.52	\$47.60	\$7.98	\$39.90	\$13.12	\$65.60
Manufacturer:			AirFlow Prdts			Filterbuy		FFC & Columbus	
PROPOSAL I TOTAL:			\$105.54			\$97.29		\$132.93	
PROPOSAL J - NATURE CENTER									
1	F1 (1) F4 (1) F5 (1) F6 (1)	SC4D11824CI 18 X 24 X 1 STD CAP MERV 10 WIRE BACK	4	\$4.69	\$18.76	\$4.95	\$19.80	\$6.37	\$25.48
2	F2 (1) F3 (1)	SC4D11620CI 16 X 20 X 1 STD CAP MERV 10 WIRE BACK	2	\$3.84	\$7.68	\$4.14	\$8.28	\$4.69	\$9.38
Manufacturer:			AirFlow Prdts			Filterbuy		FFC & Columbus	
PROPOSAL J TOTAL:			\$26.44			\$28.08		\$34.86	

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VENDOR NAME:				Aero Filter Inc.		Filterbuy, Inc.		Florence Filter Corporation	
# Item	Units	Size in Inches Description	Est. Qty	Price Each	Total	Price Each	Total	Price Each	Total
PROPOSAL K - SYLVAN GLEN									
1	RTU-1 MB	SC4D21625CI 16 X 25 X 2 STD CAP MERV 10 WIRE BACK	2	\$4.69	\$9.38	\$4.92	\$9.84	\$5.99	\$11.98
2	F2 MB	SC4D11625CI 16 x 25 x 1 STD CAP MERV 10 WIRE BACK	1	\$4.27	\$4.27	\$4.52	\$4.52	\$5.19	\$5.19
3	Pro Shop	SC4D12025CI 20 x 25 x 1 STD CAP MERV 10 WIRE BACK	2	\$4.75	\$9.50	\$4.94	\$9.88	\$5.99	\$11.98
Manufacturer:				AirFlow Prdts		Filterbuy		FFC & Columbus	
PROPOSAL K TOTAL:				\$23.15		\$24.24		\$29.15	
PROPOSAL L - SANCTUARY LAKE									
1	Pro Shop (1) Pub (1)	SC4D11625CI 16 x 25 x 1 STD CAP MERV 10 WIRE BACK	2	\$4.27	\$8.54	\$4.52	\$9.04	\$5.19	\$10.38
2	Kitchen (1) RT Clubhouse (4)	SC4D12020CI 20 x 20 x 1 STD CAP MERV 10 WIRE BACK	5	\$4.27	\$21.35	\$3.99	\$19.95	\$5.19	\$25.95
3	F MB Attic	SC4D11424CI 14 x 24 x 1 STD CAP MERV 10 AFP2000-1424	1	\$4.27	\$4.27	\$4.58	\$4.58	\$5.20	\$5.20
Manufacturer:				AirFlow Prdts		Filterbuy		FFC & Columbus	
PROPOSAL L TOTAL:				\$34.16		\$33.57		\$41.53	
PROPOSAL M - TRANSIT CENTER									
1	Mechanical Room	SC4D11624CI 16 X 24 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.32	\$4.32	\$4.81	\$4.81	\$5.19	\$5.19
2	Bridge East/West	SC4D12025CI 20 X 25 X 1 STD CAP MERV 10 WIRE BACK	2	\$4.75	\$9.50	\$4.94	\$9.88	\$5.99	\$11.98
3	Stairway	2PN1000330 10 x 33 2 PLY PANEL	2	\$5.23	\$10.46	\$10.72	\$21.44	\$8.06	\$16.12
4	Stairway	2PN1000200 10 X 20 2 PLY PANEL	1	\$5.09	\$5.09	\$5.33	\$5.33	\$6.87	\$6.87
Manufacturer:				AirFlow Prdts		Filterbuy		FFC & Columbus	
PROPOSAL M TOTAL:				\$29.37		\$41.46		\$40.16	
GRAND TOTAL ALL ITEMS:				\$18,687.87		\$11,117.47		\$16,478.58	
PROPOSAL N - MISC FILTERS									
DISCOUNT ON ALL OTHER FILTERS NOT LISTED:				0%		22%		50%	
MANUFACTURER				N/A		Filterbuy		Florence Filter Corporation	
Delivery and Tage Requirements Initialed: Y or N				Y		Y		Y	
Materials/Services Prices Guaranteed: Y or N				Y		Y		Y	
Method of Delivery:				Aero Filter Truck		UPS		FedEx and other carriers as needed	
Box Removal Requirement Initialed: Y or N				Y		Y		Y	
Authorized Dealer: Y or N				Y		Y		Y	
Contact Information Provided: Y or N				Y		Y		Y	
Product Literature Provided: Y or N				Y		Y		Y	
Test Information Provided: Y or N				N		Y		Y	
References: Y or N				Y		Y		Y	
Payment Terms:				Net 30		Net 30		0% 30 Days	
Warranty:				Not Specified		90 day refund policy. Refunds on custom orders only if Filterbuy error.		See the Attached	
Delivery Date:				Not Specified		1 - 4 Weeks ARO		From 3 days to 1 days of the PO	
Exceptions:				None		We are offering MERV 11 pleated filters instead of MERV 10 based on availability. Unsure whether Poly T/A filters should have cardboard frame; we are offering poly pads (M8)		None	
All or Nothing Award: Y or N				N		N		N	
Acknowledgement Signed: Y or N				Y		Y		Y	
Forms: Y or N				Y		Y		Y	

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VENDOR NAME:	International Filtration Services	Koch Filter Corporation	Midwest Air Filter, Inc.
CITY:	Belleville, MI	Louisville, KY	Grand Rapids, MI

TO PROVIDE TWO (2) YEAR REQUIRMENTS OF DISPOSABLE HVAC FILTERS FOR THE CITY OF TROY, WITH AN OPTION TO RENEW FOR ONE ADDITIONAL TWO (2) YEAR RENEWAL

PROPOSAL A - CITY HALL									
# Item	Units	Size in Inches Description	Est. Qty	Price Each	Total	Price Each	Total	Price Each	Total
1	AHU-1 (3) AHU-3 (3)	SC4D21224CI 12 X 24 X 2 STD CAP MERV 10	6	\$4.51	\$27.06	\$4.26	\$25.56	\$2.78	\$16.68
2	AHU-1 (9) AHU-2 (12) AHU-3 (9)	SC4D22424CI 24 X 24 X 2 STD CAP MERV 10	30	\$5.36	\$160.80	\$5.96	\$178.80	\$4.33	\$129.90
3	AHU-1 (3) AHU-3 (3)	RF85P1224SFTCI 12 X 24 X 12 RIGID CELL 85S HFT M14 AFPP85S-2412HGS2; PLASTIC FRAME; HEADER; SIDE GASKET ON 1-12IN & 1-24IN	6	\$100.56	\$603.36	\$76.77	\$460.62	\$44.70	\$268.20
4	AHU-1 (9) AHU-2 (12) AHU-3 (9)	RF85P1244SF4CI 24 X 24 X 12 RIGID CELL 85S HF4 M14; AFPP85S-4412HGS PLASTIC FRAME; HEADER; SIDE GASKET ON 1 24IN DIMENSION	30	\$119.45	\$3,583.50	\$91.45	\$2,743.50	\$58.14	\$1,744.20
5	AHU-3	MVH28759229213GD20M2MA 11.38 X 23.38 X 11.50 99.99% HEPA FD; MVH SERIES 12-PANEL; MICROGLASS FIBER; GALVANIZED STEEL FRAME; DOWNSTREAM GASKET; 1002176	3	\$250.00	\$750.00	\$515.60	\$1,546.80	\$186.89	\$560.67
6	AHU-3	MVH59259229213GD40M2MA 23.38 X 23.38 X 11.50 99.99% HEPA FD; MVH SERIES 12-PANEL; MICROGLASS FIBER; GALVANIZED STEEL FRAME; DOWNSTREAM GASKET; 1002136 WTC ADD-LTL	9	\$300.00	\$2,700.00	\$491.27	\$4,421.43	\$261.34	\$2,352.06
7	AHU-5	2PN1200240 12.00 X 24.00 2 PLY PANEL	6	\$4.52	\$27.12	\$5.00	\$30.00	\$3.34	\$20.04
8	AHU-5	2PN2400240 24.00 X 24.00 2 PLY PANEL	15	\$6.16	\$92.40	\$6.38	\$95.70	\$3.80	\$57.00
9	AHU-5	BG85S03XX1524SXXXAF 12 X 24 X 15 BAG 85S 3P SH M14 AFB385S2415 WTC FA-TL	6	\$16.04	\$96.24	\$22.43	\$134.58	\$16.58	\$99.48
10	AHU-5	BG85S06XX1544SXXXAF 24 X 24 X 15 BAG 85S 6P SH M14 AFB685S4415 WTC FA-TL	15	\$25.54	\$383.10	\$72.64	\$1,089.60	\$25.94	\$389.10
Manufacturer:				Mann & Hummel		Koch Filter Corporation		Air Defense/Filtration Group/Northland	
PROPOSAL A TOTAL:				\$8,423.58		\$10,726.59		\$5,637.33	
PROPOSAL B - POLICE									
1	RTU-1 (24) RTU-2 (24)	SC4D21224CI 12 X 24 X 2 STD CAP MERV 10 WIRE BACK	48	\$4.51	\$216.48	\$4.26	\$204.48	\$2.78	\$133.44
2	RTU-3	SC4D22424CI 24 X 24 X 2 STD CAP MERV 10 WIRE BACK	6	\$5.36	\$32.16	\$5.96	\$35.76	\$4.33	\$25.98
3	RTU-4	SC4D22025CI 20 X 25 X 2 STD CAP MERV 10 WIRE BACK	4	\$5.09	\$20.36	\$5.46	\$21.84	\$3.78	\$15.12
4	ACU-1 (1) ACU-2 (1) ACU-4 (1) ACU-5 (1)	SC4D11620CI 16 X 20 X1 STD CAP MERV 10 WIRE BACK	4	\$4.47	\$17.88	\$4.13	\$16.52	\$2.55	\$10.20
5	ACU-3	SC4D11625CI 16 X 25 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.57	\$4.57	\$4.37	\$4.37	\$2.99	\$2.99
6	Dispatch Equipment	SC4D42020CI 20 X 20 X 4 STD CAP MERV 10 WIRE BACK	2	\$8.33	\$16.66	\$9.50	\$19.00	\$6.51	\$13.02
7	FPBs	SC4D12025CI 20 X 25 X 1 STD CAP MERV 10 WIRE BACK	5	\$4.66	\$23.30	\$4.95	\$24.75	\$3.40	\$17.00
8	PD Garage Unit Heater	SC4D21625CI 16 X 25 X 2 STD CAP MERV 10 WIRE BACK	2	\$4.80	\$9.60	\$4.83	\$9.66	\$3.41	\$6.82
Manufacturer:				Mann & Hummel		Koch Filter Corporation		Air Defense	
PROPOSAL B TOTAL:				\$341.01		\$336.38		\$224.57	
PROPOSAL C - DISTRICT 52-4 COURT									
1	RTU-1 (10) RTU-2 (10)	2PN2400240 24.00 X 24.00 2 PLY PANEL	20	\$6.16	\$123.20	\$6.38	\$127.60	\$3.80	\$76.00
2	RTU-1 (5) RTU-2 (5)	2PN1200240 12.00 X 24.00 2 PLY PANEL	10	\$4.52	\$45.20	\$5.00	\$50.00	\$3.34	\$33.40
3	RTU-1 (10) RTU-2 (10)	MP11A0444NXXDXXGF 24 X 24 X 4 MINIPLEAT M11 PURI1242446 DIE CUT FRAME; MICROGLASS MEDIA; BOX WTC ADD-LTL	20	\$79.96	\$1,599.20	\$81.13	\$1,622.60	\$54.89	\$1,097.80
4	RTU-1 (5) RTU-2 (5)	MP11A0424NXXDXXGF 12 X 24 X 4 MINIPLEAT M11 PURI122446 DIE CUT FRAME; MICROGLASS MEDIA; BOX WTC ADD-LTL	10	\$63.75	\$637.50	\$54.94	\$549.40	\$34.57	\$345.70
5	RTU-3	SCDC-AF10-0300-0399 AF 4IN SINGLE STD CAP PLEAT 15.38 X 23.38 X 4 SC PLEAT AFP2000-04399 EXACT	24	\$8.21	\$197.04	\$13.16	\$315.84	\$7.18	\$172.32
6	RTU-3 Fresh air intake	PS20201NSF 20 x 20 x 1 Perm-A-Steel Mesh Galvanized	20	\$25.57	\$511.40	\$28.79	\$575.80	\$19.28	\$385.60
Manufacturer:				Mann & Hummel		Koch Filter Corporation		Air Defense/Filtration Group/Smith	
PROPOSAL C TOTAL:				\$3,113.54		\$3,241.24		\$2,110.82	

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VENDOR NAME: International Filtration Services Koch Filter Corporation Midwest Air Filter, Inc.

