

Paster Joel Brandt from Spirit of Christ Lutheran Church performed the Invocation. The Pledge of Allegiance to the Flag was given.

CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, July 14, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

A. ROLL CALL:

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

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

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:

Dave Kniffen	Commented on homeowner's association dues
April Church	Commented on survey of Troy residents regarding the Library and bond proposals
Karl Schmidt	Commented on survey of Troy residents regarding the Library and bond proposals

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

H-1 No Postponed Items

I. REGULAR BUSINESS:**I-1 Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – None****a) Mayoral Appointments: None****b) City Council Appointments: None****I-2 Board and Committee Nominations: a) Mayoral Nominations – None; b) City Council Nominations – Historic District Commission, Parks and Recreation Board, Zoning Board of Appeals****a) Mayoral Nominations: None****b) City Council Nominations:**

Resolution #2025-07-095

Moved by Gunn

Seconded by Chanda

RESOLVED, That Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Historic District Commission

Appointed by Council

7 Regular Members

3 Year Term

Nominations to the Historic District Commission:**Term Expires: 3/1/2028****Sande Frisen**

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

Parks and Recreation Board

Appointed by Council

7 Regular Members and 1 Troy School Board of Education Representative

Regular Member: 3 Year Term / Troy School Board Member: 1 Year Term

Nominations to the Parks and Recreation Board:**Term Expires: 7/31/2026****Matt Jansen**

Term currently held by: Matt Jansen

Zoning Board of Appeals

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

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

Term currently held by: David Eisenbacher

Term Expires: 4/30/2028**Aaron Green**

Term currently held by: Aaron Green

Yes: All-7
No: None

MOTION CARRIED

I-3 No Closed Session Requested

I-4 2025 Bond Proposal (Introduced by: Frank Nastasi, City Manager)**b) Resolution Approving Submission of Bond Proposal to Electors (20 Year)**

Resolution #2025-07-096
Moved by Hodorek
Seconded by Brooks

WHEREAS, The City Council desires to finance certain City improvements, including without limitation acquiring, constructing, installing, furnishing and equipping a new public library; acquiring, constructing and installing road improvements in the City; acquiring, constructing, renovating, installing and equipping improvements to parks and recreation facilities in the City, including but not limited to the Troy Community Center, the Troy Farm, additional Troy Recreation parks, trails, athletic courts, and other facilities; and acquiring, constructing and installing equipment for City public safety services, including but not limited to fire apparatus equipment, police body cameras, and other public safety technology upgrades and equipment, as well as all other work, equipment, and appurtenances necessary or incidental thereto (the "Improvements"); and,

WHEREAS, The City Council has determined that it is appropriate to submit a bond proposal to the electors of the City at the general election to be held in the City on November 4, 2025 (the "Election Date"), for the purposes set forth in the proposal attached hereto;

NOW, THEREFORE, BE IT RESOLVED, That:

1. The proposal attached hereto shall be **SUBMITTED** to the electors of the City on the Election Date.

2. The City Clerk is **AUTHORIZED** to certify the proposal to the County Clerk not later than 4:00 p.m. on Tuesday, August 12, 2025, pursuant to Michigan Election Law, Act 116, Public Acts of Michigan, 1954, as amended.
3. The City Clerk, the City Attorney, and all other City officials are **AUTHORIZED AND DIRECTED** to take any and all actions necessary to have the proposal placed on the ballot for the election to be held on the Election Date.
4. All existing or previous resolutions and parts of resolutions, insofar as they may conflict with the provisions of this resolution, are hereby **RESCINDED** to the extent necessary to avoid such conflict.

**CITY OF TROY
BOND PROPOSAL**

Shall the City of Troy, Oakland County, Michigan, borrow the principal amount of not to exceed \$137,000,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 20 years from the date of issue of each series for the purpose of defraying the cost of City improvements, including without limitation acquiring, constructing, installing, furnishing and equipping a new public library; acquiring, constructing and installing road improvements in the City; acquiring, constructing, renovating, installing and equipping improvements to parks and recreation facilities in the City, including but not limited to the Troy Community Center, the Troy Farm, additional Troy Recreation parks, trails, athletic courts, and other facilities; and acquiring, constructing and installing equipment for City public safety services, including but not limited to fire apparatus equipment, police body cameras, and other public safety technology upgrades and equipment, as well as all other work, equipment, and appurtenances necessary or incidental to these improvements?

