



TROY CITY COUNCIL

REGULAR MEETING AGENDA

OCTOBER 20, 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", written in a cursive style.

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

October 20, 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: Pastor Matt Schuler from Faith Lutheran Troy **1**

PLEDGE OF ALLEGIANCE: **1**

A. CALL TO ORDER: **1**

B. ROLL CALL: **1**

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS: **1**

C-1 Troy Community Foundation – 2025 Troy Family Daze Report (*Presented by: Karen Greenwood, Troy Community Foundation*) **1**

C-2 Service Commendation to Stage Nature Center Executive Director Carla Reeb **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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J-6 Request for Acceptance of a Permanent Easement, Sidwell #88-20-25-352-015 10

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J-8	Stormwater Management Operations and Maintenance Agreement, Tableau By Mondrian, LLC, Sidwell #88-20-22-301-007, -008, and -009	10
J-9	Stormwater Management Operations and Maintenance Agreement, Motor City Church International, Sidwell #88-20-20-226-097	11
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INVOCATION: Pastor Matt Schuler from Faith Lutheran Troy

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 #2025-10-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of October 20, 2025, due to _____.

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Troy Community Foundation – 2025 Troy Family Daze Report (*Presented by: Karen Greenwood, Troy Community Foundation*)

C-2 Service Commendation to Stage Nature Center Executive Director Carla Reeb

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 – Downtown Development Authority, Global Troy Advisory Committee; b) City Council Appointments – None

a) **Mayoral Appointments:**Suggested Resolution

Resolution #2025-10-

Moved by

Seconded by

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

Downtown Development Authority

Appointed by Mayor

13 Regular Members

4 Year Term

Nominations to the Downtown Development Authority:**Term Expires: 9/30/2029****Kenny Koza****In District**

Term currently held by: Kenny Koza

Term Expires: 9/30/2029**Daniel MacLeish****In District**

Term currently held by: Daniel MacLeish

Global Troy Advisory Committee

Appointed by Mayor

12 Regular Members

3 Year Term

Nominations to the Global Troy Advisory Authority:**Term Expires: 10/30/2026****Michelle Haight**

Term currently held by: Vacancy-Philippe Cicchini resigned

Term Expires: 10/30/2028**Edward Chezick**

Term currently held by: Edward Chezick

Term Expires: 10/30/2028**Daniela Natcheva**

Term currently held by: Daniela Natcheva

Term Expires: 10/30/2028**Carolina Noguez-Ortiz**

Term currently held by: Carolina Noguez-Ortiz

Term Expires: 10/30/2028**Youdong Zhou**

Term currently held by: Youdong Zhou

Yes:

No:

b) City Council Appointments: None**I-2 Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee; b) City Council Nominations – Animal Control Appeal Board, Traffic Committee**a) Mayoral Nominations:Suggested Resolution

Resolution #2025-10-

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	
<i>Chezick</i>	<i>Edward</i>	<i>12/20/2024</i>	<i>10/30/2025</i>	
Fakhoury	Awni	9/28/2023	10/30/2027	
Mohideen	Syeda	9/28/2023	10/30/2027	
<i>Natcheva</i>	<i>Daniela</i>	<i>11/8/2021</i>	<i>10/30/2025</i>	
<i>Noguez-Ortiz</i>	<i>Carolina</i>	<i>12/20/2024</i>	<i>10/30/2025</i>	<i>BRA exp 4/30/2026</i>
Sekhri	Suneel	11/5/2023	10/30/2027	
Vacancy			7/31/2026	Athens High School Student Rep.
Vacancy			7/31/2026	Troy High School Student Rep.
Vacancy			7/31/2026	International Academy Student Rep.
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: 7/31/2026**Athens High School
Student Rep.**

Term currently held by: Vacant

Term Expires: 7/31/2026**Troy High School
Student Rep.**

Term currently held by: Vacant

Term Expires: 7/31/2026**International Academy
Student Rep.**

Term currently held by: Vacant

Term Expires: 10/30/2028

Term currently held by: Vacancy – MiVida Burrus resigned

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Batool	Syeda	3/5/2026	
Comiskey	Ann	12/22/2026	
Devulapalli	Ramachandram	8/29/2026	
Dicker	Susanne Forbes	12/26/2026	
Lee	Seojin Sarah	4/21/2025	Troy HS Student – Graduates 2026
Marshall	Everett	1/3/2027	Athens HS Student – Graduates 2027
Swaminathan	Abi	7/8/2027	Historic Dist. Comm. exp 5/15/2027

Yes:

No:

b) City Council Nominations:Suggested Resolution

Resolution #2025-10-

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:

Animal Control Appeal Board

Appointed by Council

5 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 2	Notes 3
Abdullah	Neharunnessa	9/17/2026	9/30/2027		
Catron	Tina	7/15/2027	9/30/2025		Requests Reappointment
Hashmi	Amin	7/31/2025	9/30/2026		
Petrulis	Al	9/2/2026	9/30/2027	Traffic Comm. exp 1/31/2026	
Saeger	Jayne	5/3/2025	9/30/2026		

Nominations to the Animal Control Appeal Board:**Term Expires: 9/30/2028**

Term currently held by: Tina Catron

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Chabay	Bibika	1/30/2027	
Girling	Janice	8/4/2027	
Haight	Michelle	10/8/2025	
McCauley	James	1/30/2027	
Swaminathan	Abi	7/8/2027	

Traffic Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 2
Battle	Timothy	10/22/2026	1/31/2028	
Christiansen	Dale	11/22/2024	1/31/2026	
Finlay	G. Scott		Ex-Officio Member	
Hullinger	Peter		Ex-Officio Member	
Jeeda	Swathi	7/2/2025	7/31/2025	Student– Graduates 2026

Jones	Joshua		Ex-Officio Member	
Kenkre	Shama	9/11/2026	1/31/2028	
Petrulis	Al	9/2/2026	1/31/2026	ACAB exp 9/30/2027
Rose	Justin	11/5/2023	1/31/2027	
Swaminathan	Abi	9/2/2025	1/31/2027	
Ziegenfelder	Peter	12/14/2024	1/31/2026	

Nominations to the Traffic Committee:**Term Expires: 7/31/2026**

Term currently held by: Swathi Jeeda

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Chambers	Barbara	12/23/2026	
Girling	Janice	8/4/2027	
Marshall	Everett	1/3/2027	Student- Graduates 2027
Sabaj	Noah	2/28/2026	
Tadepalli	Hemanth	11/7/2025	

Yes:

No:

I-3 No Closed Session Requested**I-4 Contract Renewal – Group Life Insurance, Accident and Sickness Coverage for Volunteer Firefighters (*Introduced by: Peter Hullinger, Fire Chief*)****Suggested Resolution**

Resolution #2025-10-

Moved by

Seconded by

WHEREAS, The City of Troy's Benefits Consultant, Gallagher Benefit Services Inc, explored coverage options from reputable, financially stable carriers on the City's behalf;

NOW, THEREFORE, BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **AUTHORIZES** the renewal of the policy with *VFIS of York, PA*, for Group Term Life and Accident & Sickness Coverage for an estimated amount of \$30,930.00 for the Group Term Life policy and \$4,792.00 for the Accident & Sickness policy for an estimated total of \$35,722.00.

BE IT FINALLY RESOLVED, That the City Manager or his/her delegate is **AUTHORIZED** to administratively approve annual renewals for up to five additional terms, after determining it's in the best interest of the City to do so, recognizing that there will likely be cost increases for the future years.

Yes:

No:

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2025-10-

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 #2025-10-

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

- a) City Council Minutes-Draft – October 6, 2025

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Liquid Calcium Chloride**

Suggested Resolution

Resolution #2025-10-

RESOLVED, That Troy City Council hereby **AWARDS** a one-year contract to provide seasonal requirements of Liquid Calcium Chloride with the option to renew for one additional year to the

low bidder meeting specifications, *Liquid Calcium Chloride Sales, Inc. of Kawkawlin, MI* for an estimated total cost of \$70,960.00, at the unit prices contained in the bid tabulation opened October 9, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting with the contract expiring November 30, 2027, not to exceed budgetary limitations.

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.

b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Major and Local Street Pavement Marking

Suggested Resolution
Resolution #2025-10-

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with the option to renew for one (1) additional year to sole bidder meeting specifications; *P. K. Contracting, Inc. of Troy, MI* to provide Major and Local Street Pavement Marking Services on an as needed basis, not to exceed budgetary limitations, at the unit prices as detailed in the bid tabulation opened September 25 2025; a copy of which shall be **ATTACHED** to the original minutes of this meeting and as detailed below by year; with the contract expiring June 30, 2028.

<u>2 Yr. Contract</u>	<u>Amount</u>
1	\$ 700,000.00
2	\$ 700,000.00
Total 2 Yr. Contract	\$ 1,400,000.00
1 Year Renewal	\$ 700,000.00

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

c) Standard Purchasing Resolution 4: Sourcewell Cooperative Purchasing Contract – HPE StoreOnce Immutable Storage

Suggested Resolution
Resolution #2025-10-

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase an HPE StoreOnce encrypted disk backup system with five years of maintenance and implementation and training services from *CDW-G of Chicago, IL* as per detailed in the attached as per the Sourcewell Cooperative Contract # 121923-CDWG for an estimated total cost of for \$65,609.42 copies of which shall be **ATTACHED** to the original Minutes of this Meeting.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** ongoing annual maintenance renewals with CDW-G for the HPE StoreOnce backup system as needed by the Troy Information Technology Department.

J-5 Request for Acceptance of a Permanent Easement, Sidwell #88-20-25-352-014

Suggested Resolution
Resolution #2025-10-

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for storm sewers and surface drainage from Floriana Bejko and Firdus Bjyli, owners of the property having Sidwell #88-20-25-352-014.

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.

J-6 Request for Acceptance of a Permanent Easement, Sidwell #88-20-25-352-015

Suggested Resolution
Resolution #2025-10-

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for storm sewers and surface drainage from Mage Hanna and Samia Hanna, owners of the property having Sidwell #88-20-25-352-015.

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.

J-7 Private Agreement – Contract for Installation of Municipal Improvements - Bose Hub Office and Engineering Building - Project No. 25.914.3

Suggested Resolution
Resolution #2025-10-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and 755 Tower Associates II, LLC for the installation of Water Main, Sanitary Sewer Service, and Storm Sewer, 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-8 Stormwater Management Operations and Maintenance Agreement, Tableau By Mondrian, LLC, Sidwell #88-20-22-301-007, -008, and -009

Suggested Resolution
Resolution #2025-10-

BE IT RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between the Tableau By Mondrian, LLC and the City of Troy outlining a plan to install, maintain and operate the private stormwater system and underground detention facility on the properties owned by Tableau By Mondrian, LLC and identified by Sidwell #88-20-22-301-007, -008 & -009.

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.

J-9 Stormwater Management Operations and Maintenance Agreement, Motor City Church International, Sidwell #88-20-20-226-097

Suggested Resolution

Resolution #2025-10-

BE IT RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between Motor City Church International and the City of Troy outlining a plan to install, maintain and operate the private stormwater system and underground detention facility on the properties owned by Motor City Church International and identified by Sidwell #88-20-20-226-097.

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.

J-10 City of Troy v 4770 Rochester Holdings, LLC

Suggested Resolution

Resolution #2025-10-

RESOLVED, That the City of Troy City Council hereby **APPROVES** the proposed Consent Judgment in the City of Troy v 4770 Rochester Holdings, LLC condemnation case, Oakland County Circuit Court Case Number 2025-214450 CC, and **AUTHORIZES** payment in the amounts stated therein from Account Number 401.449.202.989.022065, and further **AUTHORIZES** the City Attorney or designee to execute the document on behalf of the City of Troy; a copy of the Consent Judgment is to be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K 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 – September 23, 2025
- b) Traffic Committee-Final – July 16, 2025

O-2 Department Reports:

- a) 2025 Bond Proposal Communications Plan Updates
- b) Q3 Economic Development Report
- c) 2025 Lead and Copper Rule Monitoring Update

O-3 Letters of Appreciation:

- a) To the City of Troy from Rhonda Hendrickson Regarding Sylvan Glen Lake Park
- b) To Lyndsey Ramsey from Mike and Mary Ann Husson

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 No Closed Session**S. ADJOURNMENT:**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Frank Nastasi", with a large, sweeping loop at the end.