PROPOSAL D - LIBRARY									
# Item	Units	Size in Inches Description	Est. Qty	Price Each	Total	Price Each	Total	Price Each	Total
1	RTU-1 (4) RTU-6 (2) RTU-10 (2)	SC4D21625CI 16 X 25 X 2 STD CAP MERV 10 WIRE BACK	8	\$4.80	\$38.40	\$4.83	\$38.64	\$3.41	\$27.28
2	RTU-2 (12) RTU-7 (4) RTU-8 (4) RTU-9 (4)	SC4D22020CI 20 X 20 X 2 STD CAP MERV 10 WIRE BACK	28	\$4.80	\$134.40	\$4.84	\$135.52	\$3.41	\$95.48
3	RTU-3	SC4D22424CI 24 X 24 X 2 STD CAP MERV 10 WIRE BACK	6	\$5.36	\$32.16	\$5.96	\$35.76	\$4.33	\$25.98
4	RTU-4 (4) RTU-5 (4)	SC4D21824CI 18 X 24 X 2 STD CAP MERV 10 WIRE BACK	8	\$4.89	\$39.12	\$5.79	\$46.32	\$3.78	\$30.24
5	AHU-1 Basement	SC4D42424CI 24 X 24 X 4 STD CAP MERV 10 WIRE BACK	10	\$9.42	\$94.20	\$11.19	\$111.90	\$8.04	\$80.40
6	AHU-1 Basement	SC4D41224CI 12 X 24 X 4 STD CAP MERV 10 WIRE BACK	5	\$7.62	\$38.10	\$8.32	\$41.60	\$5.07	\$25.35
7	Furnance Basement	AC5TR47196242M10CI 20 X 25 X 5 AIR BEAR M10 AFP3000-20255M10 GASKET ON TOP & BOTTOM:	1	\$41.29	\$41.29	\$25.12	\$25.12	\$12.02	\$12.02
8	Elevator Lobby	SC4D11625CI 16 X 25 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.57	\$4.57	\$4.37	\$4.37	\$2.99	\$2.99
9	Condenser	SC4D11520CI 15 X 20 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.63	\$4.63	\$5.20	\$5.20	\$2.71	\$2.71
Manufacturer:				Mann & Hummel		Koch Filter Corporation		Air Defense	
PROPOSAL D TOTAL:				\$426.87		\$444.43		\$302.45	
PROPOSAL E - COMMUNITY CENTER									
1	RTU-1 (8) RTU-2 (8) RTU 3 (8) RTU-5 (8) RTU-6 (8)	SC4D22424CI 24 X 24 X 2 STD CAP MERV 10 WIRE BACK	40	\$5.36	\$214.40	\$5.96	\$238.40	\$4.33	\$173.20
2	RTU-4	SC4D21224CI 12 X 24 X 2 STD CAP MERV 10 WIRE BACK	24	\$4.51	\$108.24	\$4.26	\$102.24	\$2.78	\$66.72
3	ERV-5	SC4D21620CI 16 X 20 X 2 STD CAP MERV 10 WIRE BACK	4	\$4.60	\$18.40	\$4.30	\$17.20	\$2.95	\$11.80
4	ERV-1 (14) ERV-2 (14)	SC4D21625CI 16 X 25 X 2 STD CAP MERV 10 WIRE BACK	28	\$4.80	\$134.40	\$4.83	\$135.24	\$3.41	\$95.48
5	RTU-7 (12) RTU-8 (12) RTU-9 (12)	SC4D22024CI 20 X 24 X 2 STD CAP MERV 10 WIRE BACK	36	\$5.03	\$181.08	\$5.56	\$200.16	\$3.78	\$136.08
6	ERV-3 (6) ERV-4 (6) MAU (4) ERV-6 (6) ERV-7 (6) ERV-8 (6) ERV-9 (6)	SC4D22025CI 20 X 25 X 2 STD CAP MERV 10 WIRE BACK	40	\$5.09	\$203.60	\$5.46	\$218.40	\$3.78	\$151.20
7	RTU-1 (8) RTU-2 (8) RTU-3 (8) RTU-5 (8) RTU-6 (8)	MP11A0444NXXDXXGF 24 X 24 X 4 MINIPLEAT M11 BX PURII242446 DIE CUT FRAME; MICROGLASS MEDIA; BOX WTC ADD-LTL	40	\$79.96	\$3,198.40	\$125.22	\$5,008.80	\$56.79	\$2,271.60
8	RTU-4	MP11A0424NXXDXXGF 12 X 24 X 4 MINIPLEAT M11 BX PURII122446 DIE CUT FRAME; MICROGLASS MEDIA; BOX; Q#RFTNC060122B E-12/31/22WTC ADD-LTL	24	\$63.75	\$1,530.00	\$106.10	\$2,546.40	\$34.57	\$829.68
9	DHU	SC4D41224CI 12 X 24 X 4 STD CAP MERV 10 WIRE BACK	24	\$7.62	\$182.88	\$8.32	\$199.68	\$5.07	\$121.68
10	VAV	TA10HX-CA-0300-0399 CA SINGLE POLY-FIBER 1IN 17.38 X 21.75 X 1 POLY T/A SINGLE POLY EXACT WTC ADD-LTL	18	\$4.52	\$81.36	\$7.40	\$133.20	\$3.33	\$59.94
11	VAV	TA10HX-CA-0100-0149 CA SINGLE POLY-FIBER 1IN 9.88 X 13.50 X 1 POLY T/A SINGLE POLY EXACT WTC ADD-LTL	2	\$4.70	\$9.40	\$6.83	\$13.66	\$2.85	\$5.70
12	VAV	TA10HX-CA-0250-0299 CA SINGLE POLY-FIBER 1IN 14.88 X 17.38 X 1 POLY T/A SINGLE POLY EXACT WTC FA-TL	7	\$5.87	\$41.09	\$7.07	\$49.49	\$3.38	\$23.66
13	VAV	TA10HX-CA-0150-0199 CA SINGLE POLY-FIBER 1IN 12.38 X 15.50 X 1 POLY T/A SINGLE POLY EXACT WTC ADD-LTL	5	\$5.17	\$25.85	\$6.83	\$34.15	\$3.14	\$15.70
14	VAV	TA10HX-CA-0150-0199 CA SINGLE POLY-FIBER 1IN 8.00 X 19.00 X 1 POLY T/A SINGLE POLY EXACT WTC ADD-LTL	1	\$5.17	\$5.17	\$6.83	\$6.83	\$2.96	\$2.96
15	VAV	TSM12020CI 20 X 20 X 1 POLY MONO T/A	2	\$4.29	\$8.58	\$2.41	\$4.82	\$2.90	\$5.80
Manufacturer:				Mann & Hummel		Koch Filter Corporation		Air Defense/Filtration Group	
PROPOSAL E TOTAL:				\$5,942.85		\$8,908.67		\$3,971.20	

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VENDOR NAME: International Filtration Services

Koch Filter Corporation

Midwest Air Filter, Inc.

# Item	Units	Size in Inches Description	Est. Qty	Price Each	Total	Price Each	Total	Price Each	Total
PROPOSAL F - TRAINING CENTER									
1	RTU 1-6	SC4D22020CI 20 X 20 X 2 STD CAP MERV 10 WIRE BACK	24	\$4.80	\$115.20	\$4.84	\$116.16	\$3.41	\$81.84
Manufacturer:			Mann & Hummel			Koch Filter Corporation		Air Defense	
PROPOSAL F TOTAL:			\$115.20			\$116.16		\$81.84	
PROPOSAL G - FIRE STATION 1-6									
1	FS 1 (1) FS 2 (1) FS 5 (1) FS 6 (1)	AC5TR47196242M10CI 20 X 25 X 5 AIR BEAR M10 AFP3000-20255M10 GASKET ON TOP & BOTTOM; ACTUAL SIZE: 19.75 X 24.25 X 4.88	4	\$41.29	\$165.16	\$25.12	\$100.48	\$12.02	\$48.08
2	FS 1 (1) Electrical Rm	SC4D11825CI 18 X 25 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.91	\$4.91	\$7.13	\$7.13	\$3.80	\$3.80
3	FS 3 (3)	SC4D11625CI 16 X 25 X 1 STD CAP MERV 10 WIRE BACK	3	\$4.57	\$13.71	\$4.37	\$13.11	\$2.99	\$8.97
4	FS 4 (4)	SC4D21620CI 16 X 20 X 2 STD CAP MERV 10 WIRE BACK	4	\$4.60	\$18.40	\$4.30	\$17.20	\$2.95	\$11.80
5	FS 4 (4)	SC4D22025CI 20 X 25 X 2 STD CAP MERV 10 WIRE BACK	4	\$5.09	\$20.36	\$5.46	\$21.84	\$3.78	\$15.12
6	FS 4 (4)	SC4D22020CI 20 X 20 X 2 STD CAP MERV 10 WIRE BACK	4	\$4.80	\$19.20	\$4.84	\$19.36	\$3.41	\$13.64
7	FS 1-6 Air Scrubbers	3PN2400240 24.00 X 24.00 3 PLY PANEL	36	\$6.78	\$244.08	\$7.78	\$280.08	\$4.80	\$172.80
Manufacturer:			Mann & Hummel			Koch Filter Corporation		Air Defense	
PROPOSAL G TOTAL:			\$485.82			\$459.20		\$274.21	
PROPOSAL H - DWA									
1	RTU 1 (4) RTU 2 (4) RTU 3 (4) Winter Garage (10)	SC4D22025CI 20 X 25 X 2 STD CAP MERV 10 WIRE BACK	22	\$5.09	\$111.98	\$5.46	\$120.12	\$3.78	\$83.16
2	RTU 4 (4) RTU 5 (2)	SC4D21620CI 16 X 20 X 2 STD CAP MERV 10 WIRE BACK	8	\$4.60	\$36.80	\$4.30	\$34.40	\$2.95	\$23.60
3	PG Office (1) Fac Stor (1) Keyroom (1)	SC4D11625CI 16 X 25 X 1 STD CAP MERV 10 WIRE BACK	3	\$4.57	\$13.71	\$4.37	\$13.11	\$2.99	\$8.97
4	PG Office (1)	SC4D11420CI 14 X 20 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.40	\$4.40	\$4.78	\$4.78	\$2.31	\$2.31
5	DPW Lounge	SC4D11224CI 12 X 24 X 1 STD CAP MERV 10 WIRE BACK	3	\$4.40	\$13.20	\$4.93	\$14.79	\$2.60	\$7.80
6	DPW Fleet	SC4D21625CI 16 X 25 X 2 STD CAP MERV 10 WIRE BACK	30	\$4.80	\$144.00	\$4.83	\$144.90	\$3.41	\$102.30
Manufacturer:			Mann & Hummel			Koch Filter Corporation		Air Defense	
PROPOSAL H TOTAL:			\$324.09			\$332.10		\$228.14	
PROPOSAL I - HISTORIC VILLAGE									
1	Caswell	SC4D12020CI 20 X 20 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.58	\$4.58	\$4.40	\$4.40	\$2.90	\$2.90
2	Barnard	SC4D22020CI 20 X 20 X 2 STD CAP MERV 10 WIRE BACK	2	\$4.80	\$9.60	\$4.84	\$9.68	\$3.41	\$6.82
3	Main	SCDA-AF10-0400-0499 19.75 X 21.75 X 1 EXACT SIZE STD CAP MERV 10 PLEAT	1	\$13.74	\$13.74	\$10.43	\$10.43	\$5.10	\$5.10
4	Main	SC4D11425CI 14 X 25 X1 STD CAP MERV 10 WIRE BACK	1	\$4.68	\$4.68	\$5.12	\$5.12	\$2.40	\$2.40
5	Print Shop	SC4D11620CI 16 X 20 X1 STD CAP MERV 10 WIRE BACK	1	\$4.47	\$4.47	\$4.13	\$4.13	\$2.55	\$2.55
6	Barnard (1) Caswell (1) Town Hall (1) Gen Store (1)	SC4D11625CI 16 X 25 X 1 STD CAP MERV 10 WIRE BACK	4	\$4.57	\$18.28	\$4.37	\$17.48	\$2.99	\$11.96
7	Poppleton	SC4D12025CI 20 X 25 X 1 STD CAP MERV 10 WIRE BACK	2	\$4.66	\$9.32	\$4.95	\$9.90	\$3.40	\$6.80
8	Barnard (1) Church (2) Gen Store (1) Parsonage (1)	SC4D42025CI 20 X 25 X 4 STD CAP MERV 10 WIRE BACK	5	\$8.94	\$44.70	\$10.80	\$54.00	\$6.75	\$33.75
Manufacturer:			Mann & Hummel			Koch Filter Corporation		Air Defense	
PROPOSAL I TOTAL:			\$109.37			\$115.14		\$72.28	
PROPOSAL J - NATURE CENTER									
1	F1 (1) F4 (1) F5 (1) F6 (1)	SC4D11824CI 18 X 24 X 1 STD CAP MERV 10 WIRE BACK	4	\$4.60	\$18.40	\$6.38	\$25.52	\$3.50	\$14.00
2	F2 (1) F3 (1)	SC4D11620CI 16 X 20 X 1 STD CAP MERV 10 WIRE BACK	2	\$4.47	\$8.94	\$4.13	\$8.26	\$2.55	\$5.10
Manufacturer:			Mann & Hummel			Koch Filter Corporation		Air Defense	
PROPOSAL J TOTAL:			\$27.34			\$33.78		\$19.10	

CITY OF TROY
BID TABULATION
DISPOSABLE HVAC FILTERS

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VENDOR NAME:

International Filtration
Services

Koch Filter Corporation

Midwest Air Filter, Inc.

