

Reverend Brigitte Bechtold from Beacon Unitarian Universalist Congregation 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, September 8, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:32 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:

C-1 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Conditional Rezoning (JPCR2025-007) – Proposed Revised and Restated Conditional Rezoning Agreement and Approval of Revised Preliminary Site Plan, East Side of Rochester Road, South of Shallowdale, (#88-20-14-152-001 and #88-20-14-301-031), Section 14, Zoned RT (One Family Attached Residential) District *(Introduced by: Scott Finlay, City Engineer)*

The Mayor opened the Public Hearing for public comment.

The Mayor closed the Public Hearing after receiving comment from Jim McCauley.

Resolution #2025-09-116
Moved by Chamberlain-Creanga
Seconded by Gunn

WHEREAS, On June 14, 2021 City Council approved a Conditional Rezoning Agreement for a 32-unit townhome development proposed by the Applicant, MNK Troy 1 LLC; and,

WHEREAS, On June 21, 2021 the Planning Commission granted Preliminary Site Plan Approval for a 32-unit townhome development known as Shallowbrook Townhomes; and,

WHEREAS, The Conditional Rezoning Agreement expired on February 8, 2025 because the developer did not diligently pursue and substantially complete the project in accordance with the City's Zoning Ordinance; and,

WHEREAS, Applicant MNK Troy 1, LLC subsequently partnered with M/I Homes and together these entities submitted a proposed Revised and Restated Conditional Rezoning Agreement and Preliminary Site Plan for Wesley Park, a 32-unit townhome development; and,

WHEREAS, The proposed Revised and Restated Conditional Rezoning Agreement is consistent with the original Conditional Rezoning Agreement, which was supported by and created with input from representatives of the neighboring Homeowners Association; and,

WHEREAS, the Preliminary Site Plan for Wesley Park is consistent with the previously approved Preliminary Site Plan for Shallowbrook Townhomes; and,

WHEREAS, The Preliminary Site Plan for Wesley Park is consistent with the Revised and Restated Conditional Rezoning Agreement, including voluntarily offered conditions related to providing designated open space intended to reduce the impact of the development on neighboring properties; and,

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

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

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** the Open Space Preservation Easement voluntarily offered by the developer (attached);

BE IT FINALLY RESOLVED, That Troy City Council **GRANTS** Preliminary Site Plan Approval for the proposed Wesley Park Townhomes.

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:

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 – Parks and Recreation Board**

a) **Mayoral Appointments:** None

b) **City Council Appointments:**

Resolution #2025-09-117

Moved by Gunn

Seconded by Chanda

RESOLVED, That Troy City Council hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

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

Sanika Atmakur

Term currently held by: Sanika Atmakur

Term Expires: 9/30/2028

Pamela Brady

Term currently held by: Pamela Brady

Term Expires: 9/30/2028

Janice Girling

Term currently held by: Jasper Gill

Term Expires: 9/30/2028

Vinodh Kumar Mudaliar

Term currently held by: Vinodh Kumar Mudaliar

Yes: All-7

No: None

MOTION CARRIED**I-2 Board and Committee Nominations: a) Mayoral Nominations – Local Development Finance Authority; b) City Council Nominations – None**

a) **Mayoral Nominations:**

Resolution #2025-09-118
Moved by Baker
Seconded by Gunn

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:

Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Nominations to the Local Development Finance Authority (LDFA):

Term Expires: 6/30/2027

Todd Wodzinski

Resident Member

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

Yes: All-7
No: None

MOTION CARRIED

b) **City Council Nominations: None**

I-3 No Closed Session Requested

I-4 Standard Purchasing Resolution 4: Oakland County Extended Purchasing Cooperative Contract – VFD for the Main Pool Pump at the Troy Community Center, and Budget Amendment (*Introduced by: Brian Goul, Recreation Director*)

Resolution #2025-09-119
Moved by Hodorek
Seconded by Gunn

RESOLVED, That Troy City Council hereby **AWARDS** a contract to furnish all equipment, material, and labor to install a VFD to the main pool pump at the Troy Community Center to *SHAW Service and Maintenance of Southfield, MI* for an estimated total cost of \$36,590 and a 20% contingency for a not to exceed total amount of \$43,908 at prices contained in proposal #SCOT250711001 through the Oakland County Extended Purchasing Contract #010460; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a budget amendment to the Troy Community Center General Equipment Capital Fund in the amount of \$43,908.