Frank A. Nastasi
City Manager

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

November 10, 2025	Regular Meeting
November 17, 2025	Regular Meeting
December 1, 2025	Regular Meeting
December 15, 2025	Regular Meeting

**SERVICE COMMENDATION
STAGE NATURE CENTER EXECUTIVE DIRECTOR CARLA REEB**

WHEREAS, In 2012 **Carla Reeb** became the Executive Director of the Stage Nature Center, after having led many other non-profit organizations. Carla's non-profit leadership spans more than 4 decades, with it beginning in Windsor, Ontario in 1983 when she became the administrator of a retirement home. **Carla** held that position for 8 years before becoming the director of development for the Juvenile Diabetes Research Foundation (now known as Breakthrough T1D) in 1991. She then took on a similar role for the Crohn's and Colitis Foundation before becoming the executive director for Learning Ally (formerly known as Recording for the Blind and Dyslexic) in 1998.

WHEREAS, **Carla** first joined the Stage Nature Center as a member of the Stage Nature Society Board in 2010 and in 2012 she was appointed as the first executive director. Between 2012 and 2024, under **Carla's** leadership, program attendance at the Stage Nature Center grew from 8,600 to 30,000.

WHEREAS, **Carla** has been a guiding light for the growth and success of the Stage Nature Center. Her dedication to education, building partnerships and engaging the community to create a stronger organization has allowed the Stage Nature Center to become a true gem in the City of Troy. **Carla's** commitment to providing programming for all ages, while ensuring everyone can experience childhood wonder when at the Center, has been truly inspiring; and

NOW, THEREFORE, BE IT KNOWN, That the Mayor and City Council of the City of Troy take this opportunity to express their appreciation to **Stage Nature Center Executive Director Carla Reeb** for her professionalism and her many contributions for the betterment of the Troy community; and

BE IT FURTHER KNOWN, That the Mayor and City Council of the City of Troy, City Management, and the residents of the City of Troy, extend wishes of prosperity, good health and happiness to **Carla** during her well-deserved retirement years.

Presented this 20 day of October 2025



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-04

CITY COUNCIL AGENDA ITEM



Date: October 15, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Robert Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Jeanette Menig, Human Resources Director
Peter Hullinger, Fire Chief
Emily Frontera, Purchasing Manager

Subject: Contract Renewal – Group Life Insurance, Accident and Sickness Coverage for Volunteer Firefighters

History

The City of Troy has provided life insurance and workers' compensation coverage as a benefit for many years to the volunteer firefighters. Last year, the City of Troy's Benefits Consultant, Gallagher Benefit Services, Inc., was contacted to evaluate the life insurance policy that was in place as well as the options for supplemental workers' compensation coverage. The City selected the only company offering coverage and benefits to meet the needs of the community, Volunteer Firemen's Insurance Services, VFIS, and purchased two policies: a Group Term Life Policy and an Accident & Sickness Policy.

Purchasing

On October 14, 2024, City Council approved an agreement for Group Life Insurance, Accident and Sickness Coverage for the City of Troy's volunteer firefighters with *VFIS of York, PA* (Resolution #2024-10-138). The contract expires October 31, 2025. VFIS has offered to renew the contract for an additional year for an approximate 6.7% increase per the rates provided in the attached proposals.

The VFIS Group Term Life Policy provides a basic \$50,000 life coverage for on-duty death and also covers off-duty death, and in some circumstances, the benefit could increase to \$150,000. It is a plan specifically tailored to the unique circumstances of volunteer firefighters.

The VFIS Accident and Sickness policy provides \$750 per week for the first 28 days and calculates a benefit based on the plan for injuries exceeding 28 days. The calculations and benefits will all be processed by the VFIS insurer.

Financial

The Group Term Life plan is quoted at \$30,930/yr and the Accident and Sickness plan is \$4,792/yr. The Funding is available in the Fire Operations, Miscellaneous Insurance Other Account Number 101.336.338.955.105 for the estimated total cost of \$35,722.00. It is anticipated that the renewal rates will vary slightly from year to year, based on the number of firefighters and resulting claims; future years' costs will be budgeted annually.



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CITY COUNCIL AGENDA ITEM

Recommendation

City Management recommends renewing the Agreement with *VFIS of York, PA*, for Group Term Life and Accident & Sickness Coverage and an estimated amount for the Group Term Life policy at \$30,930.00 and the Accident & Sickness policy for \$4,792.00 premium as provided annually for an estimated total of \$35,722.00. City Management further requests authorization to administratively approve annual renewals for up to five additional terms, if in the best interest of the City to do so.



CITY OF TROY FIRE DEPARTMENT
500 WEST BIG BEAVER ROAD
TROY, MI 48084-0000

INVOICE

Remit Payment To:	Customer #: C91531PB #:21034PB2 #: 09912		
VFIS c/o M&T Bank Box 64904 Baltimore, MD 21264-4904	Broker:	Gallagher Benefit Services Inc	
	Policy Type:	Accident and Sickness	
	Policy Number:	VFP 4523-02764G-00	
	Contract Dates:	11/01/2025 TO 11/01/2026	
	Trans Type:	Renew	
	Effective Date:	11/01/2025	
		Invoice Date	Invoice Number
Please make checks payable to VFIS.	09/02/2025	420691132	12/01/2025

Description	Effective Date	Due Date	Future	Current
Policy Premium	11/01/2025	12/01/2025		\$4,792.00
Total Amount Due:				\$4,792.00

Online Bill Pay Now Available at: <https://www.glatfelters.com/epay>

If any policy or coverage is not wanted, please notify us immediately. Otherwise, an earned premium will be due the company for the time the policy was in force. Failure to remit payment will result in cancellation of coverage.



CITY OF TROY FIRE DEPARTMENT
500 WEST BIG BEAVER ROAD
TROY, MI 48084-0000

INVOICE

Remit Payment To:	Customer #: C91531 PB #:21034 PB2 #: 08844		
GSB c/o M&T Bank Box 62688 Baltimore, MD 21264-2688	Broker: Gallagher Benefit Services Inc		
	Policy Type: Group Term Life		
	Policy Number: CVT302593-25		
	Contract Dates: 11/01/2025 TO 11/01/2026		
	Trans Type: Renew		
	Effective Date: 11/01/2025		
	Invoice Date	Invoice Number	Payment Due Date
Please make checks payable to GSB.	09/03/2025	421681132	11/01/2025

Description	Effective Date	Due Date	Future	Current
Basic Life Premium	11/01/2025	11/01/2025		\$30,073.20
Covered Activity Premium	11/01/2025	11/01/2025		\$856.80
Total Amount Due:				\$30,930.00

If any policy or coverage is not wanted, please notify us immediately. Otherwise, an earned premium will be due the company for the time the policy was in force. Failure to remit payment will result in cancellation of coverage.

Mayor Baker 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, October 6, 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:

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:

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 – Downtown Development Authority, Global Troy Advisory Committee; b) City Council Nominations – None

a) Mayoral Nominations:

Resolution #2025-10-129

Moved by Baker

Seconded by Hamilton

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:

Downtown Development Authority

Appointed by Mayor

13 Regular Members

4 Year Term

Nominations to the Downtown Development Authority:

Term Expires: 9/30/2029

Kenny Koza

In District

Term currently held by: Kenny Koza

Term Expires: 9/30/2029

Daniel MacLeish

In District

Term currently held by: Daniel MacLeish

Yes: All-7

No: None

MOTION CARRIED

Resolution #2025-10-130

Moved by Baker

Seconded by Hodorek

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

Nominations to the Global Troy Advisory Authority:

Term Expires: 10/30/2026**Michelle Haight**

Term currently held by: Vacancy-Philippe Cicchini resigned

Term Expires: 10/30/2028**Edward Chezick**

Term currently held by: Edward Chezick

Term Expires: 10/30/2028**Daniela Natcheva**

Term currently held by: Daniela Natcheva

Term Expires: 10/30/2028**Carolina Noguez-Ortiz**

Term currently held by: Carolina Noguez-Ortiz

Term Expires: 10/30/2028**Youdong Zhou**

Term currently held by: Youdong Zhou

Yes: All-7

No: None

MOTION CARRIED**b) City Council Nominations: None**

I-3 No Closed Session Requested

I-4 Bid Waiver – Catalog Upgrade to Vega Discover Premium and Polaris SMS for Troy Public Library (*Introduced by: Emily Dumas, Library Director*)

Resolution #2025-10-131

Moved by Hodorek

Seconded by Chanda

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** the three-year contract with *Clarivate of Ann Arbor, MI* for the upgrade of the public catalog to the Vega Discover Premium platform and Polaris SMS messaging service for an estimated three-year total cost of \$136,503, as detailed in the attached agreement.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** ongoing contract renewals of the Vega Discover Premium and Polaris SMS system with *Clarivate* as needed by the Troy Public Library for a not to exceed renewal rate increase amount of 5%.

BE IT FINALLY RESOLVED, That the Troy Public Library Director is **AUTHORIZED** to **EXECUTE** the agreement with *Clarivate*, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7
No: None

MOTION CARRIED**J. CONSENT AGENDA:**

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

Resolution #2025-10-132-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 #2025-10-132-J-2

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

- a) City Council Special Meeting Minutes-Draft – September 29, 2025
- b) City Council Minutes-Draft – September 29, 2025

J-3 Proposed City of Troy Proclamations:

Resolution #2025-10-132-J-3

- a) Service Commendation for Stage Nature Center Executive Director Carla Reeb

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Low Bidders Meeting Specification – Snow Removal Services**

Resolution #2025-10-132-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** contracts to provide seasonal requirements of snow removal services with an option to renew for two (2) additional seasons to *Greenline Lawn Service of Troy, MI* for Proposals A and B and *DiPonio Contracting, LLC of Shelby Township, MI* for Proposal C, for Front End Loader with a 3-yard capacity, Front End Loader with 5-yard capacity, Pickup with 8-foot blade, and Truck with 10-foot snowplow, at unit prices contained in the bid tabulation opened September 25, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contracts expiring April 30, 2028.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City of Troy Administration to extend prices established in Proposals A, B, and C to additional vendors meeting requirements under emergency conditions for snow and ice removal.

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

J-5 2025-2026 Winter Maintenance Agreement, Road Commission for Oakland County

Resolution #2025-10-132-J-5

RESOLVED, That the 2025-2026 Winter Maintenance Agreement between the Road Commission for Oakland County and the City of Troy for Snow and Ice Control of county roads, which are described and outlined in Exhibit A, is hereby **APPROVED**, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement, which is authorized by the provisions of 1951 PA 51 (MCL 247.651 et seq), shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K 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:

Ken Brodzinski	Commented on the November 4 th election and how to vote
Larry Chase	Shared information about the 988 veterans crisis line

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 replied that he supports the 988 veterans crisis line.

Council Member Hamilton asked City Clerk Dickson to provide additional information regarding the upcoming election.

There was a consensus of City Council to request more information from City Management about putting 988 information on City facilities and vehicles.

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) Building Code Board of Appeals-Final – September 3, 2025
Noted and Filed
-

O-2 Department Reports:

- a) 2025 Bond Proposal Communications Plan Updates
 - b) Third Quarter 2025 Litigation Report
Noted and Filed
-

O-3 Letters of Appreciation: None Submitted

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

P. COUNCIL COMMENTS:

P-1 Council Comments

Council Member Brooks recognized Council Member Chamberlain-Creanga for her time serving on the board at the Michigan Municipal League. She also recognized that October is Breast Cancer Awareness Month and reminded women to get their annual mammogram. Council Member Brooks announced the Nature Uncorked fundraising event to be held on Friday, November 7, 2025 from 6pm-9pm at the Troy Community Center and commented that tickets may be purchased online. Lastly, she expressed her appreciation serving with her fellow Council Members, and she commented on the spirit embedded with respect for one another, collaboration and dedication.