# Item	Units	Size in Inches Description	Est. Qty	Price Each	Total	Price Each	Total	Price Each	Total
PROPOSAL K - SYLVAN GLEN									
1	RTU-1 MB	SC4D21625CI 16 X 25 X 2 STD CAP MERV 10 WIRE BACK	2	\$4.80	\$9.60	\$4.83	\$9.66	\$3.41	\$6.82
2	F2 MB	SC4D11625CI 16 x 25 x 1 STD CAP MERV 10 WIRE BACK	1	\$4.57	\$4.57	\$4.37	\$4.37	\$2.99	\$2.99
3	Pro Shop	SC4D12025CI 20 x 25 x 1 STD CAP MERV 10 WIRE BACK	2	\$4.66	\$9.32	\$4.95	\$9.90	\$3.40	\$6.80
Manufacturer:			Mann & Hummel			Koch Filter Corporation		Air Defense	
PROPOSAL K TOTAL:			\$23.49			\$23.93		\$16.61	
PROPOSAL L - SANCTUARY LAKE									
1	Pro Shop (1) Pub (1)	SC4D11625CI 16 x 25 x 1 STD CAP MERV 10 WIRE BACK	2	\$4.57	\$9.14	\$4.37	\$8.74	\$2.99	\$5.98
2	Kitchen (1) RT Clubhouse (4)	SC4D12020CI 20 x 20 x 1 STD CAP MERV 10 WIRE BACK	5	\$4.58	\$22.90	\$4.40	\$22.00	\$2.91	\$14.55
3	F MB Attic	SC4D11424CI 14 x 24 x 1 STD CAP MERV 10 AFP2000-1424	1	\$4.66	\$4.66	\$6.66	\$6.66	\$2.40	\$2.40
Manufacturer:			Mann & Hummel			Koch Filter Corporation		Air Defense	
PROPOSAL L TOTAL:			\$36.70			\$37.40		\$22.93	
PROPOSAL M - TRANSIT CENTER									
1	Mechanical Room	SC4D11624CI 16 X 24 X 1 STD CAP MERV 10 WIRE BACK	1	\$4.74	\$4.74	\$6.71	\$6.71	\$2.95	\$2.95
2	Bridge East/West	SC4D12025CI 20 X 25 X 1 STD CAP MERV 10 WIRE BACK	2	\$4.66	\$9.32	\$4.95	\$9.90	\$3.40	\$6.80
3	Stairway	2PN1000330 10 x 33 2 PLY PANEL	2	\$6.44	\$12.88	\$14.48	\$28.96	\$5.20	\$10.40
4	Stairway	2PN1000200 10 X 20 2 PLY PANEL	1	\$5.34	\$5.34	\$8.02	\$8.02	\$3.34	\$3.34
Manufacturer:			Mann & Hummel			Koch Filter Corporation		Air Defense	
PROPOSAL M TOTAL:			\$32.28			\$53.59		\$23.49	
GRAND TOTAL ALL ITEMS:			\$19,402.14			\$24,828.61		\$12,984.97	
PROPOSAL N - MISC FILTERS									
DISCOUNT ON ALL OTHER FILTERS NOT LISTED:			45%			40%		75%	
MANUFACTURER			Mann & Hummel/IFS list price			Koch Filter Corporation		Air Defense	
Delivery and Tage Requirements Initialed: Y or N			Y			Y		Y	
Materials/Services Prices Guaranteed: Y or N			Y			Y		Y	
Method of Delivery:			Common Carrier			Carrier		Midwest Air Filter Truck	
Box Removal Requirement Initialed: Y or N			Y			Y		Y	
Authorized Dealer: Y or N			Y			Y		Y	
Contact Information Provided: Y or N			Y			Y		Y	
Product Literature Provided: Y or N			Y			Y		Y	
Test Information Provided: Y or N			N			Y		Y	
References: Y or N			Y			Y		Y	
Payment Terms:			Net 30			Net 30 Days		Net 30	
Warranty:			See Attached			90 days following the date of delivery		Product that is found to be defective within 2 yrs from the date of purchase. Limited to breakage only.	
Delivery Date:			Stock - 6 weeks depending on filter			Varies		1 - 2 weeks	
Exceptions:			None			None		None	
All or Nothing Award: Y or N			N			N		N	
Acknowledgement Signed: Y or N			Y			Y		Y	
Forms: Y or N			Y			Familial Disclosure not certified		Y	

No Bid: Filter King LLC

Total Low Bidder Meeting Specifications

Attest:

(*Bid Opening conducted via a Zoom Meeting)

Laura Campbell
Andrew Chambliss
Nellie Bert
Dina Gates

Emily Frontera
Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04e

CITY COUNCIL AGENDA ITEM



Date: June 23, 2025

To: Honorable Mayor and City Council Members

From: Frank Nastasi, City Manager
Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert Maleszyk, Chief Financial Officer
Cheryl Rivera, Office Manager

Subject: Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2025 Michigan Municipal League Convention

History

In advance of conferences and workshops city council members have expressed interest, management prepares a standard purchasing resolution that will authorize the travel expenses that may be incurred.

Purchasing

Administrative memo 1-PU-9 "Travel Authorization and Approval to Expend Funds for Troy City Council Members' Travel Requests – Standard Purchasing Resolution 10" requires approval by resolution of travel by council members.

Financial

Registration for this event is \$650.00 plus any additional activities selected (see registration worksheet attached). Airfare or mileage, car rental, lodging and food are additional expenses that may be incurred. Funds are available in the 2025/26 General Fund – City Council – Education and Training account.

Recommendation

It is recommended that City Council authorize and approve the expenditure of funds on travel expenses for Council Members who wish to attendance this event.



2025 MML Convention

Register

When and Where

Start Date

9/17/2025 9:00 AM EDT

End Date

9/19/2025 12:00 PM EDT

Location

Amway Grand Plaza

The Michigan Municipal League's annual Convention brings together local officials, city managers, mayors, council members, municipal attorneys, and others for a three-day conference, giving them an opportunity to connect and learn about what's important in communities throughout Michigan.

Convention 2025 attendees will leave this year's event with:

- **Activation** — Inspire communities to embrace new ideas.
- **Empowerment** — Strive for prosperity, quality of life, trust, and belonging.
- **Innovation** — Look at your communities with fresh eyes.
- **Optimism** — Cultivate a positive outlook for the future.
- **Tangible tools** — The information you need to take meaningful action.

Register by Email

Click **here** for a fillable PDF registration form

Cost Per Person

Early Bird Registration (on or before August 8)

- MML Full & Associate Members/BAP
Participants: \$650
- Nonmember Government Entities/MML
Fund & Pool Program Members: \$950

Regular Registration (after August 8)

- MML Full & Associate Members/BAP
Participants: \$765
- Nonmember Government Entities/MML
Fund & Pool Program Members: \$950

Onsite Registration (September 17-19)

- MML Full & Associate Members/BAP
Participants: \$820
- Nonmember Government Entities/MML
Fund & Pool Program Members: \$1000

Additional Registration Options

- Guest: \$275 (Includes attendance at the Wednesday lunch and welcome reception;

Thursday breakfast, lunch and vendor reception; and Friday breakfast)

- Student: \$275
- First Time Attendee Lunch: Pre-registration required
- Michigan Association of Mayors (MAM) Affiliate Breakfast: Pre-registration required
- Michigan Black Caucus of Local Elected Officials (MBC-LEO) Affiliate Breakfast/Annual Meeting: Pre-registration required
- Michigan Women in Municipal Government (MWIMG) Affiliate Lunch: \$65

Education Tours

All Education Tours will take place on
Wednesday, September 17, 10 a.m.–12 p.m.

- Rollin' On The (Grand) River – \$15
- There's a New Use for That: Building Conversions that Create Housing – \$15
- Community Led Design: AmplifyGR – \$15
- A Greener Grand Rapids – \$15
- Frederik Meijer Gardens Tour – \$15

For the Convention agenda and program details, check the event webpage.

Registration Deadlines

Online registration and cancellation deadline
is **Monday, September 8th at 5:00 pm.**



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-05



CITY COUNCIL AGENDA ITEM

Date: June 26, 2025

To: Frank A. Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Emily Frontera, Purchasing Manager
M. Aileen Dickson, City Clerk

Subject: Bid Waiver - Printing of Election and Voter Registration Materials

History

- Michigan Election Law mandates the City Clerk's Office to provide election and voter registration related materials to voters during election cycles and throughout the year.
- Materials include ballots, voter identification cards, absentee voter ballot envelopes and secrecy sleeves, absentee voter ballot applications, voter registration applications, and voter notice postcards.
- The State of Michigan requires that printed election materials adhere to state standards. Currently only one company is able to consistently provide the City of Troy with our volume of customized materials that meet standards and processing requirements.
- The State of Michigan and Oakland County contracts with Printing Systems, Inc. for ballot printing, and therefore requires the City of Troy to also purchase from Printing Systems, Inc. for school district, countywide or larger elections. The City of Troy utilizes Printing Systems, Inc. via Oakland County to provide additional services such as ballot folding for these elections.
- The contract expired December 31, 2024.

Purchasing

Printing Systems, Inc. of Taylor, MI is the sole authorized election printing contractor and has consistently offered the lowest quote on all election and voter registration materials as per the State of Michigan and the Oakland County contract.

Financial

Funds are budgeted and available for this expenditure in the Elections Printing Account Number 101.262.901.

Recommendation

City Management and the City Clerk's Office are requesting a waiver of the formal bid process for the period of three (3) years for the printing of election and voter registration materials, to include ballots, voter registration materials, and absentee voter ballot materials from *Printing Systems, Inc., Taylor, MI*; one of the only authorized election printing companies in Michigan as per the State of Michigan and Oakland County Contract. The estimated total expenditures per fiscal year is \$40,000.00; which includes approximately 60,000 absentee voter ballot envelopes, 20,000 voter cards or mailers, 30,000 absentee voter ballot applications, and all ballots for local elections.



500 West Big Beaver
Troy, MI 48084
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J-06

CITY COUNCIL AGENDA ITEM



Date: June 24, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Emily Dumas, Library Director
Phillip Kwik, Library Assistant Director
Emily Frontera, Purchasing Manager

Subject: Contract Extension - Troy Public Library Consulting Services

History

In April 2023, Troy City Council contracted with ReThinking Libraries to assist Troy Public Library staff in creating a 2024-2028 Strategic Plan for the Library (Resolution #2023-04-061-J-4a). That plan cited deficiencies in the building and concluded that the building is dramatically undersized and functionally obsolete for a modern library. Council instructed staff to take the next steps in pursuing additional space for the library.

As a result of that decision, in July 2024, the Council renewed the City's contract with ReThinking Libraries to continue to provide consulting for staff and strategic analysis regarding expanded space (Resolution #2024-07-093). That contract expires at the end of FY2025.

At this point, Library staff is seeking approval to extend the contract with ReThinking Libraries for professional consulting services for six months through December 31, 2025, as the City moves toward a bond vote for a new library. Consultants will continue to develop comparative analysis of similar libraries and communities, and more exact space programming allocations; and support staff in developing operational and organizational processes that will be impacted by a new larger facility.

Purchasing

Rethinking Libraries has offered to extend their consulting services to the City of Troy Library for an additional six months as detailed in the attached contract dated June 20, 2025 for an amount not to exceed \$28,000, plus any incurred travel expenses if required.

Financial

The Library has funds available for this project, in the Library's FY2026 operating budget, 271.790.816.010 – Consultant Services.



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

Recommendation

City Management recommends extending the contract with *ReThinking Libraries, of Ft. Collins, CO*, for Troy Public Library Consulting Services, as detailed in the attached contract agreement, in the amount not to exceed \$28,000 plus any incurred travel expenses if required.

RETHINKING LIBRARIES, LLC

CONSULTANT CONTRACT

This Contract made and entered into on this ____ day of June 2025, by and between the City of Troy Public Library located at 510 W Big Beaver Rd, Troy, MI 48084, hereinafter called the "CLIENT," and ReThinking Library, LLC (RTL) located at 508 Villanova CT, Fort Collins, CO 80525 hereinafter called the "CONSULTANT".

I. Services

The CLIENT and the CONSULTANT agree as set forth below:

- A. CONSULTANT is in the business of providing facility vision, assessments, guidance, and recommendations for improving the design, usability, efficiency, and aesthetics of public libraries and generally guiding libraries through the process of evaluating and designing new or renovated library facilities.
- B. Rob Cullin shall serve as the Lead Principal on this project with Janet Nelson in full support and engagement throughout. Other RTL Associates will also likely be engaged to help with various aspects of the project.

Service Details (*Community Information & Facility Change Support*)

- Support TPL through the process of community information support around the bond process
 - Comparative analysis of similar libraries/communities
 - Space allocation comparisons, additional benchmarks, etc.
- Support TPL leadership and staff and they look at how operational and organization changes will be impacted by a new facility, and work through those potential changes and how they will impact the final design/layout
 - Work with staff and the various departments through adaptation and ensuring that the design/layout takes into account their needs and efficient work flows
- Support TPL leadership, staff, and the Friends of the Library through the changes and those impact the Friends Bookstore/Gift Shop.
 - Work with the Friends and Staff to ensure space, positioning, and final layout work for the Friends and support their mission to support the Library
- Support the library (in-person or virtually) in any additional needed community/stakeholder engagement or discussion sessions

II. Point of Contact

For purposes of this engagement, Emily Dumas, Library Director, will act as the primary point of contact for the CLIENT and Janet Nelson will act as the first point of contact for CONSULTANT concerning this Project with Rob Cullin being the secondary point of contact.

III. Contract Costs

Project will be handled as a time and material agreement with a NOT TO EXCEED amount of \$28,000 unless otherwise agreed to by CLIENT in writing. Time for Principal Consultants: Rob Cullin and Janet Nelson will be billed at \$150/hour, and other RTL associates billed at \$100/hour. Work as outlined in the proposal will include project management, staff and community input and survey, facility and space analysis, concept development with recommendations, and budgetary estimates to coincide with these recommendations. Any incurred expenses (onsite travel IF requested and approved in writing by TPL) will be billed at costs.

RETHINKING LIBRARIES, LLC
CONSULTANT CONTRACT

IV. Timetable for Completion of the Consultation and Reports

CONSULTANT will work with CLIENT to ensure that project progresses in a timely manner. Contract time frame is through December 31, 2025 at which point this agreement will end.

V. Payment Schedule

- As this is a time and material project, all expended work and incurred expenses will be billed on a monthly basis at the aforementioned rates.
- The monthly invoices will provide detailed information on the hours spent on all project related tasks by day by consultant.
- All expenses will be billed to the CLIENT at their cost to RTL.

Payments should be made in 30 days or less whenever possible.

VI. Additional Services and the use of Subcontractors

Any work above and beyond this scope must be pre-approved by the CLIENT in writing and will be billed on a time and material basis for hours completed at the rates of \$150/hour for Rob Cullin or Janet Nelson, and \$100/hour for other non-professional Associates, plus reasonable associated out of pocket expenses at cost

CONSULTANT reserves the right to engage subcontractors subject to approval by CLIENT for the purposes of providing services herein, granted that those services are deemed necessary and in support of the project. Primary responsibility for the project and primary communications with the CLIENT shall not be sub-contracted.