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.

Yes: All-7
No: None

MOTION CARRIED

I-5 Bid Waiver – Pool Leak Detection Consultant – Troy Family Aquatic Center

Resolution #2025-09-120
Moved by Brooks
Seconded by Chamberlain-Creanga

RESOLVED, That in the best of interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract for leak detection services at the Troy Family Aquatic Center to *American Leak Detention of SE Michigan of Whitmore Lake, MI* for an estimated total amount of \$12,225 with a 20% contingency for a not to exceed amount of \$14,670, as detailed in the attached quote #00001056, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

Yes: All-7
No: None

MOTION CARRIED**J. CONSENT AGENDA:**

J-1a Approval of "J" Items NOT Removed for Discussion

Resolution #2025-09-121-J-1a
Moved by Hamilton
Seconded by Chanda

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 #2025-08-121-J-2

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

- a) City Council Minutes-Draft – August 25, 2025

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – 2025-2026 Street Tree Planting**

Resolution #2025-09-121-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a contract for Proposal A and Proposal B to purchase and plant balled and burlap or container grown deciduous trees and evergreen trees to the sole bidder meeting specifications, *KLM Landscape, of Armada, MI*, at unit prices contained in the bid tabulation opened August 21, 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, 2026.

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

- b) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Holiday Lights – Lights of Hope**

Resolution #2025-09-121-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract for Proposals A, B, C, D, E, and F for Holiday Lights as specified to the low bidder meeting specifications, *Paraclete Services, Inc. dba Begonia Brothers of Northville, MI*, for an estimated cost for installation and removal of \$34,125 along with additional light installation and replacement materials at unit prices contained in the bid tabulation opened August 21, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire April 20, 2028.

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

J-5 Private Agreement – Contract for Installation of Municipal Improvements – Wesley Park Townhomes – Project No. 21.907.3

Resolution #2025-09-121-J-5

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and MNK Troy1 LLC for the installation of Water Main, Sanitary Sewer, Storm Sewer, Detention Basin, Asphalt Pavement, and Concrete Approach & 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.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K Announcement of Public Hearings:

- a) September 29, 2025 – Adoption of Brownfield Redevelopment Plan #12 for Forbes/Frankel Troy Ventures, LLC, Parcel Numbers #88-20-19-476-004 and #88-20-19-476-005, 3050 and 3062 West Big Beaver Road

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:

Anthony Porta	Commented with concerns about the contract with Star EMS
Joey Colby	Commented about misinformation being posted about the bond proposal, and campaign finance violations
Aaron Green	Commented on a statement made by the Mayor on a news program regarding the National Guard
Melanie Woodrich	Commented on a statement made by the Mayor on a news program regarding the National Guard
Mike Flores	Commented on a statement made by the Mayor on a news program regarding the National Guard

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 responded that there is still exploration going on by City Administration looking into EMS service.

Mayor Pro Tem Gunn responded that he believes Mayor Baker prioritizes the safety of all Troy residents, and he does not believe that the Mayor was suggesting the National Guard come to Troy.

Council Member Hodorek responded that the decision of the EMS contract was a decision that needed to be made, but it is going to continue to be reviewed.

Council Member Hodorek responded that she does not believe that the Mayor was suggesting that the National Guard come to Troy, but that he was commenting that there are people who

said they would feel safer with National Guard presence. She said that she hopes the residents of Troy have faith in the representation and administration in the City of Troy to keep all residents safe, regardless of what is happening at the federal level. She said she has concerns about what is happening at the federal level, and she wants to keep communication open between residents and the Council.

Council Member Hamilton commented that he has not seen the news program being discussed, but he will watch it before commenting.

Council Member Hamilton responded that the EMS decision was needed while other options are being explored, especially since bringing EMS in-house would take 1.5-2 years to put in place.