Council Member Chamberlain-Creanga thanked Council Member Brooks for recognizing Breast Cancer Awareness Month, and she also recognized that October is Pregnancy and Infant Loss Awareness Month. She commented on the proclamation recognizing Carla Reeb, Executive Director for the Stage Nature Center for her years of service. Council Member Chamberlain-Creanga recognized that October 2nd was National Custodian Appreciation Day and noted her appreciation for all they do. Lastly, she commented that this week is Fire Prevention Week and

the Fire Department held their Fire Station Open Houses throughout the City, and she appreciates their dedication and service to the City.

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 7:56 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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
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J-04a

CITY COUNCIL AGENDA ITEM



Date: October 14, 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
Mike Verstraete, Streets and Drains Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Liquid Calcium Chloride

History

- The Streets and Drains Division uses a Liquid Calcium Chloride solution on an as-needed basis to assist in gravel road dust control and the snow removal process by applying the solution directly onto the road salt to make it more effective in colder temperatures. Depending on temperatures and road conditions, the solution is added at a rate of 8 -12 gallons per ton of salt.
- The 32% solution is used for snow and ice control.
- The 38% solution is used for dust control on gravel roads.
- The current contract expires November 30, 2025.

Purchasing

On October 9, 2025, a bid opening was conducted as required by City Charter and Code for seasonal requirements of Liquid Calcium Chloride with an option to renew for one additional season. The bid was posted on the MITN Purchasing Group website: www.bidnetdirect.com//city-of-troy-mi. One (1) bid response and one no-bid were received. Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	302	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	2	
Troy Companies - Active email Notification	2	
Troy Companies - Active Free	0	
Companies that viewed the bid	26	
Troy Companies that viewed the bid	0	

- Upon review of the bid response, *Liquid Calcium Chloride Sales, Inc. of Kawkawlin, MI* is the low bidder meeting specifications and is being recommended for the supply of seasonal requirements of Liquid Calcium Chloride with the option to renew for one (1) additional season; contract expiring November 30, 2027.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Financial

Funds are available in the Major and Local Road Operating Budgets of the Public Works Streets Division for the 2026 Fiscal Year.

Recommendation

City Management recommends awarding a contract to provide seasonal requirements of Liquid Calcium Chloride with an option to renew for one (1) additional year to the low bidder meeting specifications, *Liquid Calcium Chloride Sales, Inc. of Kawkawlin, MI*, for an estimated total cost of \$70,960.00 at the unit prices contained in the bid tabulation opened October 9, 2025; not to exceed budgetary limitations.

Opening Date: 10/09/2025
Date Reviewed: 10/09/2025

CITY OF TROY
BID TABULATION
LIQUID CALCIUM CHLORIDE

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Page 1 of 1

VENDOR NAME: Liquid Calcium Chloride Sales
CITY: Kawkawlin, MI

PROPOSAL: ONE -YEAR REQUIREMENTS OF LIQUID CALCIUM CHLORIDE WITH AN OPTION TO RENEW FOR ONE ADDITIONAL YEAR

ESTIMATED QUANTITY	DESCRIPTION	PRICE/ GALLON	6,000-9,000 GALLON LOADS
OPTION A: 38% Dust Control			
20,000 GALS	Bidder will deliver to a storage tank located at 4693 Rochester Rd., Troy, for dust control at shipments of no less than 3,000 gallons , as requested by the City.	\$0.973	\$0.798
Option A Total:		\$19,460.00	\$15,960.00
OPTION B: 32% Snow & Ice Control			
50,000 GALS	Bidder will deliver to a storage tank located at 4693 Rochester Rd., Troy, for snow & ice control at shipments of no less than 2,000 gallons , as requested by the City.	\$1.030	\$0.680
Option B Total:		\$51,500.00	\$34,000.00
Total Option A & B:		\$70,960.00	\$49,960.00

Contact Information Provided:	Y or N	Y
References:	Y or N	Y
Can Meet Insurance:	Y or N	Y
Payment Terms:	Y or N	Net 30 Days
Exceptions:	Y or N	None
Acknowledgement:	Y or N	Y
Safety Data Sheet Provided:	Y or N	N
Forms:	Y or N	Y

No Bid - Michigan Chloride Sales, LLC

Attest:
(*Bid Opening conducted via a Zoom Meeting)
Art Day
Andrew Chambliss
Nellie Bert
Stephanie Kerr

Emily Frontera
Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04b

CITY COUNCIL AGENDA ITEM



Date: October 13, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiepe, Public Works Director
Mike Verstraete, Streets and Drains Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Major and Local Street Pavement Marking

History

- Pavement markings are installed per the Michigan Manual of Uniform Traffic Control Devices (MMUTCD) and are used to convey messages to roadway users on what part of the road to use and also to communicate conditions ahead.
- Major Street Pavement Markings are completed on an as-needed basis throughout the year.
- Pavement marking cost history by year is detailed below:
 - 2022 \$257,949.57
 - 2023 \$239,013.92
 - 2024 \$54,393.26
 - 2025 \$150,372.00
- PK Contracting is the current awarded Major Streets Pavement Markings Contractor.
- The current contract expired June 30, 2025.

Purchasing

- On September 25, 2025 a bid opening was conducted as required by City Charter/Code to furnish Major and Local Street Pavement Markings for two (2) years with an option to renew for one (1) additional year.
- The bid was posted on Bidnet Direct/MITN Purchasing Group website; www.bidnetdirect.com//city-of-troy-mi.
- One hundred and seventeen (117) vendors were notified via the MITN website. One (1) bid response was received. Below is a detailed summary of potential vendors:



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troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

Companies notified via MITN	117
Troy Companies notified via MITN	5
Troy Companies - Active email Notification	5
Troy Companies - Free	0
Companies that viewed the bid	13
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.

- Upon review of the bid proposal, it was determined that *P.K. Contracting, Inc.*, a Troy, MI company, meets all bid specifications and is qualified to perform the work as specified.
- *P.K. Contracting, Inc. of Troy, MI* has successfully provided Street Pavement Marking services for the City of Troy and is being recommended for award.

Financial

Funds are budgeted and available in the Major and Local Street Funds for the 2026 Fiscal Year. Expenditures will be charged to account numbers 202.449.477.802.070 and 203.449.497.802.070.

Recommendation

City Management recommends awarding a two (2) year contract with the option to renew for one (1) additional year to sole bidder meeting specifications; *PK Contracting, Inc. of Troy, MI* to provide Major and Local Street Pavement Marking services at unit prices as detailed in the bid tabulation opened September 25, 2025 and as detailed below by year. Note that the renewal option will have *Year 2* increases as specified in the bid tabulation. Pavement Marking Services will be installed on an as needed basis, not to exceed budgetary limitations with the contract expiring June 30 2028.

<u>2 Yr. Contract</u>	<u>Amount</u>
1	\$ 700,000.00
2	\$ 700,000.00
Total 2 Yr. Contract	\$1,400,000.00
1 Year Renewal	\$ 700,000.00

Opening Date: 09/25/2025
Date Reviewed: 09/25/2025

CITY OF TROY
BID TABULATION
PAVEMENT MARKING

ITB-COT 25-26
Page 1 of 3

VENDOR NAME:	P.K. Contracting, LLC
CITY:	Troy, MI
CHECK #:	6196604046
AMOUNT:	\$5,000.00

PROPOSAL - Two-Year Requirements of Major & Local Streets Pavement Marking with an Option to Renew for One Additional Year.

MAJOR STREETS

PROPOSAL A: RETRACE EXISTING MARKINGS - Sprayable Thermoplastic

ITEM	EST QTY (Lineal Feet)	DESCRIPTION	Year 1 (2025)		Year 2 (2026)	
			Unit Price/L.F.	Annual Total	Unit Price/L.F.	Annual Total
1	350,000	4" Solid White, Pavement Marking	\$0.22	\$77,000.00	\$0.24	\$84,000.00
2	200,000	4" Skip White, Pavement Marking	\$0.22	\$44,000.00	\$0.24	\$48,000.00
3	30,000	6" Solid White, Pavement Marking	\$0.30	\$9,000.00	\$0.32	\$9,600.00
4	30,000	6" Skip White, Pavement Marking	\$0.30	\$9,000.00	\$0.32	\$9,600.00
5	30,000	6" Solid Yellow, Pavement Marking	\$0.30	\$9,000.00	\$0.32	\$9,600.00
6	30,000	6" Skip Yellow, Pavement Marking	\$0.30	\$9,000.00	\$0.32	\$9,600.00
7	1,000	Removal of Pavement Marking 6" Yellow and/or White	\$0.68	\$680.00	\$0.70	\$700.00
8	281,000	4" Solid Yellow, Pavement Marking	\$0.22	\$61,820.00	\$0.24	\$67,440.00
9	33,000	4" Skip Yellow, Pavement Marking	\$0.22	\$7,260.00	\$0.24	\$7,920.00
10	1,000	Removal of Pavement Marking 4" Yellow and/or White	\$0.68	\$680.00	\$0.70	\$700.00
PROPOSAL A ESTIMATED TOTAL:			\$227,440.00		\$247,160.00	

PROPOSAL B: MARKING NEW PAVEMENT - Sprayable Thermoplastic

ITEM	EST QTY (Lineal Feet)	DESCRIPTION	Year 1 (2025)		Year 2 (2026)	
			Unit Price/L.F.	Annual Total	Unit Price/L.F.	Annual Total
1	500	4" Solid White	\$0.35	\$175.00	\$0.36	\$180.00
2	500	4" Skip White	\$0.35	\$175.00	\$0.36	\$180.00
3	500	4" Solid Yellow	\$0.35	\$175.00	\$0.36	\$180.00
4	500	4" Skip Yellow	\$0.35	\$175.00	\$0.36	\$180.00
PROPOSAL B ESTIMATED TOTAL:			\$700.00		\$720.00	

PROPOSAL C: PAVEMENT MARKING LEGEND - REMOVAL

ITEM	EST QTY	DESCRIPTION	UNIT	Year 1 (2025)		Year 2 (2026)	
				Unit Price	Annual Total	Unit Price	Annual Total
1	2	School Legend	EA	\$60.00	\$120.00	\$62.00	\$124.00
2	20	Only Legend	EA	\$50.00	\$1,000.00	\$52.00	\$1,040.00
3	400	Right Arrow & Left Arrow	EA	\$45.00	\$18,000.00	\$47.00	\$18,800.00
4	20	Straight Left turn or Right turn	EA	\$70.00	\$1,400.00	\$72.00	\$1,440.00
5	3,500	Stop Bars (Major Rd.) - 24"	LF	\$3.50	\$12,250.00	\$3.55	\$12,425.00
6	5,000	Curing Compound Removal	LF	\$2.00	\$10,000.00	\$2.05	\$10,250.00
7	7,500	Cross Walk (Major Rd.) - 24"	LF	\$3.50	\$26,250.00	\$3.55	\$26,625.00
PROPOSAL C ESTIMATED TOTAL:				\$69,020.00		\$70,704.00	

PROPOSAL D: PAVEMENT MARKING TAPE - 3M Stamark Tape Series 270 ES or Alternative Material

				Year 1 (2025)		Year 2 (2026)	
ITEM	EST QTY	DESCRIPTION	UNIT	Unit Price	Annual Total	Unit Price	Annual Total
1	5	School Legend	EA	\$250.00	\$1,250.00	\$255.00	\$1,275.00
2	20	Only Legend	EA	\$180.00	\$3,600.00	\$185.00	\$3,700.00
3	400	Right Arrow & Left Arrow	EA	\$180.00	\$72,000.00	\$185.00	\$74,000.00
4	20	Straight Left turn or Right turn	EA	\$250.00	\$5,000.00	\$255.00	\$5,100.00
5	5,000	Stop Bars (Major Rd.) - 24"	LF	\$12.00	\$60,000.00	\$12.50	\$62,500.00
6	10,000	Cross Walk (Major Rd.) - 24"	LF	\$12.00	\$120,000.00	\$12.50	\$125,000.00
PROPOSAL D ESTIMATED TOTAL:				\$261,850.00		\$271,575.00	
Manufacturer/Product #				3M/A270			

CITY OF TROY
BID TABULATION
PAVEMENT MARKING

ITB-COT 25-26
Page 2 of 3

VENDOR NAME:
CITY:

P.K. Contracting, LLC
Troy, MI

PROPOSAL E: RECESSED Polyurea PAVEMENT MARKING - Per MDOT Specifications

ITEM	EST QTY	DESCRIPTION	UNIT	Year 1 (2025)		Year 2 (2026)	
				Unit Price	Annual Total	Unit Price	Annual Total
1	2	School Legend	EA	\$300.00	\$600.00	\$305.00	\$610.00
2	10	Only Legend	EA	\$270.00	\$2,700.00	\$275.00	\$2,750.00
3	35	Right Arrow & Left Arrow	EA	\$270.00	\$9,450.00	\$275.00	\$9,625.00
4	2	Straight Left turn or Right turn	EA	\$300.00	\$600.00	\$305.00	\$610.00
5	330	Stop Bars (Major Rd.) - 24"	LF	\$15.75	\$5,197.50	16	\$5,280.00
6	450	Cross Walk (Major Rd.) -24"	LF	\$15.75	\$7,087.50	\$16.00	\$7,200.00

PROPOSAL E ESTIMATED TOTAL:

\$25,635.00

\$26,075.00

PROPOSAL F: 03T811 (A10) RECESSING PAVEMENT MARKINGS 03T811 (A90) PRIMERLESS PATTERNED TAPE - as per MDOT Traffic and Safety Special Provisions (2020)

ITEM	EST QTY (Lineal Feet)	DESCRIPTION	Year 1 (2025)		Year 2 (2026)	
			Unit Price/L.F.	Annual Total	Unit Price/L.F.	Annual Total
1	1,000	Recessing Pavement Marking	\$1.15	\$1,150.00	\$1.20	\$1,200.00
2	1,000	Primerless Patterned 4" Tape	\$5.00	\$5,000.00	\$6.00	\$6,000.00

PROPOSAL F ESTIMATED TOTAL:

\$6,150.00

\$7,200.00

				Year 1 (2025)		Year 2 (2026)	
PROPOSAL A - F (Major Streets) ANNUAL TOTALS:				\$590,795.00		\$623,434.00	

ESTIMATED GRAND TOTAL -

PROPOSALS A - F - TWO YEARS:

\$1,214,229.00

LOCAL STREETS

PROPOSAL G: RETRACE EXISTING MARKINGS - Sprayable Thermoplastic

ITEM	EST QTY (Lineal Feet)	DESCRIPTION	Year 1 (2025)		Year 2 (2026)	
			Unit Price/L.F.	Annual Total	Unit Price/L.F.	Annual Total
1	5,000	4" Solid White, Pavement Marking	\$0.55	\$2,750.00	\$0.60	\$3,000.00
2	5,000	4" Skip White, Pavement Marking	\$0.55	\$2,750.00	\$0.60	\$3,000.00
3	5,000	6" Solid White, Pavement Marking	\$0.55	\$2,750.00	\$0.60	\$3,000.00
4	5,000	6" Skip White, Pavement Marking	\$0.55	\$2,750.00	\$0.60	\$3,000.00
5	5,000	6" Solid Yellow, Pavement Marking	NO BID*			
6	5,000	6" Skip Yellow, Pavement Marking				
7	2,000	Removal of Pavement Marking 6" Yellow and/or White				
8	3,000	4" Solid Yellow, Pavement Marking				
9	10,000	4" Skip Yellow, Pavement Marking				
10	1,000	Removal of Pavement Marking 4" Yellow and/or White	\$0.68	\$680.00	\$0.70	\$700.00

PROPOSAL G - ESTIMATED TOTAL:

\$11,680.00

\$12,700.00

* Note: Items 5-9 cannot be applied with sprayable thermoplastic

PROPOSAL H: PAVEMENT MARKING TAPE - 3M Stamark Tape Series 270 ES or Alternative Material

ITEM	EST QTY	DESCRIPTION	UNIT	Year 1 (2025)		Year 2 (2026)	
				Unit Price	Annual Total	Unit Price	Annual Total
1	5	School Legend	EA	\$250.00	\$1,250.00	\$255.00	\$1,275.00
2	4	Only Legend	EA	\$180.00	\$720.00	\$185.00	\$740.00
3	5	Right Arrow & Left Arrow	EA	\$180.00	\$900.00	\$185.00	\$925.00
4	5	Straight Left turn or Right turn	EA	\$250.00	\$1,250.00	\$255.00	\$1,275.00
5	2,500	Stop Bars (Major Rd.) - 24"	LF	\$12.00	\$30,000.00	\$12.50	\$31,250.00
6	2,000	Cross Walk (Major Rd.) - 24"	LF	\$12.00	\$24,000.00	\$12.50	\$25,000.00

PROPOSAL H - ESTIMATED TOTAL:

\$58,120.00

\$60,465.00

Tape Bid Manufacturer/Product #

3M/A270

PROPOSAL G - H (Local Streets) ANNUAL TOTALS:

\$69,800.00

\$73,165.00

EST'D GRAND TOTAL - ALL PROPOSALS - TWO YEARS:

\$1,357,194.00

CITY OF TROY
BID TABULATION
PAVEMENT MARKING

ITB-COT 25-26
Page 3 of 3

VENDOR NAME:		P.K. Contracting, LLC
CITY:		Troy, MI
Proposed Payment Schedule:		Net 30
Contact Information Provided:	Y/N	Y
Years of Experience:		45+
Pre-qualified MDOT Classification:		N-3
Company Numerical Rating:		\$332,612,000
List of Equipment Provided:	Y or N	Y
References:	Y or N	Y
Insurance Met:	Y or N	Y
Warranty:		Per Specs
Exceptions:		None
Acknowledgements:	Y or N	Y
Forms:	Y or N	Y

Attest:

(*Bid Opening conducted via a Zoom Meeting)

Mike Verstraete

Andrew Chambliss

Nellie Bert

Stephanie Kerr

Emily Frontera

Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04c

CITY COUNCIL AGENDA ITEM

Date: October 9, 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 Frontera, Purchasing Manager
Alex Bellak, Information Technology Director

Subject: Standard Purchasing Resolution 4: Sourcewell Cooperative Purchasing Contract – HPE StoreOnce Immutable Storage

History

Immutable backup storage is important because it protects data by ensuring it cannot be modified, deleted, or altered after being written. This protects against ransomware attacks, accidental deletions, and insider threats, maintains data integrity, and ensures compliance with regulations.

The current storage units were purchased in 2015 and 2021 and are nearing capacity.

1. We are pursuing efficiencies by consolidating two older, smaller devices (32TB and 63TB) into a single device, which will provide us with more storage capacity—200TB of usable storage at more than half the current yearly maintenance cost.
2. As we modernize practices, workflows that were previously done on paper are now scanned and shared on network drives more than ever. This has also increased our need for backup storage.
3. A new device with additional storage offers the ability to take advantage of newer technology, most notably the ability to have delayed deletes and immutable deduplication objects. Immutability ensures that if a ransomware attack occurs, backup data is protected and can be recovered. Hackers are now looking for backups and trying to destroy them so that data cannot be recovered after they encrypt it. Use of immutable backups is another step to help protect our data assets.
4. New backup hardware will provide new-generation processors that can perform quicker full system backups, which currently take 25 to 30 hours to complete.
5. The StoreOnce storage device is capable of higher duplication ratios, 20:1 compared to 6:1 with our current backup devices.
6. The new device will allow us to leverage cloud storage as a hybrid option for offloading older backup material, extending the device's life by freeing up space in the on-premise system.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing

- The City of Troy Information Technology Department has secured pricing to purchase an HPE StoreOnce for \$38,805.95 with 5 years of annual maintenance and support for \$22,978.10, and implementation and training for \$3,825.37 for a total purchase amount of \$65,609.42 from *CDW-G of Chicago, IL* as per the attached quote and as per the Sourcwell Cooperative Contract #081419-CDW.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

Financial

The Information Technology Capital Fund has funds budgeted and available for the 2026 fiscal year under Project Number 2026C0032. Expenditures will be charged to account number 636.228.980.020. Future maintenance payments will be funded by the Information Technology operating budget.

Recommendation

City Management recommends awarding a contract for the purchase of an HPE StoreOnce Immutable disk backup system with five years of maintenance from *CDW-G of Chicago, IL*, as detailed in the attached quote, per the Sourcwell Cooperative Contract #081419-CDW, for an estimated total cost of \$65,609.42. City Management further requests authorization to renew the annual maintenance for the HPE StoreOnce backup system on an ongoing basis, as needed, by the Troy Information Technology Department.



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-05

CITY COUNCIL AGENDA ITEM

Date: October 14, 2025

To: Frank Nastasi, City Manger

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 for Acceptance of a Permanent Easement, Sidwell #88-20-25-352-014

History

As part of a site improvement project, the City of Troy received a permanent easement for storm sewers and surface drainage from Floriana Bejko and Firdus Bjyli, owners of the property having Sidwell #88-20-25-352-014. The property is located in the southwest $\frac{1}{4}$ of Section 25 on Virginia Street, east of John R.

Financial

The consideration amount on this document is \$1.00.

Recommendation

City Management recommends that City Council accept the attached permanent easement consistent with our policy of accepting easements for development and improvement purposes



GIS Online



Legend

Tax Parcels

Tax Parcel



0 100 200
ft

Print Date: 10/13/2025



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 STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-25-352-014 (pt)

Floriana Bejko and Firdus Gjyli, as joint tenants with full rights of survivorship, Grantors, whose address is 2228 Virginia, Troy, MI 48083 , 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 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**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

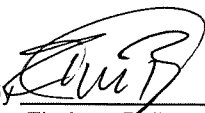
The East 12.00 feet and South 12.00 feet of the following described property:
T2N, R11E, SEC 25 SUPERVISOR'S PLAT OF MAPLE ACRES LOT 41

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 2 signature(s)
this 8th day of September A.D. 2025.

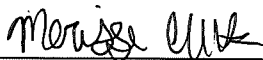
By  (L.S.)
Floriana Bejko

By  (L.S.)
Firdus Gjyli

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 8th day of September, 2025, by Floriana Bejko and Firdus Gjyli.

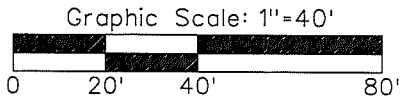
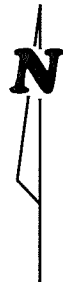
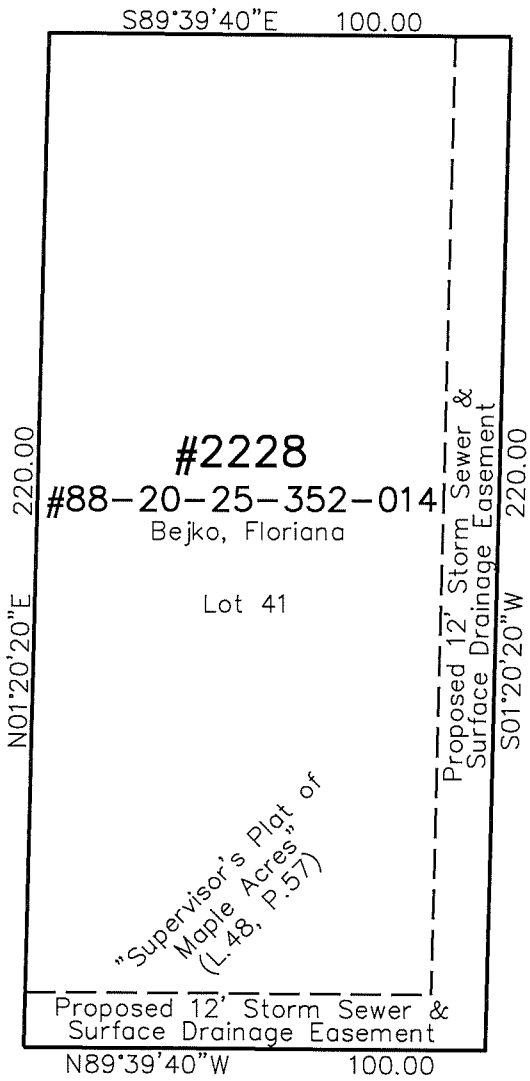
Merissa Clark
Notary Public - State of Michigan
County of Macomb
My Commission Expires April 25, 2029
Acting in the County of oakland


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

VIRGINIA



Document Prepared By
George J. Ballard III, P.S.
Land Surveyor

DATE	REV.
CONTRACT NO.	
N/A	

CITY OF TROY			
OAKLAND COUNTY, MICHIGAN			
PROPOSED STORM SEWER & SURFACE DRAINAGE EASEMENT DIAGRAM (88-20-25-352-014)			
FILE: 88-20-25-352-014.DGN			
SCALE	DRAWN BY	NAME GJBIII	DATE 08-25-25
HOR. 1"=40'	CHECKED BY	NAME	DATE XX-XX-XX
VER. 1"=X'		SHEET NO.	JOB NO.
	G. SCOTT FINLAY, P.E.	10F1	25.301.4
	CITY ENGINEER		



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-06

CITY COUNCIL AGENDA ITEM

Date: October 14, 2025

To: Frank Nastasi, City Manger

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 for Acceptance of a Permanent Easement, Sidwell #88-20-25-352-015

History

As part of a site improvement project, the City of Troy received a permanent easement for storm sewers and surface drainage from Mage Hanna and Samia Hanna, owners of the property having Sidwell #88-20-25-352-015. The property is located in the southwest ¼ of Section 25 on Virginia Street, east of John R.