VII. Ownership of Intellectual Property

To the extent that CONSULTANT has received payment of compensation as provided in this Contract, CONSULTANT hereby assigns to CLIENT all right, title, and interest in any intellectual property created or developed by CONSULTANT for CLIENT under this Contract including any reports generated herein. Notwithstanding the preceding sentence, it is understood and agreed that CONSULTANT may incorporate proprietary routines, sub routines, libraries, tools, interfaces, methodologies, procedures, templates or controls that CONSULTANT has developed, refined or licensed over time (and apart from the work done for CLIENT by CONSULTANT) for the efficient execution of common functions (collectively "CONSULTANT Proprietary Works".) With respect to these CONSULTANT Proprietary Works, all right, title and interest remain with CONSULTANT. Further, CONSULTANT and its personnel shall be free to use and employ its and their general skills, know-how, and expertise, and to use, disclose, and employ any generalized ideas, concepts, know-how, methods, techniques, or skills gained or learned during the course of any assignment, so long as it or they acquire and apply such information without disclosure of any confidential or proprietary information of CLIENT and without any unauthorized disclosure of work product. CONSULTANT also reserves the right to share the in READ-ONLY form any public documents that results from the project, as required to further its business interests with current and future clients.

VIII. Confidentiality/Mutual Non-Disclosure/Reliance on Client's Information

Each party acknowledges that in connection with this Contract it may receive certain confidential, sensitive or proprietary technical and business information and materials of the other party

RETHINKING LIBRARIES, LLC
CONSULTANT CONTRACT

(hereinafter, "Confidential Information"). Notwithstanding the foregoing, CONSULTANT acknowledges that CLIENT is a governmental unit which is subject to Freedom of Information Act (FOIA) and/or Indiana Access to Public Records Act (APRA) requests for information and as such, public records that are not exempt from disclosure may be provided to CLIENT under this engagement and may be subject to such FOIA or APRA requests. Moreover, any materials presented at any meeting of the Board of Trustees may be included in the board packet which is posted on the CLIENT website and generally available to the CLIENT employees, its patrons, and the general public. Each party, its agents and employees shall hold and maintain in strict confidence all Confidential Information, shall not disclose Confidential Information to any third party, and shall not use any Confidential Information except as may be necessary to perform its obligations under the proposal contained in Attachment A except as may be required by a court or governmental authority. Notwithstanding the foregoing, Confidential Information shall not include any information that is in the public domain or becomes publicly known through no fault of the receiving party, or is otherwise properly received from a third party without an obligation of confidentiality.

CLIENT acknowledges and agrees that CONSULTANT will be using and relying on information provided to CONSULTANT without assuming any responsibility for independent verification thereof and that CONSULTANT does not assume responsibility for the accuracy or completeness of such information or any other information regarding CLIENT.

CLIENT shall: (a) provide CONSULTANT with reliable, accurate and complete information, and such information will not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein not misleading in light of the circumstances under which such statements are made, as required; (b) promptly notify CONSULTANT if CLIENT learns of any material inaccuracy or misstatement in, or omission from, any information previously provided to CONSULTANT; and (c) make timely decisions and obtain required management approvals.

IX. Responsibilities of CONSULTANT and CLIENT

CONSULTANT is responsible for completing the project described in this Contract in a timely fashion. CLIENT and CLIENT'S representatives are responsible for cooperating with CONSULTANT by, among other things, furnishing the required information, services, and decisions relating to this Contract as expeditiously as necessary for the orderly progress of the project.

X. Limitation of Liability

The liability of the CLIENT and the CONSULTANT shall be limited to the total amount of compensation included in this Contract. In no event shall CONSULTANT be liable for any loss of profit or revenue by CLIENT, or for any other consequential, incidental, indirect or economic damages incurred or suffered by CLIENT arising as a result of or related to CONSULTANT's work whether in contract, tort, or otherwise, even if CLIENT has advised of the possibility of such loss or damages.

Up to and including the limits of its liability, CONSULTANT shall indemnify and hold CLIENT and its employees, contractors, and agents harmless from and against any claims, demands, losses, damages, and expenses (i) resulting from any claim that CONSULTANT is not an independent contractor, (ii) resulting from a breach by CONSULTANT of its covenants or obligations under this Agreement, (iii) related to or resulting from any negligent or intentional act performed by CONSULTANT in the scope of performing its duties under this Contract, and/or (iv) Workers' Compensation claims incurred by CONSULTANT's employees in the course of providing services to CLIENT. In no event shall CLIENT be liable for any consequential, incidental, or punitive damages, losses, or expenses in any such circumstance, even if it has been advised of their possible existence. CLIENT shall similarly indemnify

RETHINKING LIBRARIES, LLC
CONSULTANT CONTRACT

and hold CONSULTANT harmless from any claim or loss resulting from the conduct of CLIENT's officials, employees, agents, or other contractors.

XI. Termination of Contract

Either party may terminate this Contract for any reason after providing 30 days' advance written notice, unless both parties agree in writing that notice has been provided and this Contract should be terminated in fewer than 30 days. In the event of termination for any reason, CONSULTANT shall be compensated for the services and expenses performed and incurred through the date of termination. and CLIENT shall pay all expenses, fees, out of pockets incurred through and up to, the date of cancellation. In the event of termination by CLIENT and upon full payment of compensation as provided herein, CONSULTANT grants to CLIENT full right and title with respect to those deliverables provided to and accepted by CLIENT as of the date of termination.

XII. Arbitration

In the event of a dispute regarding the meaning or performance of this Contract, the Parties shall first attempt in good faith to resolve the dispute, without formal legal proceedings, via a telephone conference or other meeting. If a resolution or settlement cannot be reached through such informal means, the Parties agree to submit such dispute to binding arbitration, with each Party responsible for its own respective attorney fees and costs, unless the arbitrator agrees in his/her discretion that an award of attorney's fees and costs to the prevailing Party is appropriate, in which case the arbitrator can award such fees and costs. The arbitration shall be governed by the then applicable American Arbitration Association rules for commercial arbitration. The Parties shall each be responsible for paying fifty percent (50%) of the cost of the arbitrator's fee. To the extent that it cannot be held remotely, any arbitration proceeding will be held in Detroit, MI and Michigan law will control the interpretation of this Contract, as well as the parties' rights and liabilities pursuant to the terms of this Contract.

XIII. Relationship of the Parties

The performance by CONSULTANT of its duties and obligations under this Contract shall be that of an independent contractor, and nothing herein shall create or imply an agency relationship between CONSULTANT and CLIENT, nor shall this Contract be deemed to constitute a joint venture or partnership between the parties. CONSULTANT shall retain the right to perform work for others during the term of this Contract. CLIENT shall retain the right to cause work of the same kind or a different kind to be performed by its own personnel or other consultants during the term of this Agreement.

XIV. Employee Solicitation/Hiring

During the period of this Contract and for twelve (12) months thereafter, neither party shall directly or indirectly solicit or offer employment to or hire any employee, former employee, subcontractor, or former subcontractor of the other. The terms "former employee" and "former subcontractor" shall include only those employees or subcontractors of either party who were employed or utilized by that party on date this Contract is last executed.

XV. Miscellaneous Provisions

- A. Except as provided herein, neither party may assign this Contract, in whole or in part, without the prior written consent of the other party. This Contract shall inure to the benefit of, and be

RETHINKING LIBRARIES, LLC
CONSULTANT CONTRACT

binding upon, the parties hereto, together with their respective legal representatives, successors, and assigns, as permitted herein.

- B. If any term of this Contract is found to be unenforceable or contrary to applicable state or federal law, it shall be modified to the least extent necessary to make it enforceable, and the remaining portions of this Contract will remain in full force and effect.
- C. Neither party shall be held responsible for any delay or failure in performance of any part of this Contract to the extent such delay is caused by events or circumstances beyond the delayed party's reasonable control.
- D. The waiver by any party of any breach of covenant shall not be construed to be a waiver of any succeeding breach or any other covenant. No custom or practice of the parties that varies from this Contract shall constitute a waiver of the right of a party to demand exact compliance. All waivers must be in writing, and signed by the party waiving its rights. This Contract may be modified only by a written instrument executed by authorized representatives of the parties hereto.
- E. This Contract constitutes the entire agreement between the parties with respect to the subject matter hereof, and supersedes all prior agreements, proposals, negotiations, representations, or communications relating to the subject matter.
- F. The headings contained in this Contract have been inserted solely for the convenience of the parties and shall be of no force or effect in the interpretation of the provisions in this Contract.
- G. Contract is valid through December 31, 2025.

XVI. Signatures

This Contract is effective when it is by authorized representatives of each party. The contract may be executed in one or more counterparts, each of which will constitute an original agreement, but is not enforceable until delivery and exchange of the executed counterparts. Copies of this Contract (including facsimiles) have the same force and effect as a signed original document.

CLIENT:
Troy Public Library

CONSULTANT:
ReThinking Libraries, LLC
Robert S Cullin
Managing Principal

By: _____
Signature

By: _____
Signature

Date Signed

Date Signed



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-07

CITY COUNCIL AGENDA ITEM

Date: June 25, 2025

To: Frank Nastasi, City Manager

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

Subject: Classified and Exempt Classification and Pay Plans



History

The majority of the City's full-time employees are represented by one of six collective bargaining units; the remainder, approximately 160, are non-represented. These full-time non-union employees are subject to the personnel policies and procedures provided by Chapter 11 of the City Code.

Chapter 11 of the City Code establishes a civil service system that divides all officers and positions of the City into the "Classified" service and the "Exempt" service. "Classified" positions are full-time non-union positions subject to minimum wage and overtime pay provided by the Fair Labor Standards Act (FLSA). "Exempt" positions are full-time non-union positions exempt from minimum wage and overtime pay provided by the FLSA.

Additionally, Chapter 11 of the City Code provides that the City Manager or designee shall prepare a pay plan which may be amended from time to time as required.

The Personnel Board is also established by Chapter 11; the board advises the City Manager on matters of personnel and represents the public interest regarding Classified personnel. As such, the Personnel Board reviewed and approved the new plan for Classified positions on June 10, 2025 and recommended that the City Council adopt the plan. That plan, the classification plan for Exempt positions, and the associated pay plan are now submitted for adoption by resolution of the City Council.

Classification Plans

Changes indicated on the attached Classified and Exempt Classification Plans reflect positions that were added, removed or modified throughout the year. We continue to use the job analysis tools from the 2018 consultant-led comprehensive evaluation of classifications and pay grades to determine internal equity by reviewing each new or modified position and assigning it to one of the 12 established pay grades.

Five new positions were added to the Classified Classification Plan this year in order to gain job specialty in their respective departments.

Pay Plans

We reviewed the current (2024) Pay Plan considering the Inflation Rate Multiplier (IRM) determined annually by the State of Michigan, including looking back over the last five years of IRM. Last year we made substantial increases to the grade minimums (10%) and the maximums (5%). This year the data does not support such substantial increases. Therefore, the attached recommended Pay Plan reflects an increase of 1% to the grade minimums and 5% to the maximums, based on our analysis, to allow for competitive wage ranges.

Financial

There are minimal direct costs associated with the updated pay plan. Only one employee has a salary that must be increased because it is below the pay range minimum.

Recommendation

City Management recommends approval of the Classified and Exempt Classification Plans and Classified and Exempt Pay Plan.



Classification Plan - Exempt Positions

Effective July 1, 2025

Pay Grade 3

Associate Buyer
~~Librarian II~~
Management Analyst
Planner I
Pool Manager
Transportation Coordinator

Pay Grade 4

Buyer
~~Librarian II~~
Marketing Coordinator
Planner II

Pay Grade 5

Budget Analyst
Human Resources Specialist
Recreation Supervisor

Pay Grade 6

Application Specialist
Circulation Supervisor
Civil Engineer
Computer Support Leader
Deputy Building Inspector
Deputy City Clerk
Land Surveyor
Project Manager
Senior Management Analyst
Technical Services Supervisor

Pay Grade 7

Administrative Services Manager
Assistant City Attorney I
Chief Building Inspector
Commercial Plans Examiner
Community Affairs Director
Economic Development Manager
Librarian III
Planner III
Police Records Supervisor
Software Database Engineer
Zoning & Compliance Specialist

Pay Grade 8

Deputy Human Resources Director
Facilities & Grounds Operations Manager
Financial Compliance Manager
Fleet Operations Manager
GIS Administrator
Network Administrator
Police Information Technology Manager
Senior Accountant
Senior Civil Engineer
Senior Right of Way Representative
Streets & Drains Operations Manager
Water & Sewer Operations Manager

Pay Grade 9

Assistant City Attorney II
Assistant City Manager
Assistant Library Director
Assistant Recreation Director
City Treasurer
Communication Director
Deputy City Assessor
Deputy City Engineer
Deputy Public Works Director
Purchasing Manager

Pay Grade 10

Building Official
City Clerk
Controller
Human Resources Director
Recreation Director

Pay Grade 11

City Assessor
City Engineer
Community Development Director
Library Director
Public Works Director

Pay Grade 12

Chief Financial Officer
Deputy City Manager
Fire Chief
Information Technology Director
Police Chief



Classification Plan - Classified Positions

Effective July 1, 2025

Pay Grade 1

Administrative Aide
Appraiser Technician
Building Maintenance Technician
Employed Police Recruit
Inventory Control Assistant
Library Aide
Lifeguard
Marketing Associate
Transportation Driver

Pay Grade 2

Accounts Payable Specialist
Accounts Receivable Specialist
Administrative Assistant
Assistant Pool Manager
Commercial Project Collaborator
Human Resources Coordinator
Legal Secretary
Senior Permit Technician

Pay Grade 3

Accountant I
Building Maintenance Specialist I
Cross Connection Inspector
Election Specialist
Engineering Assistant
Legal Assistant I
Librarian I
Michigan Building Code Plans Review Coord
PC Specialist

Pay Grade 4

Building Maintenance Specialist II
Housing and Zoning Inspector I
Housing and Zoning Inspector II
Legal Assistant II
Office Manager
Staffing and Support Specialist
Support Specialist

Pay Grade 5

Accountant II
Appraiser
Building Inspector/Plans Examiner
Construction Supervisor
Field Supervisor
GIS Analyst
Payroll Specialist
Police IT Security Specialist
Retirement Specialist
Senior PC Specialist

Pay Grade 6

Cross Connection Supervisor
Division Supervisor
Inspector (Electrical, Mechanical or Plumbing)

Pay Grade 7

Inspector Supervisor
Inspector (Building & Plumbing)



Pay Plan - Classified and Exempt Positions

Pay Plan - Effective July 1, 2025

<u>Grade</u>	<u>Minimum</u>	<u>Maximum</u>
1	\$48,819	\$70,685
2	\$53,703	\$77,751
3	\$59,070	\$85,528
4	\$64,977	\$94,082
5	\$67,126	\$97,191
6	\$72,160	\$104,479
7	\$77,571	\$112,316
8	\$83,391	\$120,741
9	\$94,589	\$136,952
10	\$104,045	\$150,647
11	\$114,450	\$165,710
12	\$125,895	\$182,282



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-08

CITY COUNCIL AGENDA ITEM

Date: June 13, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
G. Scott Finlay, City Engineer
Larysa A. Figol, Sr. Right of Way Representative

Subject: Request for Acceptance of a Quit Claim Deed and Two Permanent Easements from DC Land Development, LLC, Sidwell #88-20-03-251-043 & -044

History

As part of the development of two vacant residential parcels zoned R-1B, One Family Residential, the City of Troy received a quit claim deed and two permanent easements from DC Land Development, LLC, owners of the property having Sidwell #88-20-03-251-043 and -044. The property is located in Section 3 at the northwest corner of Quill Creek Drive and Norton Drive.