The estimated millage that will be levied to pay the proposed bonds in the first year that the levy is authorized is 1.1327 mills (\$1.1327 per \$1,000 of taxable value of real and tangible personal property in the City of Troy); and the estimated simple average annual millage that will be required to retire the bonds is 1.1329 mills (\$1.1329 per \$1,000 of taxable value of real and tangible personal property in the City of Troy).

YES ☐

NO ☐

Yes: Brooks, Chamberlain-Creanga, Chanda, Hamilton, Hodorek, Baker
No: Gunn

MOTION CARRIED

I-5 Standard Purchasing Resolution 4: GSA Cooperative Purchase - Lenco BearCat G2 – Troy Police Department, and Budget Amendment (Introduced by: Josh Jones, Police Chief)

Resolution #2025-07-097

Moved by Hodorek
Seconded by Gunn

RESOLVED, That Troy City Council hereby **APPROVES** a contract for the purchase of a Lenco BearCat G2 from *Lenco Industries, Inc. of Pittsfield, MA*, per the GSA Cooperative Purchasing Contract # GS-07F-169DA for an estimated cost of \$426,108.00 as detailed in the attached Quote; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a budget amendment to the Police Department Drug Forfeiture Fund and Project Number 2026DF0001 in the amount of \$26,108.00.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2025-07-098-J-1a
Moved by Hamilton
Seconded by Chamberlain-Creanga

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

Yes: All-7
No: None

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2025-07-098-J-2

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

- a) City Council Special Meeting Minutes-Draft – June 30, 2025
- b) City Council Minutes-Draft – June 30, 2025

J-3 Proposed City of Troy Proclamations:

Resolution #2025-07-098-J-3

- a) Certificate of Recognition and Congratulations to Bemis Elementary School Crowned 2025 National Math Pentathlon Champions

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 9: Approval to Expend Funds for Membership Dues and Renewals Over \$10,000 – Southeast Michigan Council of Governments (SEMCOG)**

Resolution #2025-07-098-J-4a

RESOLVED, That approval is **GRANTED** to pay membership dues to the Southeast Michigan Council of Governments (SEMCOG) in the amount of \$12,819.00, which covers the time period of July 1, 2025 to July 31, 2026.

J-5 Revised Resolution #2025-05-078 – Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route

- a) **Request to Rescind Resolution #2025-05-78 Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route**

Resolution #2025-07-098-J-5a

RESOLVED, That Troy City Council hereby **RESCINDS** the following resolution in order to correct a typographical error:

I-6 Request to Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route

Resolution #2025-05-078

Moved by Baker

Seconded by Gunn

WHEREAS, Troy City Council adopted a Remnant Parcel Policy Resolution in January 2001 (Resolution 2001-01-028), providing a process for the City in lieu of a formal bid process for the transfer of City owned properties; and,

WHEREAS, This 2001 Remnant Parcel Policy Resolution was adopted in order to provide assurances that the City was getting the best value for City-owned properties, but strict compliance with the Remnant Parcel Policy Resolution is not the only way to achieve this goal; and,

WHEREAS, The Troy City Council has determined that it is in the best interest of the City to acquire property owned by Gary Abitheira to expand the Troy Nature Trail, and instead of a monetary exchange, City Council is willing to transfer six City owned parcels to Gary Abitheira; this property exchange provides both parties with approximately the same value; and,

WHEREAS, This proposed property exchange is in the best interest of the City, even though there has not been strict compliance with Council's 2001 Remnant Parcel Policy resolution;

*NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** and **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the attached Quit Claim deeds, facilitating an exchange of six City-owned properties for property owned by Gary Abitheira, which will allow for the expansion of the Troy Trail; the City parcels are identified as Sidwell #88-20-02-228-021, 88-20-02-228-037, 88-20-02-230-011, 88-20-02-279-002, 88-20-24-451-029, and 88-20-27-155-013, and Gary Abitheira's parcel is identified as part of 88-20-15-179-002.*

*BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED** to **ENSURE** all deeds are recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.*

Yes: All-7
No: None

MOTION CARRIED

b) Request to Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route

Resolution #2025-07-098-J-5b

WHEREAS, Troy City Council adopted a Remnant Parcel Policy Resolution in January 2001 (Resolution 2001-01-028), providing a process for the City in lieu of a formal bid process for the transfer of City owned properties; and,

WHEREAS, This 2001 Remnant Parcel Policy Resolution was adopted in order to provide assurances that the City was getting the best value for City owned properties, but strict compliance with the Remnant Parcel Policy Resolution is not the only way to achieve this goal; and,