Financial

The consideration amount on the document is \$1.00.

Recommendation

City Management recommends that City Council accept the attached permanent easement consistent with our policy of accepting easements for development and improvement purposes



GIS Online



Legend

Tax Parcels

Tax Parcel



0 100 200
ft

Print Date: 10/13/2025



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 STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-25-352-015 (pt)

Maged Hanna and Samia Hanna, husband and wife, Grantors, whose address is 2244 Virginia, Troy, MI 48083 , 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 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**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

The South 12.00 feet of the following described property:
T2N, R11E, SEC 25 SUPERVISOR'S PLAT OF MAPLE ACRES LOT 40

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 2 signature(s)
this 15th day of September A.D. 2025.

By Maged Hanna (L.S.)
Maged Hanna

By Samia Hanna (L.S.)
Samia Hanna

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15th day of September, 2025, by Maged Hanna and Samia Hanna, husband and wife.

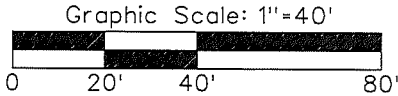
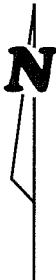
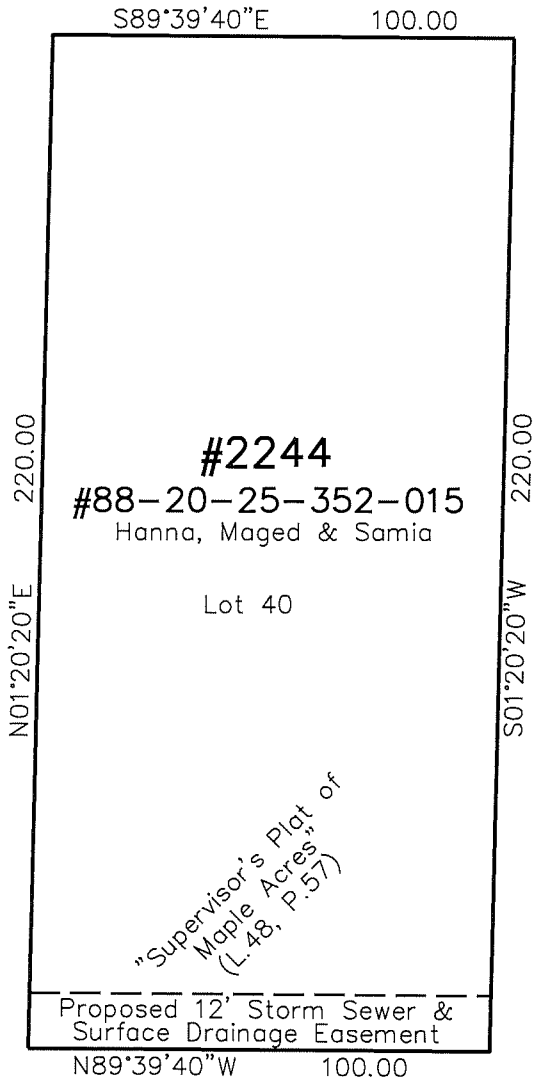
Merissa Clark
Notary Public - State of Michigan
County of Macomb
My Commission Expires April 25, 2029
Acting in the County of Oakland

Merissa Clark
*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ 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

VIRGINIA



Document Prepared By
George J. Ballard III, P.S.
Land Surveyor

DATE	REV.
CONTRACT NO.	
N/A	

CITY OF TROY			
OAKLAND COUNTY, MICHIGAN			
PROPOSED STORM SEWER & SURFACE DRAINAGE EASEMENT DIAGRAM (88-20-25-352-015)			
FILE: 88-20-25-352-015.DGN			
SCALE	DRAWN BY	NAME GJBIII	DATE 08-25-25
HOR. 1"=40'	CHECKED BY	NAME	DATE XX-XX-XX
VER. 1"=X'	G. SCOTT FINLAY, P.E.		SHEET NO.
CITY ENGINEER		10F1	JOB NO.
			25.301.4



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-07

CITY COUNCIL AGENDA ITEM

Date: October 14th, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements
Bose Hub Office & Engineering Building - Project No. 25.914.3

History

755 Tower Associates II, LLC proposes to develop Bose Hub Office & Engineering Building located south of Big Beaver and east of Troy Center Roads, Section 28.

Troy Planning Commission granted preliminary site plan approval on April 22nd, 2025.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by 755 Tower Associates II, LLC on behalf of the City of Troy including: Water Main, Sanitary Sewer Service, and Storm Sewer. The required fees and refundable escrow deposits in the form of a Performance Bond and 10% Cash, that will assure completion of the municipal improvements, have been provided by 755 Tower Associates II, LLC (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.:

Project Location: **NW 1/4 Section 28**

Resolution No:

Date of Council Approval:

This Contract, made and entered into this **13th** day of **October, 2025** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **755 Tower Associates II, LLC** whose address is **39400 Woodward Avenue, Suite 250, Bloomfield Hills, MI 48304** and whose telephone number is **248-644-7600** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of **Water Main, Sanitary Sewer Service, and Storm Sewer** in accordance with plans prepared by **PEA Group** whose address is **1849 Pond Run, Auburn Hills, MI 48326** and whose telephone number is **248-528-7364** and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ **396,119.00**. This amount will be deposited with the City in the form of (check one):

Cash/Check	☐	}	10% Cash	<u>\$39,612.00</u>
Certificate of Deposit & 10% Cash	☐			
Irrevocable Bank Letter of Credit & 10% Cash	☐			
Performance Bond & 10% Cash	☒			

Refundable cash deposit in the amount of \$ **71,671.00**. This amount will be deposited with the City in the form of (check one):

Cash	☐	Check	☒
------	--------------------------	-------	-------------------------------------

Non-refundable cash fees in the amount of \$ **926.42**. This amount will be paid to the City in the form of (check one):

Cash	☐	Check	☒
------	--------------------------	-------	-------------------------------------

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 10th day of October, 2025.

OWNERS

By:

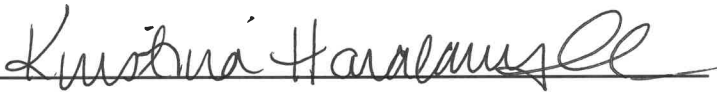
755 TOWER ASSOCIATES II, L.L.C.,
a Michigan limited liability company
By: 755 TOWER ASSOCIATES II-MM, INC.

a Michigan corporation
Its: Manager

By: 
Anthony G. Antone, Esq.
Its: Vice President

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 10th day of October, A.D. 2025, before me personally appeared Anthony G. Antone, Esq. known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.



NOTARY PUBLIC, Oakland, Michigan

My commission expires: NOV. 26, 2028
Acting in Oakland County, Michigan

KRISTINA HARALAMPOPOULOS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 26, 2028
ACTING IN COUNTY OF Oakland

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

CITY OF TROY

By:

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally
appeared _____ known by me
to be the same person(s) who executed this instrument and who acknowledged this to be
his/her/their free act and deed.

NOTARY PUBLIC, _____, Michigan

My commission expires: _____
Acting in _____ County, Michigan



Project Construction

Permit No: PPC25.914.3

Engineering Department

TO SCHEDULE INSPECTION CALL

INSPECTION LINE: (248) 680-7221

500 W. Big Beaver Road

Troy, Michigan 48084

Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838

www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

Location

88-20-28-101-074 Lot:
Subdivision:
Project No: 25.914.3

Permittee/Owner

755 TOWER ASSOCIATES II LLC
39400 WOODWARD AVE STE 25
BLOOMFIELD HILLS MI 48304-515

Issued:

Expires:

Applicant

FOR INFORMATION REGARDING THE ISSUANCE OF THIS
PERMIT, CONTACT THE CITY OF TROY ENGINEERING
DEPARTMENT AT (248) 524-3383

39400 WOODWARD AVE STE 250
BLOOMFIELD HILLS MI 48304-5155

Work Description: NEW OFFICE BUILDING
BOSE HUB OFFICE & ENGINEERING BUILDING
25.914.3

Stipulations: OFF-SITE REGIONAL DETENTION POND

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	25,389.00
Escrow Deposits	Water Mains	139,281.00
Escrow Deposits	Storm Sewers	227,049.00
Escrow Deposits	Grading	1,000.00
Escrow Deposits	Temporary Access Road	3,400.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	738.00
Cash Fees (Non-Refundable)	arkers - Full Range	6.00
Cash Deposits (Refundable)	Construction Engineering (CE)	391,719.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	391,719.00

Amount Due: **0.00**
PAID IN FULL



Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
 - 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
 - 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
 - 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
 - 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.
- SUPPLEMENTAL SPECIFICATIONS:**

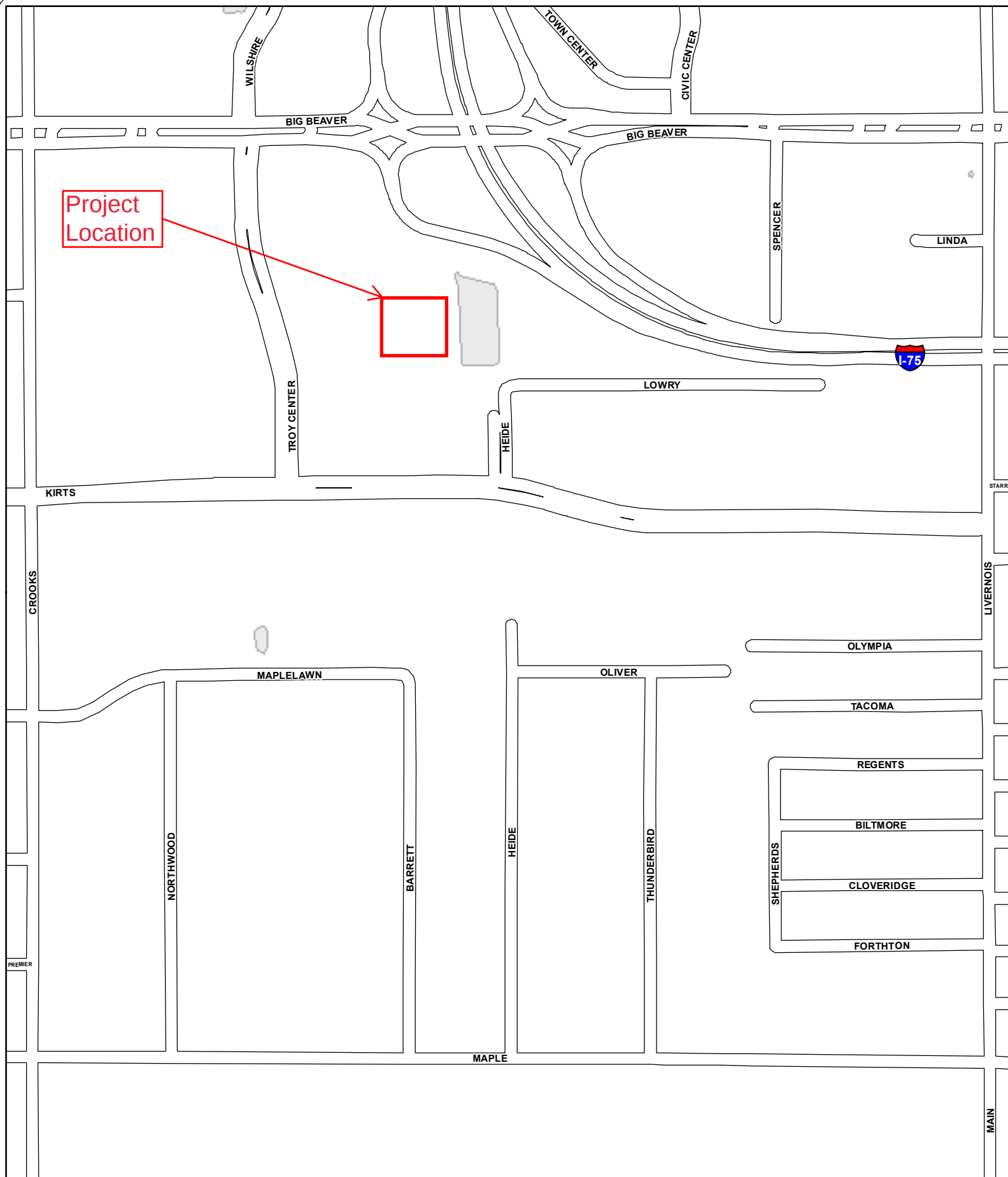
- 1) **INTENT:** Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved sand or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) **CROSSING ROADBED BY TUNNELING:** When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) **CROSSING BY CUTTING GRAVEL ROAD:** All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) **TREE TRIMMING OR REMOVAL:** A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a) Map; b) Plans, specifications and location of facility; c) Traffic plan in cases of street closure; d) Proof of insurance; e) City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.