The quit claim deed is for a detention basin facility. The two easements are for sidewalks, storm sewers and surface drainage, and access to the detention area.

Financial

The consideration amount on each document is \$1.00.

Recommendation

City Management recommends that City Council accept the attached quit claim deed and permanent easements consistent with our policy of accepting easements and deeds for improvement and development purposes.



GIS Online



Legend

Tax Parcels

Tax Parcel



0 150 300
ft

Print Date: 6/13/2025



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

QUIT CLAIM DEED

Sidwell #88-20-03-251-043 (pt of)

The Grantor(s), **DC LAND DEVELOPMENT, LLC**, a Michigan limited liability company whose address is 6045 Sims Drive, Suite #2, Sterling Heights, MI 48313, quit claim(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and 00/100 Dollars (\$1.00)

subject to easements and building and use restrictions of record and further subject to:

Dated this 10 day of ^{June}~~April~~, 2025.

DC Land Development, LLC
a Michigan limited liability company

By: [Signature]
Its: *Daniel Dilegge
Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 10th day of ^{June (30)}~~April~~, 2025, by Daniel Dilegge, Member of DC Land Development, a Michigan limited liability company, on behalf of the company.

JAIME ALYSE DAVIS
Notary Public, State of Michigan
County of Macomb
My Commission Expires Feb. 26, 2026
Acting in the County of Macomb

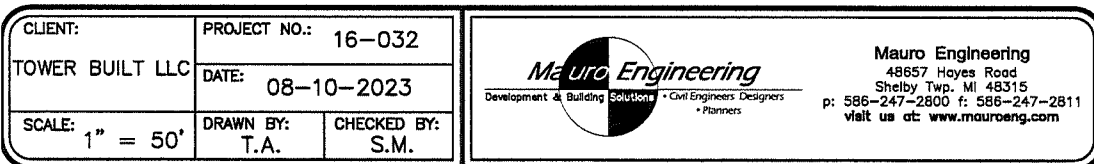
[Signature]
Notary Public, Macomb County, MI
My commission expires: 02/26/2026
Acting in Macomb County, MI

When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to:	Drafted by: Larysa Figol, SR/WA City of Troy 500 West Big Beaver Troy, MI 48084
---	-------------------------------	---

Tax Parcel #20-03-251-043 Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURE

EXHIBIT "A"



PERMANENT EASEMENT
FOR SIDEWALKS

Sidwell #88-20-03-251-044 & 043 (part of)

DC LAND DEVELOPMENT, LLC a Michigan limited liability company, Grantor(s), whose address 6045 Sims Drive, #2, Sterling Heights, MI 48313, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sidewalks**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed ___ signature(s) this 10 day of ^{June (JD)}~~April~~ A.D. 2025.

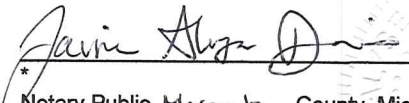
DC Land Development, LLC, a Michigan limited Liability company

By  (L.S.)
Daniel Dilegge
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 10th day of ^{June (JD)}~~April~~, 2025, by Daniel Dilegge, Member of DC Land Development, LLC, a Michigan limited liability company, on behalf of the company.

JAIME ALYSE DAVIS
Notary Public, State of Michigan
County of Macomb
My Commission Expires Feb. 26, 2026
Acting in the County of Macomb

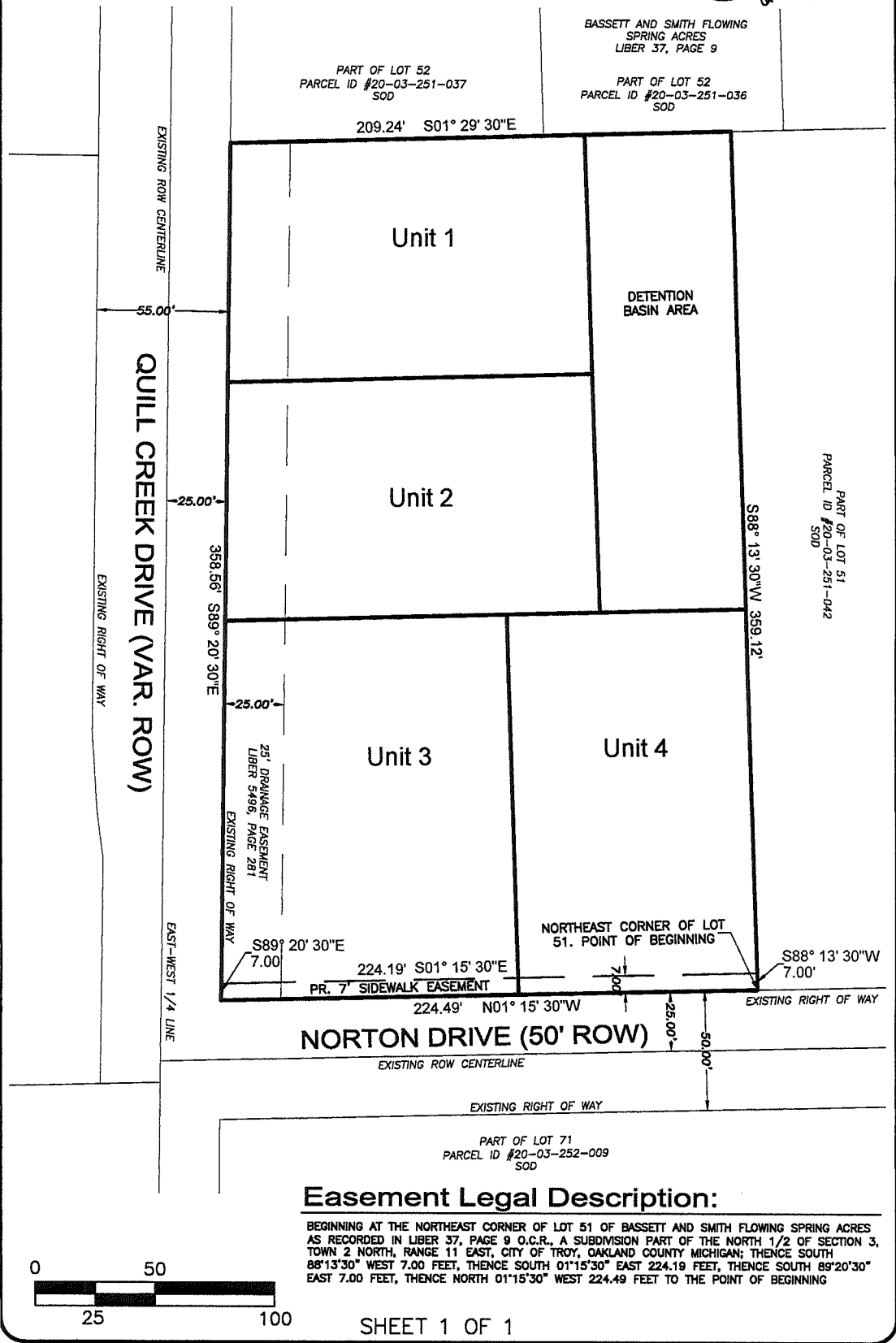

Notary Public, Macomb County, Michigan
My Commission Expires 02/26/2026
Acting in Oakland County, Michigan

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 8084

Proposed Easement

EXHIBIT 'A'



CLIENT:	PROJECT NO.:	16-032
TOWER BUILT LLC	DATE:	03-24-2025
SCALE:	DRAWN BY:	CHECKED BY:
1" = 50'	T.A.	S.M.



Mauro Engineering
Development & Building Solutions • Civil Engineers, Designers • Planners

Mauro Engineering
48657 Hayes Road
Shelby Twp. MI 48315
p: 586-247-2800 f: 586-247-2811
visit us at: www.mauroeng.com

**PERMANENT EASEMENT
FOR STORM SEWERS AND SURFACE DRAINAGE
and DETENTION BASIN ACCESS**

Sidwell #88-20-03-251-044 & 043 (part of)

DC LAND DEVELOPMENT, LLC a Michigan limited liability company, Grantor(s), whose address 6045 Sims Drive, #2, Sterling Heights, MI 48313, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers and surface drainage, and for ingress and egress to the detention basin area**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed ___ signature(s) this 10th day of ^{June}~~April~~ A.D. 2025.

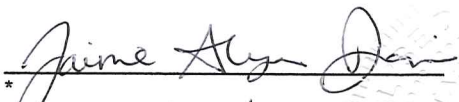
DC Land Development, LLC, a Michigan limited
Liability company

By  (L.S.)
Daniel Dilegge
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 10th day of ^{June (10)}~~April~~, 2025, by Daniel Dilegge, Member of DC Land Development, LLC, a Michigan limited liability company, on behalf of the company.

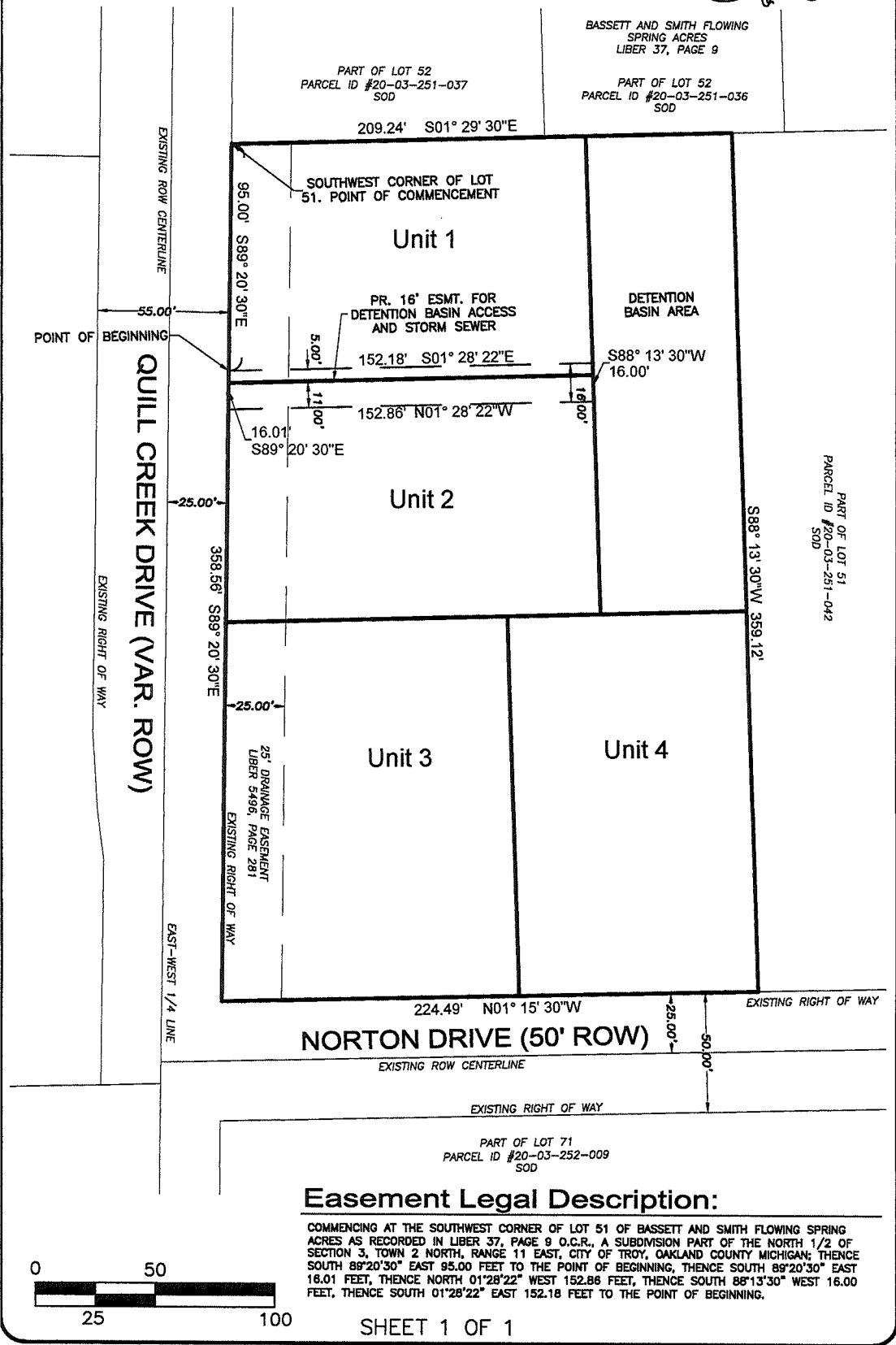
JAIME ALYSE DAVIS Notary Public, State of Michigan County of Macomb My Commission Expires Feb. 26, 2026 Acting in the County of <u>Macomb</u>


Notary Public, Macomb County, Michigan
My Commission Expires 02/26/2026
Acting in Oakland County, Michigan


Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 8084

Proposed Easement
EXHIBIT 'A'



CLIENT:	PROJECT NO.:	16-032
TOWER BUILT LLC	DATE:	01-31-2025
SCALE:	DRAWN BY:	CHECKED BY:
1" = 50'	T.A.	S.M.