Council Member Hamilton commented that he is running for reelection, and his signs have been stolen, and he encourages everyone to follow the law regardless of who you support.

Council Member Chamberlain-Creanga responded that the EMS decision was made out of necessity while the option of bringing EMS service in-house is being investigated and considered.

Council Member Chamberlain-Creanga commented that she had over \$400 of her campaign signs stolen, and she had a postcard put into her mailbox illegally. She commented on misinformation being spread about the bond proposal. She commented on the need for civility.

Council Member Brooks thanked Mr. Porta for his service as a first responder, and commented that the change in EMS service provider needed to be made right away, while conversations continue about bringing the service in-house.

Council Member Brooks asked City Attorney Bluhm if there is anything that can be done about theft of campaign signs, or other vandalism. City Attorney Bluhm responded that residents could check their doorbell or security cameras for evidence of theft or destruction of private property, then report it to the Troy Police.

Council Member Chanda responded to Mr. Porta that EMS is a priority and City Council will be watching the response times closely and they will make changes if changes need to be made.

Council Member Chanda commented that he will allow Mayor Baker respond to the comments. He said the National Guard is intended for emergencies and natural disasters, not to militarize a peaceful city like Troy. He said he does not believe the Mayor's comments did not mean to bring the National Guard to Troy.

Mayor Baker responded that he hopes Mr. Porta feels heard and that City Council will continue to review the EMS service issue.

Mayor Baker responded that he hopes that campaign season will be more civil than it has been so far.

Mayor Baker responded that he has concerns about the National Guard going into cities, but he does not support the National Guard coming to Troy. He said that he rarely comments on partisan issues, and he hopes that people who watch clips of comments he's made will watch

the entire segment to get clearer context. He said he puts local public safety first, and he understands that a lot of factors will affect whether someone feels safe or unsafe. He said he works hard to make sure that all Troy residents feel safe in Troy.

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 – July 22, 2025
Noted and Filed
-

O-2 Department Reports:

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

O-3 Letters of Appreciation:

- a) To the Fire Department from Gastrointestinal Endoscopy Center
Noted and Filed
-

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

P. COUNCIL COMMENTS:

P-1 Council Comments

Mayor Pro Tem Gunn reminded everyone that Troy Family Daze starts on Thursday with swearing in new US Citizens at the Naturalization Ceremony.

Council Member Chamberlain-Creanga said that Sunday is International Day at Troy Family Daze and is run by the Global Troy Advisory Committee. She encouraged everyone to attend the great celebration of our beautiful, diverse cultures in Troy.

Council Member Chamberlain-Creanga spoke about stolen lawn signs. She encouraged everyone to act with civility and commented that crime is not acceptable.

Council Member Hamilton commented on the ribbon cutting of the new play structure at Sylvan Glen Lake Park. He said the play structure is stunning and was funded with federal dollars.

Council Member Brooks said that Troy Family Daze is this weekend and has many events, including the Naturalization Ceremony, a breakfast, a 5K run/walk, a parade, and International Day. She said it's a great family-friendly event and encouraged everyone to attend.

Council Member Brooks commented that Thursday marks the 24th anniversary of 911. She said she will remember the innocent civilians and first responders who died on that day and those who suffered long-term health consequences from that day. She said the City recently honored the fallen firefighters, and earlier this year they honored the fallen police officers.

Council Member Chanda commented on the events at Troy Family Daze, including a parade and International Day.

Council Member Chanda commented on the new play structure at Sylvan Glen Lake Park. He encouraged City Administration to advertise it more throughout the community.

Council Member Hodorek gave a shoutout to all the volunteers and City employees who have planned and are pulling off Troy Family Daze this weekend.

Council Member Hodorek commented on the beautiful play structure at Sylvan Glen Lake Park, and thanked Deputy Public Works Director Trantham and others who worked together to make it happen.

Mayor Baker thanked City Clerk Dickson for the presentation on Roberts Rules of Order at a recent Planning Commission meeting. He asked if the presentation could be presented to City Council in the future.

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 8:44 PM.



Mayor Ethan Baker



M. Aileen Dickson, MMC, MiPMC3
City Clerk