500 West Big Beaver
Troy, MI 48084
troymi.gov



J-08

CITY COUNCIL AGENDA ITEM

Date: October 14, 2025

To: Frank Nastasi, City Manger

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: Stormwater Management Operations and Maintenance Agreement, Tableau By Mondrian, LLC, Sidwell #88-20-22-301-007, -008 & -009

History:

Tableau By Mondrian, LLC, is developing the Troy Trail South development located on the east side of Livernois Road between Big Beaver and Wattles roads. The 30-unit development was granted preliminary site plan approval on November 22, 2023.

Stormwater standards required by the Oakland County Water Resource Commissioner require the property owner to enter into a Stormwater Management Operations and Maintenance Agreement with the City of Troy. This Agreement outlines a plan to install, maintain and operate the private stormwater system and underground detention facility on the property.

At the onset of a new development or project, the property owners execute a Stormwater Management Operations and Maintenance Agreement, but it's not sent to City Council for approval until after the actual construction of the stormwater facilities, which are now complete.

Financial

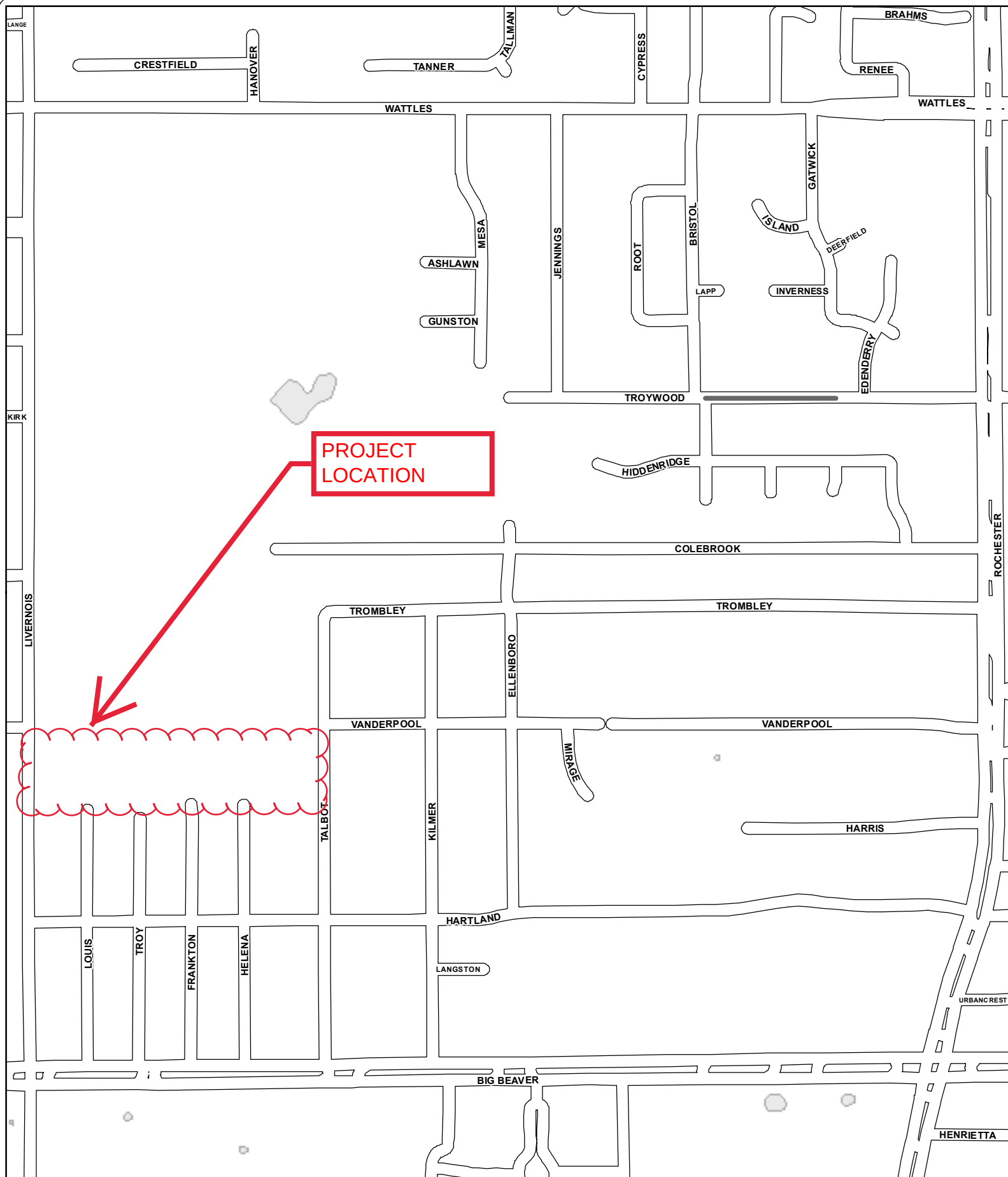
There are no financial consideration with this item.

Recommendation

City Management recommends that City Council approve the *Stormwater Management Operations and Maintenance Agreement*.

Legal Review

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



Stormwater Management Operations and Maintenance Agreement

This Agreement is made on October 30th, 2024, by and between the CITY OF TROY, a Michigan municipal corporation, (hereinafter "City of Troy") whose address is 500 West Big Beaver, Troy, MI 48084 and Tableau by Mondrian, whose address is 50215 Schenck Rd, Troy, MI 48315 (hereinafter "Owner"). City of Troy and Owner agree as follows:

Article I. The Subject Property.

- 1.1 Owner owns the property located at and commonly known as Troy Trail South, Troy, MI 48083 (hereinafter the "Subject Property"). The legal description of the Subject Property is set forth at **Exhibit A**.

Article II. The Stormwater System.

- 2.1 Owner, in accordance with Oakland County Stormwater Standards and State Municipal Separate Storm Sewer System permit requirements, agrees to install and maintain a Stormwater System on the Subject Property in accordance with approved plans and conditions. The Stormwater System is set forth at **Exhibit B**.
- 2.2 After construction has been verified and accepted by the City of Troy for the Stormwater System, the Owner shall file with the City of Troy the "as-built" documents showing the design and construction details and shall reference this Agreement.
- 2.3 The Stormwater System will be governed by the terms and conditions in this Agreement.

Article III. The Stormwater O&M Plan.

- 3.1 The Owner shall be solely responsible for the installation, maintenance, and repair of the Stormwater System, drainage easements, and associated landscaping identified in Exhibit B in accordance with the Stormwater Management Operations and Maintenance Plan, hereinafter the "Stormwater O&M Plan" set forth at **Exhibit C** to this Agreement.
- 3.2 The Stormwater O&M plan is subject to approval by the City of Troy.
- 3.3 The Owner agrees that the Stormwater O&M Plan is intended to and will serve the Subject Property in perpetuity
- 3.4 The Owner, at its expense, shall secure from any affected owners of land all easements and releases of right-of-way necessary for implementation of the Stormwater O&M Plan and shall record them with the Oakland County Register of Deeds. These easements and releases of rights- of-way shall not be altered, amended, vacated, released, or abandoned without prior written approval of the City of Troy.
- 3.5 No alterations or changes to the Stormwater O&M Plan shall be permitted unless they are deemed to comply with this Agreement and are approved in writing by the City of Troy.

- 3.6 The Owner shall retain the services of a qualified inspector as described in Exhibit C – Maintenance Requirement 1) to operate and ensure the maintenance of the Stormwater O&M Plan.
- 3.7 The Owner shall annually, by December 30th, provide to the City of Troy records (logs, invoices, reports, data, etc.) of inspections, maintenance, and repair of the Stormwater System in compliance with the Stormwater O&M Plan.
- 3.8 The City of Troy agrees to enforce compliance with the annual inspection, maintenance and repair records as set forth in 3.7 above, such enforcement may require an ordinance.

Article IV. Access and Enforcement.

- 4.1 The City of Troy or its designee is authorized to access the property as necessary to conduct inspections of the Stormwater System, implication of the Stormwater O&M Plan, or drainage easements to ascertain compliance with the intent of this Agreement.
- 4.2 Upon written notification by the City of Troy or their designee of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Troy. The Owner shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety and welfare shall not be endangered nor the road improvement damaged.
- 4.3 If the Owner does not keep the Stormwater System in reasonable order and condition, or complete maintenance activities in accordance with the Stormwater O&M Plan, or the reporting required in 3.7 above, the City of Troy is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the Stormwater System and prevent the Stormwater System from becoming a threat to public health, safety, general welfare or the environment.
- 4.4 In the case of an emergency, as determined by the City of Troy, no notice shall be required prior to the City of Troy performing emergency maintenance or repairs. The City of Troy may levy the costs and expenses of such inspections, maintenance or repairs against the Owner.
- 4.5 The City of Troy, at the time of entering upon said Stormwater System for the purpose of maintenance or repair, may file a notice of lien in the office of the Register of Deeds of Oakland County upon the property affected by the lien. If said costs and expenses are not paid by the Owner, the City of Troy may pursue the collection of same through appropriate court actions and in such a case, the Owner shall pay in addition to said costs and expenses all costs of litigation, including attorney fees.
- 4.6 The Owner shall provide the City of Troy a permanent easement for Stormwater and drainage purposes for the inspection, maintenance and repair thereof, should the Owner fail to properly inspect, maintain and repair the Stormwater System. The permanent easement shall be binding upon and inure to the benefit of the parties, their heirs, representatives, successors and assigns and shall run with the land. The permanent easement shall be recorded with the Oakland County Register of Deeds.

Article V. Term and Covenants.

- 5.1 The Owner agrees that this Agreement shall bind all current and future owners of the property. The Owner agrees in the event that the Subject Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the Stormwater System and Stormwater O&M Plan. The information shall accompany the first deed transfer and include Exhibits B and C and this Agreement. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Subject Property.
- 5.2 The Owner agrees that the rights, obligations and responsibilities hereunder shall commence upon execution of the Agreement.

Article VI. The Memorandum.

6.1 The Owner shall record with the Oakland County Register of Deeds a Memorandum of Stormwater Management Operations and Maintenance Agreement which serves as notice of this Agreement in a title search, the template for which is set forth at **Exhibit D** to this Agreement.

Article VII. Claims and Authority.

7.1 The Owner, its agents, representatives, successors and assigns shall defend, indemnify and hold City of Troy harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the Stormwater System, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by City of Troy in connection with such Claims or the enforcement of this Agreement.