Mauro Engineering
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Mauro Engineering
48657 Hayes Road
Shelby Twp. MI 48315
p: 586-247-2800 f: 586-247-2811
visit us at: www.mauroeng.com



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-09

CITY COUNCIL AGENDA ITEM

Date: June 10, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
G. Scott Finlay, City Engineer
Larysa A. Figol, Sr. Right of Way Representative

Subject: Request for Acceptance of a Warranty Deed from Gary Abitheira, Sidwell #88-20-15-179-002

History

At their May 19, 2025 meeting, City Council approved the exchange of City owned parcels for a privately owned parcel to expand the City's trail route.

As part of the remaining allowable splits of the larger parcel, Gary Abitheira, owner of the Parcel identified by Sidwell #88-20-15-179-002, is granting additional right of way to extend the existing Colling Road to allow for the development of one of the remaining parcel splits.

Financial

The consideration amount on this document is \$1.00

Recommendation

City Management recommends that City Council accept the attached warranty deed consistent with our policy of accepting right of way for improvement and development purposes.



GIS Online



Legend

Tax Parcels

Tax Parcel



0 350 700
ft

Print Date: 6/13/2025



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

WARRANTY DEED

The Grantor(s), **GARY ABITHEIRA**, a married man, whose address is 3301 Mirage Drive, Troy, MI 48083, convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

Part of the Northwest ¼ of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:
Commencing at the West ¼ Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼ Line, 1511.36 feet and North 29 degrees 24 minutes 42 seconds West 164.08 feet and North 89 degrees 28 minutes 37 seconds East 60.00 feet and North 00 degrees 31 minutes 23 seconds West 183.82 feet to the Point of Beginning; thence South 89 degrees 28 minutes 37 seconds West 60.00 feet; thence North 00 degrees 31 minutes 23 seconds West 120.00 feet to the south line of "Streamview Subdivision", as recorded in Liber 166, Page 1-3, Oakland County Records; thence North 89 degrees 28 minutes 37 seconds East, along said south line, 60.00 feet; thence South 00 degrees 31 minutes 23 seconds East 120.00 feet to the Point of Beginning. Containing 0.165 acres of land, more or less.

Part of 88-20-15-179-002 (part of)
Vacant, City of Troy

For the sum of One Dollar (\$1.00) and other good and valuable consideration.

Subject to easements and building and use restrictions of record. This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

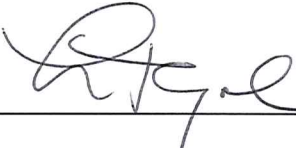
Dated this 29th day of May, 2025.


_____(L.S.)
*Gary Abitheira

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by Gary Abitheira, a married man.

L FIGOL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 02, 2031
Acting in the County of Oakland



*
Notary Public, Oakland County, Michigan
My commission expires: _____
Acting in Oakland County, Michigan

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to:	Drafted by: Gary Abitheira 3301 Mirage Drive Troy, MI 48083

*TYPE OR PRINT NAMES UNDER SIGNATURES

[illegible]

Bearings were established along the East & West 1/4 Line per Warranty Deed recorded in L.5017, P.191



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-10

CITY COUNCIL AGENDA ITEM

Date: June 9, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
G. Scott Finlay, City Engineer
Larysa A. Figol, Sr. Right of Way Representative

Subject: Acceptance of a Permanent Easement, TAP Pathways Project 2025C0108, Parcel #88-20-11-101-022

History

The City of Troy received federal funding for the Transportation Alternative Program (TAP) to improve non-motorized transportation. Staff identified several areas within the City to address sidewalk and pathway gaps.

The City received a permanent easement for public roadways, public utilities and sidewalks from Mod Dent Holding, LLC, owner of the property located on the south side of Square Lake, east of Rochester Road, and identified by Sidwell #88-20-11-101-022.

Financial

As required by Federal Regulations, a market study was prepared by Susan P. Shipman, MAI, a Michigan Certified General Appraiser. The total compensation negotiated with the owner is \$5,000. Closing costs are anticipated to be less than \$100.

Funds are budgeted for and available in the Capital Projects Fund, Project Code 2025C0108, Account #401.444.989.246035.

Recommendation

Staff recommend that City Council accept the permanent easement for public roadways, public utilities and sidewalks and authorize a compensation amount of \$5,000.



GIS Online



Legend

Tax Parcels

Tax Parcel



0 50 100
ft

Print Date: 6/13/2025



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

**PERMANENT EASEMENT
FOR PUBLIC ROADWAYS, PUBLIC UTILITIES, & SIDEWALKS**

Sidwell #88-20-11-101-022 (pt)

Mod Dent Holdings LLC, a Michigan limited liability company, Grantor, whose address is 5950 Rochester Rd., Troy, Michigan 48085, for and in consideration of the sum of: Two Thousand Forty and no/100 Dollars (\$2,040.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee, as part of the TAP Pathway - Square Lake - Rochester to John R - 24.603.5 project ("Project"), the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace public roadways, public utilities, and sidewalks, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

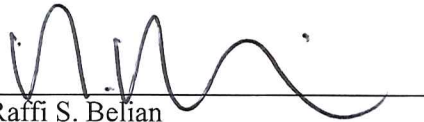
The premises so disturbed by the exercise of any of the foregoing powers, including the existing sign, shall be reasonably restored to its condition prior to Project construction by the Grantee.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except upon the City of Troy's approval and provided the proposed improvements do not interfere with the use, operation, maintenance, repair and replacement of the public roadways, public utilities, and sidewalks in the easement area shown on the attached Exhibit A.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed  signature(s) this 9th day of June A.D. 2025.

Mod Dent Holdings LLC,
a Michigan limited liability company

By: 
Raffi S. Belian
Its: Manager

STATE OF MICHIGAN }
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this 9th day of June, 2025, by Raffi S. Belian, Manager of Mod Dent Holdings, LLC, a Michigan limited liability company, on behalf of the company.

L FIGOL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 02, 2031
Acting in the County of Oakland


Notary Public, _____, County, Michigan
Acting in _____ County, Michigan
My Commission Expires _____

Prepared by:
Andrew Ketchum, Right of Way Specialist
Egis – Consultant for the City of Troy
48797 Alpha Drive, Suite 130
Wixom, MI 48393

When Recorded Return To:
City Clerk, City of Troy
500 West Big Beaver
Troy, MI 48084

EASEMENT SKETCH

Exhibit "A"

S LINE SEC. 2
N LINE SEC. 11

SQUARE LAKE RD.

10' PERMANENT PATHWAY ESMT.

33'

EX. 33' ROW

S88°55'00"E 17.04'

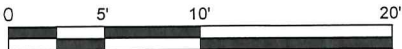
17'

EX. 60' ROW

88-20-11-101-022
MOD DENT HOLDINGS
5950 ROCHESTER RD.
TROY, MI 48085

S01°33'00"E 170.00'

N01°33'00"W 170.00'



SCALE: 1" = 10'

LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- PERM. PATH EASEMENT
- TEMP. GRADING EASEMENT

EASEMENT SKETCH

PART OF THE NW 1/4 OF THE NW 1/4 SECTION 11
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.
PARCEL ID #88-20-11-101-022

SCALE
H: 1"=10'
SHEET
3
OF 4



DATE:
11/04/2024

CLIENT:
CITY OF TROY

JOB #
0128-24-0030

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

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EASEMENT DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (88-20-11-101-022)

A parcel of land being a part of the NW 1/4 of the NW 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

Commencing at the NW corner of said Section 11; thence N 88°55'00" E 276.00 feet to the Point of Beginning; thence S 01°33'00" E 170.00 feet; thence S 88°55'00" W 194.13 feet to E'ly line of Rochester Road; thence along a curve concave E'ly, radius 19118.70 feet, chord bears S 01°17'28." E 200.59 feet, distant 200.60 feet; thence N 86°06'00" E 17.00 feet; thence along a curve concave E'ly, radius 19101.70 feet, chord bears S 02°00'16" E 125.00 feet, distant 125.01 feet; thence N 55°13'11" E 241.77 feet; thence N 36°39'30" E 237.42 feet; thence S 88°55'00" W 146.89 feet; thence N 01°33'00" W 170.00 feet; thence S 88°55'00" W 17.04 feet to the Point of Beginning. Except the North 33 feet taken for Square Lake Road, also except the part taken for Rochester Road.

PERMANENT PATHWAY EASEMENT

A parcel of land being a part of the NW 1/4 of the NW 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

The North 10.0 feet of the above described parcel.

Contains 170.0 square feet or 0.004 acres of land, more or less. Subject to all easements and restrictions of record, if any.

<div>EASEMENT DESCRIPTION</div> <div>PART OF THE NW 1/4 OF THE NW 1/4 SECTION 11</div> <div>TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.</div> <div>PARCEL ID #88-20-11-101-022</div>	SCALE	
DATE: 11/04/2024	CLIENT: CITY OF TROY	JOB #: 0128-24-0030
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM		
COPYRIGHT 2024 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM		



500 West Big Beaver
Troy, MI 48084
troymi.gov

OFFICE MEMORANDUM

DATE: June 6, 2025

TO: Larysa Figol, SR/WA
Senior Right of Way Representative, City of Troy

FROM: Andrew Ketchum
Egis/Right of Way Agent

SUBJECT: Request for Administrative Approval

C.S. 63000, Job 221329: 5950 Rochester Rd., P.07 (Mod Dent Holdings LLC)

As part of the TAP Pathway project in the City of Troy, construction plans call for acquisition of 170 square feet for a Permanent Easement located at 5950 Rochester Rd. Troy, MI 48085. I was authorized and did make a Voluntary Offer to Purchase to the owner for \$2,040.00

After lengthy negotiations, the property owner requested an additional compensation for a total of \$5,000.00.

This breaks down as follows:

Optioned Amount: \$ 5,000.00

Offer to Purchase: \$ 2,040.00

Amount Subject to Administrative Approval: \$ 2,960.00

I recommend that we accept this administrative settlement of an additional \$2,960.00 for acquisition of the Permanent Easement as it is reasonable, prudent, and in the public interest and will avoid greater costs of redesigning the project at this location and will enhance public safety at this location.

Andrew Ketchum, Right of Way Agent

APPROVED

By Larysa Figol at 11:05 am, Jun 06, 2025



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-11

CITY COUNCIL AGENDA ITEM

Date: June 13, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request to Vacate a Portion of an Existing Sanitary Sewer Easement and
Acceptance of a Permanent Easement - #88-20-29-101-010, Somerset
Collection Limited Partnership

History

Somerset Collection Limited Partnership, owners of the property having Sidwell #88-20-29-101-010 have undertaken renovation to a portion of their commercial site located at Somerset Mall South. The property is zoned BB – Big Beaver Road.

As part of this project an existing sanitary sewer has been redesigned and relocated necessitating vacation of a portion of sewer previously recorded in L11828 P655, Oakland County Records.

The property owners have granted a new permanent easement for sanitary sewers to accommodate the sewer redesign.

Financial

The consideration amount on each document is \$1.00.

Recommendation

Staff recommends that City Council vacate a portion of the existing sanitary sewer by returning those easement rights to the owners by quit claim deed. Staff also recommends acceptance of a new permanent easement for sanitary sewers that reflect the new redesign.



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

QUIT CLAIM DEED

Sidwell #88-20-29-101-010 (pt)
Resolution #

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **Somerset Collection Limited Partnership, a Michigan limited partnership**, Grantee, whose address is 100 Galleria Officentre, Suite 427, Southfield, MI 48034 the following described interest in land situated in the City of Troy, County of Oakland and State of Michigan and attached as Exhibit A, a portion of which was previously recorded in an easement recorded in L11828, Page 655, Oakland County Records:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar (\$ 1.00)

Dated this _____ day of June, 2025.

