

Pastor Steven Conway from Troy Seventh Day Adventist Church performed the Invocation. The Pledge of Allegiance to the Flag was given.

**A. CALL TO ORDER:**

A Regular Meeting of the Troy City Council was held on Monday, August 11, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

**B. ROLL CALL:**

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

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

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

**D. CARRYOVER ITEMS:**

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**D-1 No Carryover Items**

**E. PUBLIC HEARINGS:**

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**E-1 Public Hearing – Conditional Rezoning (JPCR2025-002) – Proposed Northland Enclave, West Side of Corporate, North of Long Lake (5455 Corporate, PIN 88-20-08-451-004), Section 8, From O (Office) Zoning District to CB (Community Business) and MF (Multi-Family) Zoning Districts**

The Mayor opened the Public Hearing for public comment.  
The Mayor closed the Public Hearing after receiving no comment.

Resolution #2025-08-102  
Moved by Hodorek  
Seconded by Gunn

WHEREAS, The City is in receipt of a proposed rezoning request from O (Office) District to CB (Community Business) and MF (Multifamily) District; and,

WHEREAS, The subject property to be conditionally rezoned is located on the west side of Corporate, north of Long Lake, 5455 Corporate, PIN 88-20-08-451-004, being approximately 8.22 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04 of the City of Troy Zoning Ordinance; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing held on May 13, 2025; and,

WHEREAS, The Planning Commission, by a vote of 9-0, recommends approval of the conditional rezoning; and,

WHEREAS, The proposed conditional rezoning is supported by the Master Plan and advances the general and specific development policies of the Master Plan; and,

WHEREAS, The conditional rezoning would permit greater flexibility in use and development of the property; and,

WHEREAS, The conditions offered by the applicant reasonably protect the adjacent properties; and,

WHEREAS, The conditional rezoning would be compatible with surrounding zoning and land use; and,

WHEREAS, The proposed conditional rezoning meets the Standards for Rezoning Approval listed in Section 16.04.C(3) of the City of Troy Zoning Ordinance;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the O District to be conditionally rezoned to CB and MF District.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the Conditional Rezoning Agreement and related attachments.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to sign the Conditional Rezoning Agreement on behalf of the City of Troy.

BE IT FINALLY RESOLVED, That the City of Troy Zoning District Map is hereby **AMENDED**.

Yes: All-7  
No: None

#### **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:**

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**H. POSTPONED ITEMS:**

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**H-1 No Postponed Items**

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**I. REGULAR BUSINESS:**

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

a) **Mayoral Appointments:** None

b) **City Council Appointments:** None

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

a) **Mayoral Nominations:** None

b) **City Council Nominations:** None

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**I-3 No Closed Session Requested**

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**I-4 Bid Waiver – Professional Services – Police Department Testing Services  
(Introduced by: Josh Jones, Police Chief)**

Resolution #2025-08-103

Moved by Chanda

Seconded by Chamberlain-Creanga

WHEREAS, Empco, Inc. has been providing testing and hiring services to the City's Police Department for 30 years and has provided this service to several other surrounding municipalities; and,

WHEREAS, Empco, Inc. meets departmental needs and complies with Act 78 Commission requirements, including the requirements to be fair and impartial; and,

THEREFORE, BE IT RESOLVED, That formal bidding procedures for this professional service is hereby **WAIVED**, since the public interest is best served by contracting with *Empco, Inc.*

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the attached contract authorizing *Empco, Inc. of Troy, MI* to provide police promotional testing services as detailed in the agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FINALLY RESOLVED, That the Police Chief is **AUTHORIZED** to **EXECUTE** the agreement on behalf of the City, authorizing *Empco, Inc.* to conduct the Police Department promotional testing, in accordance with the attached proposal; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7  
No: None

#### **MOTION CARRIED**

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#### **I-5 Approval of Oakland County Parks Grant and Budget Amendment for Boulan Park's Inclusive Play Area (*Introduced by: Kurt Bovensiep, DPW Director*)**

Resolution #2025-08-104  
Moved by Chamberlain-Creanga  
Seconded by Gunn

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between the County of Oakland, by and through, its statutory agent, the Oakland County Parks and Recreation Commission ("OCPRC") and the City of Troy for the County of Oakland - Park Development Agreement - Inclusive Playground at Boulan Park with a total grant amount of \$250,000.00; and **AUTHORIZES** the Mayor and City Clerk to execute the necessary documents, a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment to the Capital Fund Revenue account 401.000.584.100 and the Capital Fund Expenditure account 401.770.771.974.1000 for \$250,000.00.