WHEREAS, The Troy City Council has determined that it is in the best interest of the City to acquire property owned by Gary Abitheira to expand the Troy Nature Trail, and instead of a monetary exchange, City Council is willing to transfer six City owned parcels to Gary Abitheira. This property exchange provides both parties with approximately the same value; and,

WHEREAS, This proposed property exchange is in the best interest of the City, even though there has not been strict compliance with Council's 2001 Remnant Parcel Policy resolution;

NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** and **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the attached Quit Claim deeds, facilitating an exchange of six city-owned properties for property owned by Gary Abitheira, which will allow for the expansion of the Troy Trail. The City parcels are identified as Sidwell #88-20-02-228-031, #88-20-02-228-037, #88-20-02-230-011, #88-20-02-279-002, #88-20-24-451-029, and #88-20-27-155-013. Gary Abitheira's parcel is identified as part of #88-20-15-179-002.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED** to ensure all deeds are recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Fiscal Year 2026 SMART Municipal Credit and Community Credit Contract

Resolution #2025-07-098-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between the Suburban Mobility Authority for Regional Transportation (SMART) and the City of Troy for the Municipal Credit and Community Credit Agreement, which will be used for the Troy RYDE transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Global Troy Advisory Committee Student Membership

Resolution #2025-07-098-J-7

WHEREAS, On May 9, 2016, City Council approved the addition of two non-voting student representatives to the Global Troy Advisory Committee (Resolution #2016-05-089-J-11); and,

WHEREAS, The Global Troy Advisory Committee wishes to increase the number of non-voting student representatives as well as ensure these students are representative of the major high schools in Troy;

NOW THEREFORE, BE IT RESOLVED, That the number of non-voting student representatives on the Global Troy Advisory Committee is hereby **INCREASED** to three, and that each of these appointments **SHALL UNIQUELY REPRESENT** one of the three major high schools in Troy: Troy High, Troy Athens, and International Academy.

BE IT FURTHER RESOLVED, That these student representatives **SHALL BE NOMINATED** by the Mayor, **SHALL BE SUBJECT** to City Council approval, appointed for one-year terms, and **SHALL BE ELIGIBLE** for re-appointment.

J-8 5310 SMART and City of Troy Vehicle Lease Agreement

Resolution #2025-07-098-J-8

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between the Suburban Mobility Authority for Regional Transportation (SMART) and the City of Troy for the 5310 Vehicle Lease Agreement, which will be used for the Troy RYDE transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement 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:

There was a consensus of City Council to move speakers signed up for Q. Public Comment to L. Public Comment.

Matt Kapcia	Commented on illegal backflow testing practices by contractors
Mario Kiezi	Commented on Oakland Mall development ideas and requested help from City Council to move forward

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

Mayor Pro Tem Gunn asked if there's a way to get the backflow testing companies accredited. DPW Director Bovensiep commented that LARA (State of Michigan) is the licensing agency for plumbers who conduct backflow testing, so any complaints of fraud would need to be reported to LARA. He said the City of Troy does not have authority over licenses issued by the State of Michigan, and the only avenue for the City is to report violations to the State, which already happens. Mayor Baker asked about the list of contractors provided with the backflow forms. Mr. Bovensiep said the list is not recommendations, but contains contractors central to Troy who are licensed to perform the work. City Manager Nastasi said he will work with City Attorney Bluhm to provide a report to City Council with the options and to best protect the City going forward. Council Member Hodorek said the list was provided from the LARA website to help residents locate a licensed provider. Mr. Bovensiep said they have since implemented software that looks at all of the contractors and any discrepancies statistically are reported to LARA.

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) Civil Service Commission (Act 78)-Final – June 2, 2025
Noted and Filed

O-2 Department Reports:

- a) 2025 Assessment Roll Report and Board of Review Minutes
- b) Second Quarter 2025 Litigation Report
- c) Second Quarter Economic Development Report
- d) Troy Police 2nd Quarter 2025 Report

Noted and Filed

O-3 Letters of Appreciation:

- a) To Legal Assistant Clara Reid from Matt Catchick

Noted and Filed

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

P. COUNCIL COMMENTS:

P-1 No Council Comments

Council Member Chamberlain asked about student representatives on the Planning Commission. Mayor Baker questioned if they are in the Planning Commission bylaws or is it the discretion of the Planning Director. City Attorney Bluhm said they will look into that.

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 9:41 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

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

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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