CITY OF TROY
a Michigan municipal corporation

By _____
* Ethan D. Baker, Mayor

By _____
* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of June, 2025 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

*
Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ County, MI

When recorded return to: Somerset Collection Limited Partnership 100 Galleria Officentre, Suite 427 Southfield, MI 48034	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084
---	--	--

Tax Parcel # 88-20-29-101-010 (pt) Recording Fee _____ Transfer Tax _____

EXHIBIT 'A'

SANITARY EASEMENT

LEGAL DESCRIPTION

SOURCE: SURVEY OAKLAND
OWNER: SOMERSET COLLECTION LTD PARTNERSHIP SOMERSET COLLECTION SOUTH
TAX PARCEL ID: 20-29-101-010
ADDRESS: 2800 W BIG BEAVER RD

T2N, R11E, SEC 29 PEMBROOK MANOR SUB NO 2 S 18 FT OF LOT 674, ALSO E 5.00 FT OF LOT 707, ALSO LOTS 708 TO 737 INCL, ALSO LOT 738 EXC E 6.59 FT, ALSO LOT 743 EXC N 45.01 FT, ALSO LOT 744 EXC N 45.01 FT OF E 38.25 FT, ALSO LOTS 745 TO 756 INCL, ALSO E 40 FT OF LOT 757, ALSO E 40 FT OF LOT 772, ALSO LOTS 773 TO 800 INCL, ALSO LOT 801 EXC W 10 FT OF N 134 FT, ALSO LOTS 802 TO 808 INCL EXC N 134 FT, ALSO LOTS 812 TO 849 INCL EXC THAT PART PLATTED INTO 'TROY APARTMENT SUB NO 4', ALSO ALL THAT PART OF VAC RDS & ALLEYS ADJ THERETO EXC THAT PART OF VAC STANLEY RD ADJ TO LOTS 668, 850, 851 & 852, ALSO THAT PART OF 'SUPERVISOR'S PLAT NO 15' DESC AS W 11.41 FT OF S 434.99 FT OF LOT 8, ALSO LOT 9 EXC N 165 FT, ALSO THAT PART OF LOTS 10, 11 & 12 LYING N OF GOLFVIEW DR & W OF LAKEVIEW DR, ALSO EXC THAT PART IN PARCEL DESC AS BEG AT PT DIST S 01-12-00 W 102 FT FROM NW SEC COR, TH S 89-22-00 E 80 FT, TH S 01-12-00 W 990.01 FT TH N 89-22-00 W 80 FT, TH N 01-12-00 E 990.01 FT TO BEG, ALSO EXC THAT PART IN PARCEL DESC AS BEG AT NW SEC COR, TH S 89-22-00 E 1481.21 FT, TH S 01-17-23 W 102 FT, TH N 89-22-00 W 1481.05 FT, TH N 01-12-00 E 102 FT TO BEG, ALSO EXC THAT PART IN PARCEL DESC AS BEG AT PT DIST S 89-22-00 E 560 FT & S 01-12-00 W 102 FT & S 89-22-00 E 516.16 FT & S 00-36-16 W 284.51 FT FROM NW SEC COR, TH S 00-36-16 W 344.62 FT, TH ALG CURVE TO RIGHT, RAD 150.50 FT, CHORD BEARS N 80-18-02 E 53.99 FT, DIST OF 54.28 FT, TH S 89-22-00 E 200.24 FT, TH N 00-36-30 E 302.31 FT, TH N 82-01-44 W 255.49 FT TO BEG

EXISTING EASEMENT DESCRIPTION

(TO BE VACATED)

A 20 FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSES OF INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWERS OVER LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, T.2.N., R.11.E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, T.2.N., R.11.E.; THENCE ALONG THE NORTH LINE OF SAID SECTION 29, S89°22'00"E 60.00 FEET; THENCE ALONG A A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF SAID SECTION 29, S01°12'00"W 565.00 FEET; THENCE S89°22'00"E., 258.00 FEET; THENCE S00°38'00"W., 164.0 FEET; THENCE S84°02'06"E., 236.83 FEET; THENCE N05°57'54"E., 11.53 FEET TO THE POINT OF BEGINNING; THENCE S51°52'56"E., 92.23 FEET; THENCE N65°44'48"E., 93.15 FEET; THENCE S84°02'07"E., 107.55 FEET; THENCE S35°13'30"E., 29.96 FEET; THENCE S89°18'00"E., 206.36 FEET; THENCE N56°48'54"E., 114.30 FEET TO THE POINT OF ENDING.

PROPOSED EASEMENT DESCRIPTION

A 20 FOOD WIDE PERMANENT EASEMENT FOR THE PURPOSES OF INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWERS OVER LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWN 02 NORTH RANGE 11 EAST, CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH LINE OF SAID SECTION 29, SOUTH 89° 22' 00" EAST 60.00 FEET; THENCE ALONG A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF SAID SECTION 29, SOUTH 01° 12' 00" WEST 565.00 FEET; THENCE SOUTH 89° 22' 00" EAST 258.00 FEET; THENCE SOUTH 00° 38' 00" WEST 164.00 FEET; THENCE SOUTH 84° 02' 06" EAST 236.83 FEET; THENCE NORTH 05° 57' 54" EAST 11.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51° 52' 56" EAST 92.23 FEET; THENCE SOUTH 06° 48' 48" WEST 44.07 FEET; THENCE NORTH 70° 44' 24" EAST 186.85 FEET; THENCE NORTH 66° 46' 21" EAST 63.21 FEET; THENCE SOUTH 89° 18' 00" EAST 206.36 FEET; THENCE NORTH 56° 48' 54" EAST 114.30 FEET TO THE POINT OF ENDING.

03/20/25 REVISE PER REVIEW COMMENTS RECEIVED 03/17/25



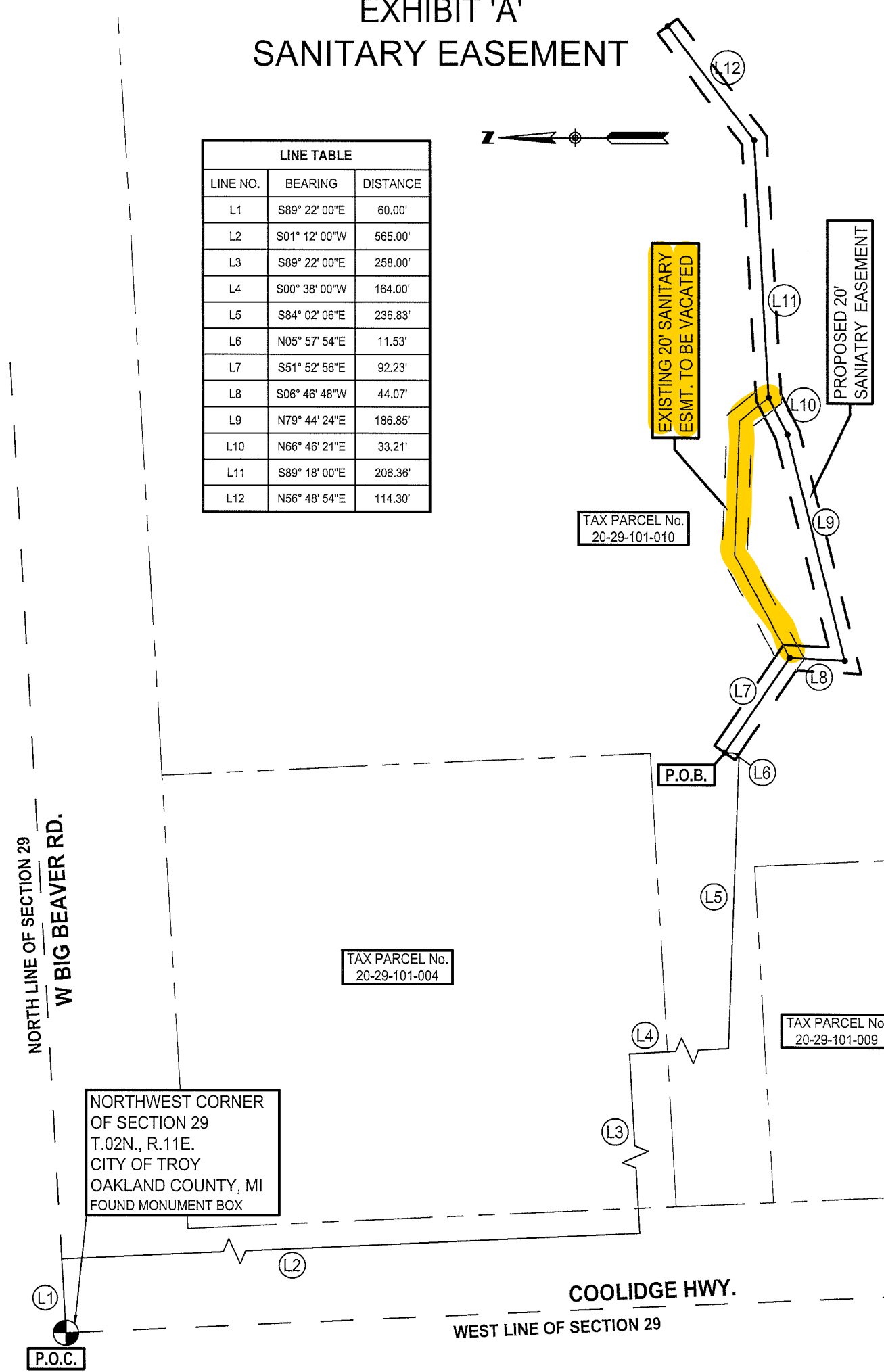
SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5440
www.sda-eng.com

DRAWN: R.CALI	DATE: 02-28-25
CHECKED: D.JACKSON	DATE: 02-28-25
MANAGER: G.PLATZ	SCALE: N/A
JOB No. SM24003	SHEET: 2 OF 2
SECTION 29 TOWN 02 NORTH RANGE 11 EAST	
CITY OF TROY	OAKLAND COUNTY, MI

Plotted: Mar 20, 2025, 6:55 PM by user: 1098 - Saved: 3/20/2025 by user: 1098
J:\SM\SM24003 - Somerset Collection South - Arhaus Project\DWG\SM24003UTL-EASE.dwg

EXHIBIT 'A'
SANITARY EASEMENT



03/20/25 REVISE PER REVIEW COMMENTS RECEIVED 03/17/25



905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5440
www.sda-eng.com

DRAWN: R.CALI	DATE: 02-28-25
CHECKED: D.JACKSON	DATE: 02-28-25
MANAGER: G.PLATZ	SCALE: 1" = 100'
JOB No. SM24003	SHEET: 1 OF 2
SECTION 29 TOWN 02 NORTH RANGE 11 EAST	
CITY OF TROY OAKLAND COUNTY, MI	

118280655

Resolution #91-168
Project No. 91.991.3
(88)20-29-101-008

91.058676

PERMANENT EASEMENT

FRANKEL/FORBES-COHEN ASSOCIATES, a Michigan co-partnership consisting of Somerset Mall Limited Partnership, a Michigan limited partnership, Somerset North Limited Partnership, a Michigan limited partnership, and Forbes/Cohen Development Company, a Michigan co-partnership, (collectively the "Grantor") whose address is 100 Galleria Officentre, Suite 427, Southfield, Michigan 48037, for and in consideration of the sum of One Dollars (\$1.00) and the vacating of portions of existing sanitary sewer easements, the sufficiency of which is hereby acknowledged, paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace underground sanitary sewer line(s) and such nonexclusive surface rights on the Easement Parcels (as hereinafter defined) as are necessary to construct, operate, maintain, repair and/or replace said underground utility, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

Easement Parcel-South and Easement Parcel-North, and more particularly described in Exhibits 1 and 2, respectively, attached hereto and made a part hereof (collectively referred to herein as the "Easement Parcels");

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

TR401 This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 19th day of February, A.D. 1991, at 10:33AM, 1991 FEB 24 10:33AM, 1991 FEB 24 10:33AM, 1991 FEB 24 10:33AM.

In presence of:

WITNESS

FRANKEL/FORBES-COHEN ASSOCIATES
a Michigan co-partnership, Grantor

By: Samuel Frankel
Samuel Frankel, General Partner
SOMERSET MALL LIMITED PARTNERSHIP,
a Michigan limited partnership

By: Samuel Frankel
Samuel Frankel, General Partner
SOMERSET NORTH LIMITED PARTNERSHIP
a Michigan limited partnership

and
By: Nathan Forbes
Its: NATHAN FORBES
FORBES-COHEN DEVELOPMENT COMPANY
a Michigan co-partnership

Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson

1991 FEB 24 10:33AM
1991 FEB 24 10:33AM
1991 FEB 24 10:33AM

118287656

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

On this 15th day of February A.D. 1991, before me personally appeared Samuel Frankel to me personally known, who being by name sworn, did for himself say that he is the General Partner of Somerset Mall Limited Partnership and Somerset North Limited Partnership and that said instrument was signed and sealed on behalf of said limited partnership and acknowledge said instrument to be the free act and deed of same.

Laurie K. Lane
Notary Public
County, Michigan
My Commission Expires 2-6-93
Notary Public, Macomb County, MI
My Commission Expires 2-6-93
Acting in Oakland County, MI

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

On this 18th day of February A.D. 1991, before me personally appeared Nathan Forbes to me personally known, who being by name sworn, did for himself say that he is the Partner of Forbes-Cohen Development Company and that said instrument was signed and sealed on behalf of said co-partnership and acknowledge said instrument to be the free act and deed of same.

LAURIE K. LANE
Notary Public, Macomb County, MI
My Commission Expires 2-6-93

Laurie K. Lane
Notary Public
Macomb County, Michigan
My Commission Expires: 2-6-93
Acting in Oakland County, Michigan

Prepared by: Mark J. Erickson, Esq.
2301 W. Big Beaver
Suite 900
Troy, MI 48084

Return to: City Clerk
CITY OF TROY
500 West Big Beaver
Troy, MI 48084

permease
pc 2/6/91

118280657

Resolution #91-168
Project No. 91.901.3
(88)20-29-101-008 p1c

EASEMENT PARCEL - SOUTH

LEGAL DESCRIPTION

SANITARY SEWER EASEMENT (SOUTH OF MALL)

A 20 FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSES OF INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWERS OVER LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, T.2.N., R.11.E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, T.2.N., R.11.E.; THENCE ALONG THE NORTH LINE OF SAID SECTION 29, S. 89° 22' 00" E., 60.00 FEET; THENCE ALONG A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF SAID SECTION 29, S. 01° 12' 00" W., 565.00 FEET; THENCE S. 89° 22' 00" E., 258.00 FEET; THENCE S. 00° 38' 00" W., 164.00 FEET; THENCE S. 84° 02' 06" E., 236.83 FEET; THENCE N. 05° 57' 54" E., 11.53 FEET TO THE POINT OF BEGINNING; THENCE S. 51° 52' 56" E., 92.23 FEET; THENCE N. 65° 44' 48" E., 93.15 FEET; THENCE S. 84° 02' 07" E., 107.55 FEET; THENCE S. 35° 13' 30" E., 29.96 FEET; THENCE S. 89° 18' 00" E., 206.36 FEET; THENCE N. 56° 48' 54" E., 114.30 FEET TO THE POINT OF ENDING.

The above easement falls within
Pembroke Manor Sub No. 2 Part of
Lots 816 thru 826 and part of
Vacated Axtell Rd.