Yes: All-7  
No: None

#### **MOTION CARRIED**

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#### **I-6 Contract Ratification – American Federation of State, County, and Municipal Employees (AFSCME) (*Introduced by: Jennifer Sloan, Deputy Human Resources Director*)**

Resolution #2025-08-105  
Moved by Hodorek  
Seconded by Chanda

RESOLVED, That Troy City Council hereby **RATIFIES** the collective bargaining agreement between the City of Troy and the American Federation of State, County, and Municipal Employees (AFSCME) for the period July 1, 2025 through June 30, 2028, 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: All-7  
No: None

**MOTION CARRIED**

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**I-7 2025 City Council Meeting Schedule (Introduced by: Frank Nastasi, City Manager)**

Resolution #2025-08-106

Moved by Baker

Seconded by Hamilton

RESOLVED, That Troy City Council **RESCHEDULES** the Monday, October 6, 2025 Special Meeting Closed Session – City Manager and City Attorney Evaluations for the following date at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, September 29, 2025 Closed Session-City Manager and City Attorney Evaluations

BE IT FINALLY RESOLVED, That Troy City Council **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.

Yes: All-7

No: None

**MOTION CARRIED****J. CONSENT AGENDA:**

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

Resolution #2025-08-107-J-1a

Moved by Hamilton

Seconded by Chamberlain-Creanga

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

Yes: All-7

No: None

**MOTION CARRIED**

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

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

Resolution #2025-08-107-J-2

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

- a) City Council Minutes-Draft – July 28, 2025

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**J-3 Proposed City of Troy Proclamations:**

Resolution #2025-08-107-J-3

- a) Service Commendation for Community Affairs Director Cynthia “Cindy” Stewart

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**J-4 Standard Purchasing Resolutions:**

- a) **Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Troy Downtown Development Authority Banner Installation and Handling**

Resolution #2025-08-107-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with an option to renew for five (5) additional one-year periods for Troy Downtown Development Authority Banner Installation and Handling to the sole bidder meeting specifications, *Banner Sign Co. of Detroit, MI* for an estimated annual cost of \$46,582.20 in year one and \$47,979.68 in year two plus replacement and repairs costs as needed at unit prices contained in the bid tabulation opened July 24, 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, 2032.

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.

- b) **Standard Purchasing Resolution 4: OMNIA Partners Cooperative Contract – Toro Workman Utility Vehicles**

Resolution #2025-08-107-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Spartan Distributors of Sparta, MI* for the purchase of two (2) Toro Workman MDX (#07409) for an estimated total cost of \$26,782.94 less the trade-in value of one (1) EZ-Go Terrain 250, at prices detailed and contained in the attached quote as per the Omnia Partners Contract #2023261, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

- c) **Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Pressure Reducing Valve (PRV) Vault Lifting Beam Installation**

Resolution #2025-08-107-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Limbach, Inc. of Pontiac, MI* to provide all labor and materials for the installation of the PRV lifting beams at Pressure Reducing Vault #9 and #2 for an estimated cost of \$51,900, as detailed in the attached

proposal and per the Oakland County Extended Purchasing Contract #009746; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

**d) Standard Purchasing Resolution 4: Award – State of Michigan MiDEAL Cooperative Purchasing Agreement – DPW Replacement Construction Equipment**

Resolution #2025-08-107-J-4d

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase a replacement John Deere 624P Wheel Loader with attachments from *AIS Construction Equipment Corporation of New Hudson, MI*, the authorized Michigan dealer for John Deere construction equipment, as per the State of Michigan MiDEAL Cooperative Contract #240000000158 for an estimated total cost of \$327,422.41, less the trade-in amount of \$29,000, for a total estimated cost of \$298,422.41 as detailed in the attached quote; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

**e) Standard Purchasing Resolution 4: OMNIA Partners Contract – Department of Public Works Access Control Equipment and Installation, and Oakland County Extended Purchasing Contract – Department of Public Works Electrical and Cabling Installation**

Resolution #2025-08-107-J-4e

RESOLVED, That Troy City Council hereby **AWARDS** contracts to *Wadsworth Solutions of Perrysburg, OH* for the purchase and installation of access control equipment at the Department of Public Works, for an estimated cost of \$64,851 as detailed in the attached proposal and per the Omnia Partners Purchasing Cooperative Contract #R220703, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That the Troy City Council hereby **AWARDS** a contract to *Shaw Service and Maintenance of Southfield, MI* for the installation of the electrical and access control cabling at the Department of Public Works, for an estimated cost of \$20,670.00 as detailed in the attached proposal and per the Oakland County Cooperative Purchasing Contract #010460, 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 insurance certificates and all other specified requirements.

**f) Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract and Sourcewell Cooperative Purchasing Contract – IT Generator Replacement**

Resolution #2025-08-107-J-4f

RESOLVED, That Troy City Council hereby **APPROVES** contracts for the removal and installation of the IT Generator to *Shaw Systems of Southfield, MI* for an estimated cost of \$10,639 as detailed in proposal SCOT241209001, as per the Oakland County Extended Purchasing Contract #010460, and to *Wolverine Power Systems of Wixom MI* for the purchase of the Generator for an estimated cost of \$16,225 as detailed in proposal 25-0657-ICCDb, as per the Sourcewell Cooperative Contract #092222-GNR; copies of which shall be **ATTACHED** to the original Minutes of this Meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a 15% contingency amount of \$4,029.60 for an estimated not to exceed project total cost of \$30,893.60.