7.2 The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this agreement and bind the respective parties hereto.

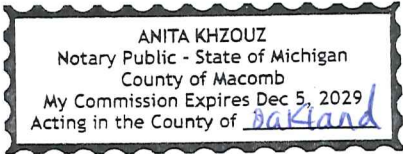
IN WITNESS WHEREOF, the Owner and Community have executed this agreement on the day and year first above written.

OWNER

By: [Signature]
Its: Manager

STATE OF MICHIGAN)
)ss.
OAKLAND COUNTY)

The foregoing instrument was acknowledged before me on this 30th day of October, 2024, by Joseph Maniaci, manager of Tableau by Mondrian



[Signature]
*
Notary Public, Oakland County, Michigan My Commission Expires Dec 5, 2029 Acting in Oakland County, Michigan

[SIGNATURES AND ACKNOWLEDGMENTS ON NEXT PAGE]

City of Troy,
a Michigan municipal corporation

By: _____
Ethan D. Baker
Its: Mayor

By: _____
M. Aileen Dickson,
Its: City Clerk

STATE OF MICHIGAN)
)ss.
OAKLAND COUNTY)

The foregoing instrument was acknowledged before me on this _____ day of _____, 202~~4~~⁵, 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, Oakland County, Michigan
My Commission Expires _____
Acting in Oakland County, Michigan

Prepared by:

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

STORM WATER MANAGEMENT OPERATION
AND MAINTENANCE PLAN

TROY TRAIL SOUTH
3364 LIVERNOIS ROAD
TROY, OAKLAND COUNTY, MICHIGAN

EXHIBIT A



LOCATION MAP
NO SCALE

LIVERNOIS SOUTH, LLC
50215 SCHOENHERR
SHELBY TWP., MICHIGAN 48315



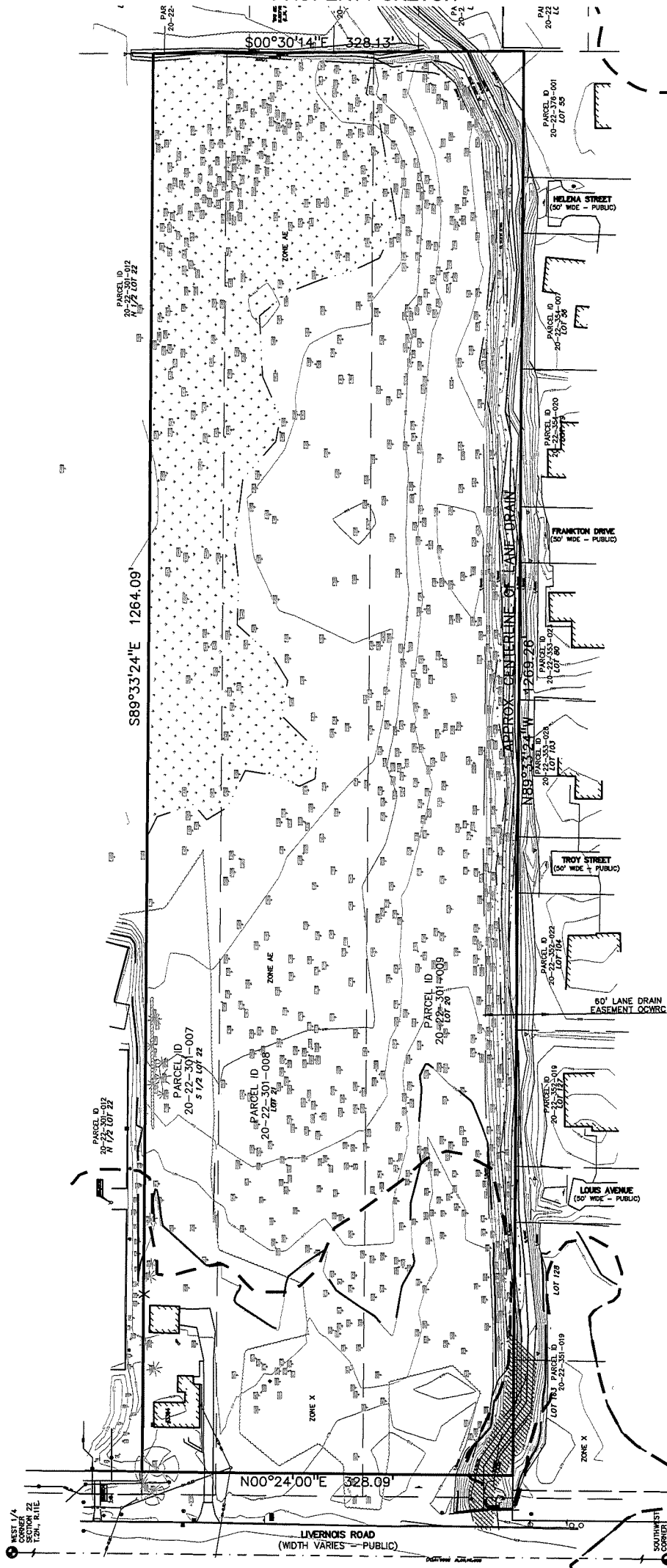
NO SCALE

JULY 25, 2024
2021-0451 OCTOBER 25, 2024

PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT A
PROPERTY SKETCH



PEA
GROUP

t: 844.813.2949
www.peagroup.com

LIVERNOIS SOUTH, LLC
50215 SCHOENHERR
SHELBY TWP., MICHIGAN 48315

0 60 120
SCALE: 1" = 120'

JULY 25, 2024
2021-0451 OCTOBER 25, 2024

EXHIBIT A
PROPERTY DESCRIPTION

LEGAL DESCRIPTION

(Overall Property as surveyed by PEA Group)

OVERALL PARCEL (PARCEL ID 20-22-301-013 & PARCEL ID 20-22-301-009)

All of Lots 20 and 21 together with the south half of Lot 22, except the west 20 feet of said Lots, of "Supervisor' Plat No. 26" as recorded in Liber 57, Page 59, Oakland County Records, being part of the Southwest 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, and more particularly described as:
Commencing at the West 1/4 Corner of said Section 22; thence along the west line of said section S00°24'00"W, 1047.66 feet to the westerly extension of the south line of said Lot 20, also being the extension of the north line of "Eysters Beaver Gardens" as recorded in Liber 26, Page 14, Oakland County Records; thence along said line, S89°33'24"E, 73.00 feet to the east line of Livernois Road, 73 feet half width and the POINT OF BEGINNING; thence along said east line N00°24'00"E, 328.09 feet to the north line of the south half of said Lot 22, as previously established; thence along said north line S89°33'24"E, 1264.09 feet to the east line of said "Supervisor's Plat No. 26"; thence along said east line S00°30'14"E, 328.13 feet to the southeast corner of said Lot 20, also being the northeast corner of Lot 55 of said "Eysters Beaver Gardens"; thence along the south line of said Lot 20, also being the north line of said "Eysters Beaver Gardens" N89°33'24"W, 1269.26 feet to the aforementioned east line of Livernois Road and the POINT OF BEGINNING.
Containing 9.54 acres of land, more or less.

(Per Oakland County On-line tax assessing)

PARCEL ID 20-22-301-007

T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, SOUTH 1/2 OF LOT 22
EXCEPT WEST 20 FEET

PARCEL ID 20-22-301-008

T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, LOT 21 EXCEPT WEST 20 FEET

PARCEL ID 20-22-301-009

T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, LOT 20 EXCEPT WEST 20
FEET

* PARCELS 007 & 008 HAVE BEEN COMBINED INTO NEW PARCEL No. 20-22-301-013

LIVERNOIS SOUTH, LLC

52215 SCHOENHERR
SHELBY TWP., MICHIGAN 48315

~~JULY 25, 2024~~

2021-0451 OCTOBER 25, 2024

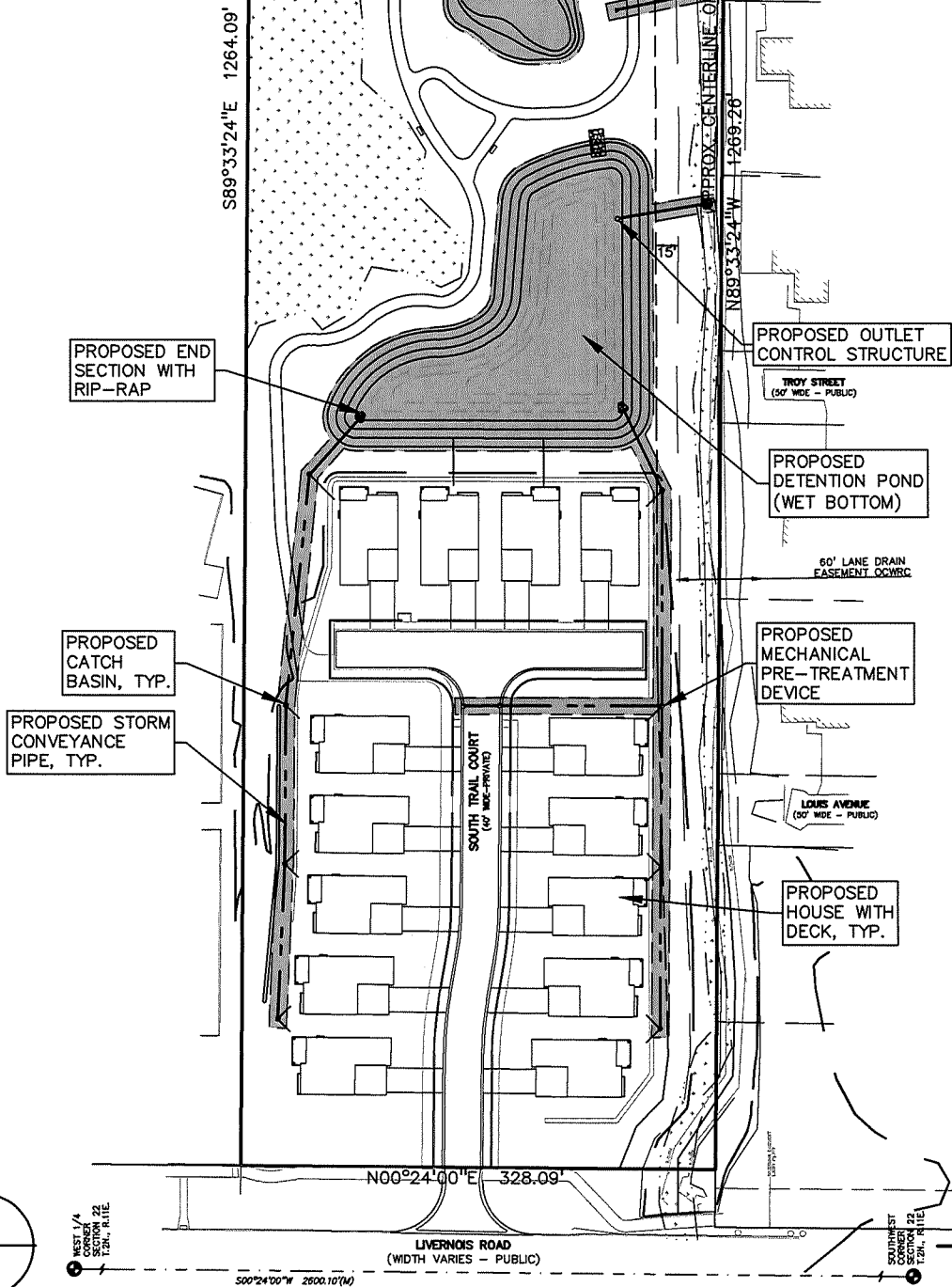
PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT B
OVERALL STORMWATER MANAGEMENT SYSTEM SKETCH

STORM WATER WILL BE COLLECTED IN THE STORM SEWER SYSTEM. IT WILL THEN BE GO THROUGH THE PRE-TREATMENT STRUCTURE BEFORE DISCHARGING TO THE DETENTION POND. IT WILL THEN BE OUTLET TO THE LANE DRAIN.