46043

#13205
12-17-90
LEGALS.SLC

EXHIBIT 1

Page 3 of 4

118287658

EASEMENT PARCEL - NORTH

Resolution #91-168
Project No. 91.901.3
(88)20-29-161-008 14

LEGAL DESCRIPTION

SANITARY SEWER EASEMENT (NORTH OF MALL)

A 20 FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSES OF INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWERS OVER LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, T.2.N., R.11.E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, T.2.N., R.11.E.; THENCE ALONG THE NORTH LINE OF SAID SECTION 29 S. 89° 22' 00" E., 60.00 FEET; THENCE ALONG THE A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF SAID SECTION 29 S. 01° 12' 00" W., 565.00 FEET THENCE S. 89° 22' 00" E., 258.00 FEET; THENCE N. 00° 38' 00" E., 152.00 FEET; THENCE N. 84° 33' 35" E., 247.42 FEET TO THE POINT OF BEGINNING; THENCE N. 85° 14' 43" E., 97.64 FEET; THENCE N. 65° 00' 40" E., 167.64 FEET; THENCE S. 57° 52' 03" E., 81.61 FEET; THENCE S. 76° 10' 20" E., 259.21 FEET; THENCE S. 84° 29' 36" E., 20.08 FEET TO THE POINT OF ENDING.

The above Legal Description falls within
Pembroke Manor Sub No. 2 Part of
Lots 772 thru 774 and Part of Lots
778 thru 782 also part of vacated
Grace Road.

#13201
12-17-96
LEGALS.SLC

416043

EXHIBIT 2

**PERMANENT EASEMENT
FOR SANITARY SEWERS**

Sidwell #88-20-29-101-010 (pt)

SOMERSET COLLECTION LIMITED PARTNERSHIP, a Michigan limited partnership, Grantor(s), whose address is 100 Galleria Officentre, Suite 427, Southfield, MI 48034, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grant(s) to the Grantee the non-exclusive right to access, construct, operate, maintain, inspect **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS A and B ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) as reasonably necessary for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee within a reasonable time and in such a manner as to minimize interference with Grantor's use of the easement and adjoining land.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed Hrs signature(s) this 17th day of April A.D. 2025.

SOMERSET COLLECTION LIMITED PARTNERSHIP
a Michigan limited partnership

By Nathan Forbes (L.S.)

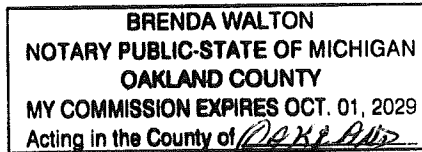
*Nathan M. Forbes

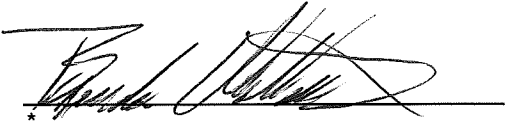
Its: Managing Partner

[Notary Acknowledgment on Following Page]

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 22nd day of April, 2025 by Nathan M. Forbes, Managing Partner of Somerset Collection Limited Partnership, a Michigan limited partnership on behalf of the limited partnership.




Notary Public, OAKLAND County, Michigan
My Commission Expires 1 OCT 2029
Acting in OAKLAND County, Michigan

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

EXHIBIT "A"

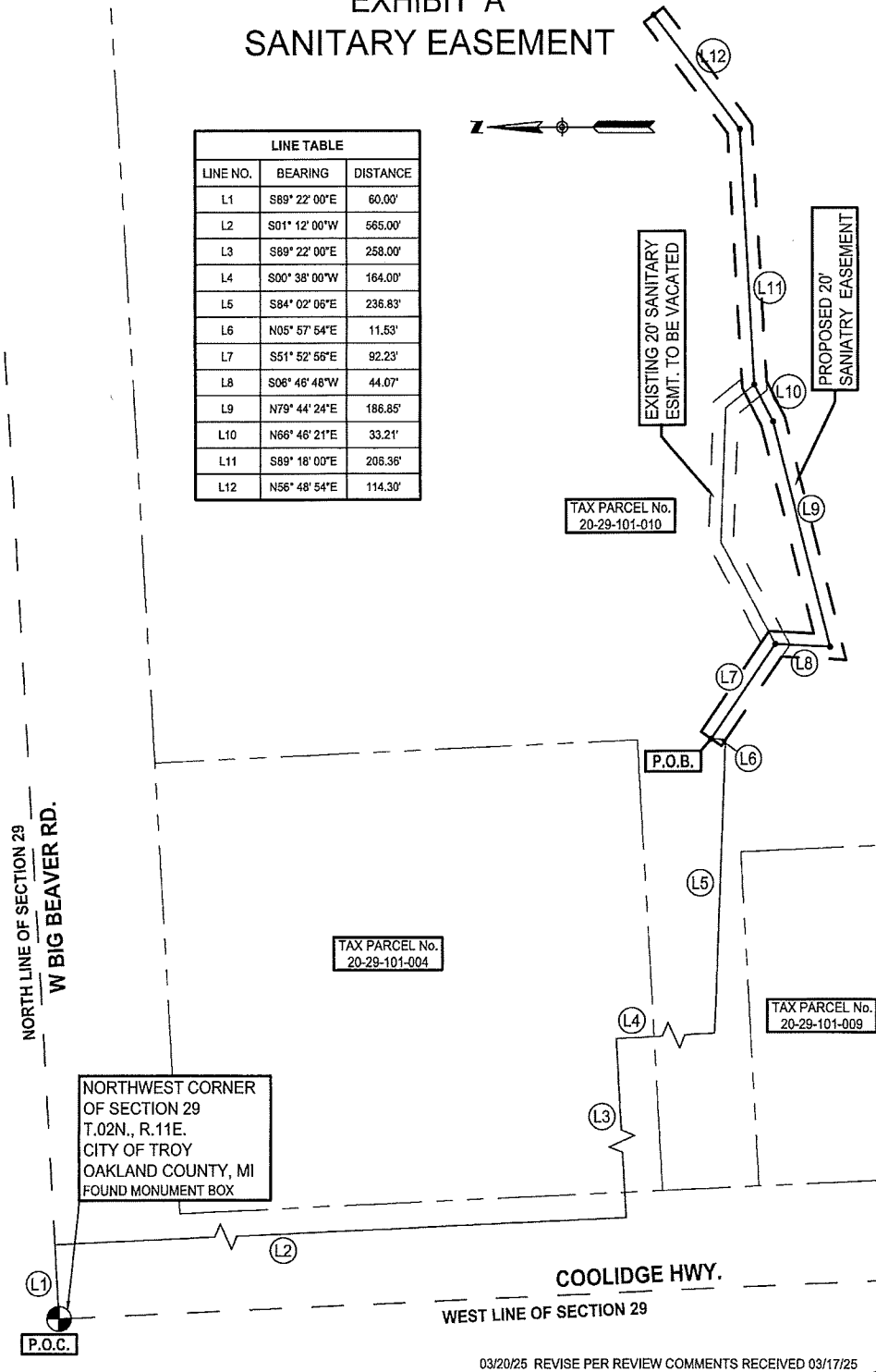
SANITARY SEWER EASEMENT DESCRIPTION

A 20 FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSES OF INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWERS OVER LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 29, TOWN 02 NORTH, RANGE 11 EAST, CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH LINE OF SAID SECTION 29, SOUTH 89°22'00" EAST 60.00 FEET; THENCE ALONG A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF SAID SECTION 29, SOUTH 01°12'00" WEST 565.00 FEET; THENCE SOUTH 89°22'00" EAST 258.00 FEET; THENCE SOUTH 00°38'00" WEST 164.00 FEET; THENCE SOUTH 84°02'06" EAST 236.83 FEET; THENCE NORTH 05°57'54" EAST 11.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51°52'56" EAST 92.23 FEET; THENCE SOUTH 06°46'48" WEST 44.07 FEET; THENCE NORTH 79°44'24" EAST 186.85 FEET; THENCE NORTH 66°46'21" EAST 33.21 FEET; THENCE SOUTH 89°18'00" EAST 206.36 FEET; THENCE NORTH 56°48'54" EAST 114.30 FEET TO THE POINT OF ENDING.

EXHIBIT 'A' SANITARY EASEMENT

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89° 22' 00"E	60.00'
L2	S01° 12' 00"W	565.00'
L3	S89° 22' 00"E	258.00'
L4	S00° 38' 00"W	164.00'
L5	S84° 02' 06"E	236.83'
L6	N05° 57' 54"E	11.53'
L7	S51° 52' 58"E	92.23'
L8	S08° 46' 48"W	44.07'
L9	N79° 44' 24"E	186.85'
L10	N66° 46' 21"E	33.21'
L11	S89° 18' 00"E	208.38'
L12	N56° 48' 54"E	114.30'



03/20/25 REVISE PER REVIEW COMMENTS RECEIVED 03/17/25



SPALDING DEDecker
Engineers | Surveyors

905 South Blvd. East
Rochester Hills, MI 48307

Phone: (248) 844-5400
Fax: (248) 844-5440

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DRAWN: R.CALI	DATE: 02-28-25
CHECKED: D.JACKSON	DATE: 02-28-25
MANAGER: G.PLATZ	SCALE: 1" = 100'
JOB No. SM24003	SHEET: 1 OF 2
SECTION 29 TOWN 02 NORTH RANGE 11 EAST	
CITY OF TROY OAKLAND COUNTY, MI	

Plotted: Mar 20, 2025, 6:55 PM by user: 1098 - Saved: 3/20/2025 by user: 1098
J:\SM\SM24003 - Somerset Collection South - Arhaus Project\DWG\SM24003\TIL-EASE.dwg

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:05 p.m. on May 27, 2025, in the Council Chamber of the Troy City Hall. Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure for tonight's meeting.

1. ROLL CALL

Present:

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

Absent:

Toby Buechner
Tyler Fox
Lakshmi Malalahalli

Also Present:

R. Brent Savidant, Community Development Director
Salim Huerta Jr., Commercial Project Collaborator
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-031

Moved by: Faison
Support by: Lambert

RESOLVED, To approve the agenda as prepared.

Yes: All present (6)
Absent: Buecher, Fox, Malalahalli

MOTION CARRIED

3. APPROVAL OF MINUTES – May 13, 2025

Resolution # PC-2025-05-032

Moved by: Krent
Support by: Faison

RESOLVED, To approve the minutes of May 13, 2025 Regular meeting as submitted.

Yes: All present (6)
Absent: Buecher, Fox, Malalahalli

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Mary Ellen Barden, 2105 Babcock; addressed privacy concerns for neighboring properties to the north relating to the proposed Somerset West Concept Development Plan application.

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN APPROVAL - (SP JPLN2025-0001) – Proposed GFA Forsyth Site Condominium, 9 single family detached units, North of Wattles, West of Dequindre (4189 and 4197 Forsyth; PIN 88-20-13-401-028, -037 and -038), Section 13, Presently Zoned R-1C (One Family Residential) Zoning District

Mr. Hutson asked to recuse himself from consideration of this item and any future applications submitted by the applicant.

Mr. Hutson exited the meeting at 7:12 p.m.

Chair Perakis informed the applicant that a vote of all five members present is required to grant approval of the application. She asked if the applicant would like to postpone the item to a future meeting where a full board might be present.

Mr. Abitheira requested to proceed.

Mr. Savidant gave a brief explanation of a Site Condominium development.

Mr. Savidant reviewed the GFA Forsyth Site Condominium application. He reported the application is fully compliant. In summary, Mr. Savidant asked that the Board consider in its deliberations whether the proposed project meets the Site Plan Review Design Standards, Section 8.06 of the Zoning Ordinance.

Gary Abitheira was present.

Some comments during discussion related to the following:

- Extension of Rockingham and Stonington Drives; potential to make connection with abutting subdivisions, i.e., path, landscaping, benches.
- Site circulation, as relates to T-turnarounds.
- Non-regulated wetlands on site; final determination by EGLE during final site plan approval.
- Single family homes surround the project.
- Elevations; housing styles.
- Building materials; applicant confirmed brick and LP wood siding.
- Additional landscaping to enhance detention pond.
- Stormwater management.
- Starting price point of homes; \$925,000.

Chair Perakis acknowledged there was no one in the audience for public comment.

Resolution # PC-2025-05-

Moved by: Krent

Support by: Tagle

WHEREAS, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed GFA Forsyth Site Condominium, 9 units/lots, North of Wattles, West of Dequindre, (4189 and 4197 Forsyth; PIN 88-20-13-401-028, -037 and -038), Section 13, approximately 12.62 acres in size, currently Zoned R-1C (One Family Residential) District, be **granted**.

Discussion on the motion on the floor.

There was discussion on providing additional landscaping around the detention pond and clarification on building materials.

Resolution # PC-2025-05-033

Moved by: Krent

Support by: Tagle

WHEREAS, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed GFA Forsyth Site Condominium, 9 units/lots, North of Wattles, West of Dequindre, (4189 and 4197 Forsyth; PIN 88-20-13-401-028, -037 and -038), Section 13, approximately 12.62 acres in size, currently Zoned R-1C (One Family Residential) District, be **granted**, subject to:

1. Enhancing the area around the detention pond with landscaping 15% above existing proposed landscaping.
2. Building materials will consist of no vinyl siding; applicant offered LP siding as one of the building materials.

Vote on the motion on the floor, as revised.

Yes: Faison, Krent, Lambert, Perakis, Tagle

Absent: Buechner, Fox, Malalahalli

Recused: Hutson

MOTION CARRIED

OTHER ITEMS

Mr. Hutson returned to the meeting at 7:50 p.m.

6. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

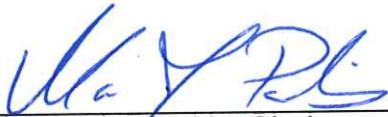
7. PLANNING COMMISSION COMMENT

There were general comments on the proposed Somerset West Concept Development Plan application as relates to the neighboring properties to the north of Cunningham.

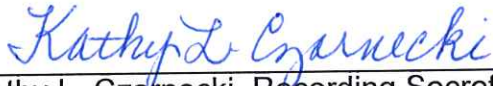
8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:56 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2025/2025 05 27 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2005%2027%20Draft.docx)

Good afternoon,

I just completed my second series of personal training sessions with Teresa Ehlert and I've been very impressed by her knowledge, expertise, supportive teaching style, and the results. I'm very pleased that the City of Troy provides the opportunity for residents to take advantage of Teresa's personal training expertise in this well-equipped fitness center.

Best Regards,

Cathy Gofrank