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

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**J-5 Request for Recognition as a Nonprofit Organization from Elli's House**

Resolution #2025-08-107-J-5

RESOLVED, That Troy City Council hereby **APPROVES** the request from Elli's House, asking that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining a charitable gaming license as recommended by City Management.

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**J-6 Private Agreement – Contract for Installation of Municipal Improvements - Lange View Townhouses – Project No. 23.903.3**

Resolution #2025-08-107-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and 4080 Troy, LLC for the installation of Water Service, Sanitary Service, Storm Sewer, Underground Detention Basin, Concrete Pavement & Sidewalk; and **AUTHORIZES** the Mayor and City Clerk to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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**J-7 Private Agreement – Contract for Installation of Municipal Improvements – The Rookery of Troy – Project No. 24.919.3**

Resolution #2025-08-107-J-7

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Tableau Mondrian for the installation of Water Main, Sanitary Sewer, Storm Sewer, Detention Pond, Underground Detention Basin, Concrete Pavement & Sidewalk; and **AUTHORIZES** the Mayor and City Clerk to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.



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**J-8 Traffic Committee Recommendations – July 16, 2025**

Resolution #2025-08-107-J-8

**4. Request for Traffic Control – Williams Drive at Castleton Drive**

RESOLVED, That the Williams Drive Approach at Castleton Drive **BE MODIFIED** from UNCONTROLLED to STOP CONTROLLED.

**5. Request for Traffic Control – Wendover Road at Oakhill Drive**

RESOLVED, That the Wendover Approach at Oakhill Drive **BE MODIFIED** from YIELD CONTROLLED to STOP CONTROLLED.

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**J-9 Stormwater Management Operations and Maintenance Agreement, Kemp Brothers Investments, LLC, Sidwell #88-20-34-227-025**

Resolution #2025-08-107-J-9

RESOLVED, That Troy City Council hereby **APPROVES** a *Stormwater Management Operations and Maintenance Agreement* between the City of Troy and Kemp Brothers Investments, LLC, outlining a plan to install, maintain, and operate a private stormwater system and underground detention facility on the property owned by Kemp Brothers Investments, LLC and identified with Sidwell #88-20-34-227-025.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to execute the Agreement.

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

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**J-10 Request for Acceptance of a Permanent Easement, Sidwell #88-20-11-226-041**

Resolution #2025-08-107-J-10

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from the Surilkumar Pravinchandra Patel, Dipti Patel, Pravinchandra Pragjibhai Patel and Usha Pravinchandra Patel, owners of the property having Sidwell #88-20-11-226-041.

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

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**J-11 Request for Acceptance of Four Permanent Easements, MNK Troy 1, LLC, Sidwell #88-20-14-152-001 and #88-20-14-401-031**

Resolution #2025-08-107-J-11

RESOLVED, That Troy City Council **ACCEPTS** four permanent easements for public and franchise utilities, sanitary sewers, water mains and emergency ingress and egress for emergency services from MNK Troy1, LLC, owner of the properties having Sidwell #88-20-14-152-001 and #88-20-13-401-031.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the 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:**

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

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

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

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| Dale Murrish | Commented on the amount of litter on roadsides |
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## **M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Mayor Baker commented that he is shocked at the number of people who litter, even after all the years of messaging against littering. City Attorney Bluhm commented that there is an ordinance prohibiting littering and the penalties are to the extent allowed by state law.

Council Member Chamberlain-Creanga commented that property owners are responsible for litter on private property. She also commented that residents volunteer for Spring clean-up events.

Mayor Pro Tem Gunn commented that litter on the Somerset's private property should be brought to Somerset's management's attention.

Council Member Chanda commented on what we can do as a community to clean up litter in Troy.

Council Member Hodorek commented that on a positive note she has visited numerous parks in Troy and noted that DPW, Facilities and Grounds does an amazing job keeping Troy's parks well-maintained and looking great.

**N. COUNCIL REFERRALS:**

Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda

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**N-1 No Council Referrals Submitted****O. REPORTS:**

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**O-1 Minutes – Boards and Committees: None Submitted**

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**O-2 Department Reports:**

- a) 2025 Bond Proposal Communications Plan Updates  
Noted and Filed

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**O-3 Letters of Appreciation:**

- a) To Legal Assistant David Raymer  
Noted and Filed

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**O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted****P. COUNCIL COMMENTS:**

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**P-1 Council Comments**

Council Member Brooks commented that the Summer Sensation concerts have been great offering live music and refreshments, and the next one is August 21<sup>st</sup> at 6:30 PM. She said that there is a City of Troy booth at the concerts offering information to the public about the upcoming bond proposal.

Council Member Chamberlain-Creanga commented about the 2025 Bond Proposal brochure and asked if it is available as a PDF, so it can be shared with the neighborhood associations. City Manager Nastasi said City Staff will look into emailing the brochure to the neighborhood associations. She also asked if a glossary can be included on the website to help educate the public by explaining some of the terminology included in the brochure.

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

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**R-1 No Closed Session**

**S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 8:54 PM.

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Mayor Ethan Baker

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M. Aileen Dickson, MMC, MiPMC3  
City Clerk

**2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

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

**2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

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