INDICATES STORM WATER MAINTENANCE RESPONSIBILITY



LIVERNOIS SOUTH, LLC
50215 SCHOENHERR
SHELBY TWP., MICHIGAN 48315

0 60 120
SCALE: 1" = 120'

SHEET 1 OF 2
JULY 25, 2024
2021-0451 OCTOBER 25, 2024

PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT 'C'

OPERATIONS AND MAINTENANCE MANUAL

TROY TRAIL SOUTH – 3364 LIVERNOIS ROAD, TROY, MI 48085

PARCEL I.D. 20-22-301-013 & 20-22-301-009

STORMWATER MAINTENANCE PLAN

PROPERTY OWNER:

LIVERNOIS SOUTH, LLC
50215 SCHOENHERR SHELBY TWP., MI 48315

Prepared by:

PEA GROUP

1849 Pond Run

Auburn Hills, Michigan 48326

Phone: (248) 689-9090

Contact: John B. Thompson, P.E.

October 25, 2024

OPERATION AND MAINTENANCE MANUAL

INTRODUCTION:

This manual identifies the ownership, operation and maintenance responsibilities for all storm water management systems including the storm drain conveyance system, restricted outlet, underdrains, landscaping, and mechanical pre-treatment device as incorporated into and detailed on the approved Construction Plans as Prepared by PEA Group. In order to comply with the local best management practices (BMP) requirements, this manual should serve as a minimum performance standard. This manual should be retained intact and read in its entirety by all parties responsible for the operations and maintenance of the on-site BMP's.

OWNER:

LIVERNOS SOUTH, LLC
50215 SCHOENHERR SHELBY TWP., MI 48315

PROPERTY INFORMATION:

This Operations and Maintenance Manual covers the storm water systems located at the following subject property:

(Overall Property as surveyed by PEA Group)

OVERALL PARCEL (PARCEL ID 20-22-301-013 & PARCEL ID 20-22-301-009)

All of Lots 20 and 21 together with the south half of Lot 22, except the west 20 feet of said Lots, of "Supervisor' Plat No. 26" as recorded in Liber 57, Page 59, Oakland County Records, being part of the Southwest 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, and more particularly described as:

Commencing at the West 1/4 Corner of said Section 22; thence along the west line of said section S00°24'00"W, 1047.66 feet to the westerly extension of the south line of said Lot 20, also being the extension of the north line of "Eysters Beaver Gardens" as recorded in Liber 26, Page 14, Oakland County Records; thence along said line, S89°33'24"E, 73.00 feet to the east line of Livernois Road, 73 feet half width and the POINT OF BEGINNING;

thence along said east line N00°24'00"E, 328.09 feet to the north line of the south half of said Lot 22, as previously established;

thence along said north line S89°33'24"E, 1264.09 feet to the east line of said "Supervisor's Plat No. 26"; thence along said east line S00°30'14"E, 328.13 feet to the southeast corner of said Lot 20, also being the northeast corner of Lot 55 of said "Eysters Beaver Gardens";

thence along the south line of said Lot 20, also being the north line of said "Eysters Beaver Gardens" N89°33'24"W, 1269.26 feet to the aforementioned east line of Livernois Road and the POINT OF BEGINNING.

Containing 9.54 acres of land, more or less.

(Per Oakland County On-line tax assessing)

PARCEL ID 20-22-301-007

T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, SOUTH 1/2 OF LOT 22 EXCEPT WEST 20 FEET

PARCEL ID 20-22-301-008

T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, LOT 21 EXCEPT WEST 20 FEET

PARCEL ID 20-22-301-009

T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, LOT 20 EXCEPT WEST 20 FEET

* PARCELS 007 & 008 HAVE BEEN COMBINED INTO NEW PARCEL No. 20-22-301-013

STORMWATER MAINTENANCE EXHIBIT:

Exhibit 'B' of the Storm Water Maintenance Agreement is the Storm Water System which indicates all components of the storm water system. This system is subject to the long-term operation and maintenance responsibilities detailed in this manual. The system includes:

- Storm Sewer Pipes
- Storm Sewer Collection System & Structures (swales, manholes, inlets, catch basins, etc.)
- Outlet Control Structure
- Flow Diversion Structures
- Pre-Treatment Devices (Contech Cascade Model CS-6)

INSPECTIONS:

The frequency of system inspections outlined in the manual and attached exhibits should be considered the minimum. Certain events may warrant additional inspections. The regularity of inspections should be adjusted as needed as system specific conditions and the rate at which certain maintenance operations need to be performed are better known. Maintenance Inspection Checklists are provided for each of the BMP's in this system. Inspections should be performed by personnel responsible for maintenance and, depending on the component being inspected, may need to be certified for confined space entry. Operation of the definition system, outlet control structures, and pre- treatment devices may need to be inspected by a practicing civil engineer familiar with their operation.

Records of all routine inspections and any work performed on the system for maintenance, repair, or replacement should be maintained by the owner and kept for a minimum of ten (10) years. A copy of all records should be provided to the City of Troy Engineering Division and should include this manual, all inspection sheets, approved construction plans and as-built documents, a maintenance log of work performed to the system(s) and contact information for the system inspector, civil engineer, landscape architect, geotechnical engineer and contractor involved with the system.

STORM WATER SYSTEMS MAINTENANCE:

Regular inspection and maintenance of BMP's are necessary if these facilities are to consistently perform up to expectations. Stormwater systems are expected to perform quality and quantity control functions for as long as the land use they serve exists. Failure to maintain these systems can create the following adverse impacts:

October 25, 2024

- Increased pollutants to surrounding surface water features
- Potential property damage resulting from excessive flooding.
- Potential loss of life or property resulting from catastrophic failure of the facility
- Aesthetic or nuisance conditions, such as mosquitos or reduced property values due to a degraded facility appearance.

The most common cause of stormwater system failure is the lack of adequate operation, inspection, maintenance, and management. Most of the impacts can be avoided through proper and timely inspection and maintenance which will be necessary to live up to the expectations of the general public regarding the quality of life provided by construction of these systems.

Good design and construction can reduce maintenance needs and costs, but they cannot eliminate the need altogether. Maintenance requires a long term commitment of time, money, personnel, and equipment. Monitoring the overall performance of the stormwater management system is a major aspect of any maintenance program.

The maintenance responsibilities for these systems lie with the current property owner and transfer with the property. If maintenance of the system is not performed, the City of Troy reserves the right to enter property and perform all necessary work at the property owners' cost. Refer to the *Stormwater Management Operations and Maintenance Agreement* for additional details.

General Maintenance Items:

Road Sweeping:

Routine sweeping of all paved surfaces provides a more clean appearance and removes accumulations of sediment and trash that tend to migrate into stormwater management systems during rainfall events. Road sweeping should be performed quarterly or as necessary to limit sediment and trash build-up.

Grass Mowing and Maintenance:

Mowing requirements within the right-of-way should be designed to the specific site conditions, grass types and seasonal variations in climate. Grassed areas require periodic fertilizing, de-thatching and soil conditioning in order to maintain healthy growth. Provisions will need to be made to reseed and reestablish grass cover in areas damaged by sediment accumulation, stormwater flow, erosion or other causes. Dead turf will need to be replaced after being discovered. Inspection of the grass areas and other landscaping features should be made annually.

Trash and Debris Removal:

Removal of trash and debris from all areas of the right-of-way should be performed monthly. Removal of these items will prevent damage to vegetated areas and eliminate their potential to inhibit the operation of any of the stormwater management systems. Sediment, debris, and trash that are removed and collected should be disposed of according to local, State and Federal regulations at suitable disposal and/or recycling centers.

Stormwater System Maintenance Items:

The following narratives give an overview of the maintenance requirements for the components of the

stormwater system. The inspection checklists attached to this report includes a more complete explanation of what should be inspected, when inspections should occur, and the generally how often maintenance activities will be required to occur.

Storm Sewer, Structures, Underground Detention and Sedimentation Control Structures:

Catch basins, inlets, manholes, outlet control structures, flow control manholes, and storm sewer pipes should be inspected to check for sediment accumulation and clogging, floatable debris, dead vegetation, etc. The structures and sewers should also be observed during a wet weather event to ensure their proper operation. Accumulated sediment and debris should be removed on an annual basis or as needed by observed conditions. Structural repairs or maintenance should occur as needed. Some possible issues can be cracks, spalling, joint failure, leakage, misalignment, or settlement of structures. A civil engineer should be retained if problems are thought to exist.

Stormwater Pre-Treatment Devices:

Refer to the attached maintenance manuals from the manufacturer for all inspection and maintenance requirements for the pre-treatment structures.

The following pages include inspection checklists for the various devices and components listed above as well as the manufacturer's manuals for the stormwater pre-treatment structures.

EXHIBIT C
STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

Property Information: TROY TRAIL SOUTH
3364 LIVERNOIS ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN
Applicant/Property Owner: LIVERNOIS SOUTH, LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315
CONTACT: JOSEPH MANIACI
PHONE: 586.726.7350
EMAIL: JMANIACI@MONDRIANPROPERTIES.COM

Long-Term Maintenance Plan and Schedule

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance, and remedial actions). Table 1 also identifies site-specific work needed to ensure that the storm water management system functions properly as designed.

Table with 11 columns: Catch Basins, Inlets & Storm Sewers; Swales; Basin Inlets, Outlets & Gratings; Mechanical Pre-Treatment & Detention Basin; Outlet Control Structures; Riprap; Buffer Strips; Pavement Areas; MAINTENANCE ACTIVITIES; FREQUENCY.

- * NOT TO EXCEED THE LENGTH ALLOWED BY CITY ORDINANCE.
- ** MECHANICAL PRE-TREATMENT UNIT AND DETENTION BASIN TO BE CLEANED WHENEVER SEDIMENT ACCUMULATES TO A DEPTH OF 6-12 INCHES OR IF SEDIMENT RESUSPENSION IS OBSERVED
- *** REPLACE STONE IF IT CAN NOT BE ADEQUATELY CLEANED.

NOTE:
WHILE PERFORMING MAINTENANCE, CHEMICALS SHOULD NOT BE APPLIED TO THE MECHANICAL PRE-TREATMENT UNIT, DETENTION BASIN, BUFFER STRIP OR WATERCOURSES

LIVERNOIS SOUTH, LLC
50215 SCHOENHERR
SHELBY TWP., MICHIGAN 48315

JULY 25, 2024
2021-0451 OCTOBER 25, 2024



t: 844.813.2949
www.peagroup.com

Cascade Separator® Inspection and Maintenance Guide



CASCADE
separator®

Maintenance

The Cascade Separator® system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

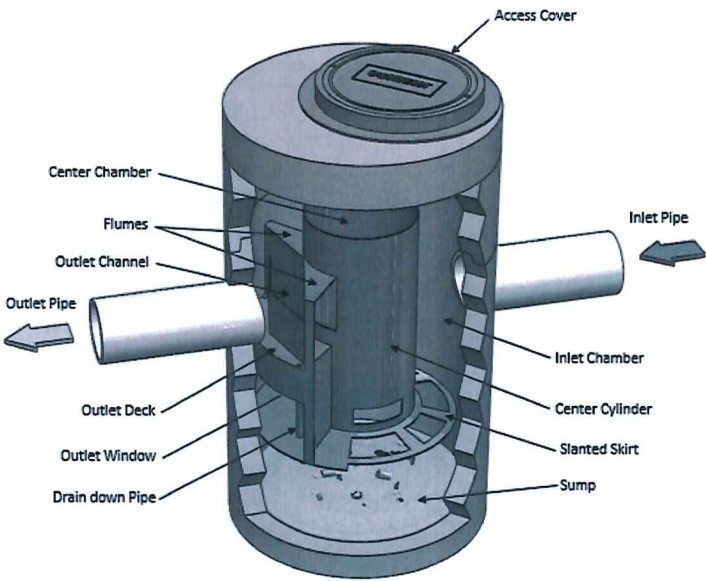
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches 50% of maximum storage volume. The level of sediment is easily determined by measuring the distance from the system outlet invert (standing water level) to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the chart in this document to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage.

Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum tube down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done in accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.



Cascade Separator® Maintenance Indicators and Sediment Storage Capacities

Model Number	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y³	m³
CS-3	3	0.9	1.5	0.5	0.4	0.3
CS-4	4	1.2	2.5	0.8	0.7	0.5
CS-5	5	1.3	3	0.9	1.1	0.8
CS-6	6	1.8	3.5	1	1.6	1.2
CS-8	8	2.4	4.8	1.4	2.8	2.1
CS-10	10	3.0	6.2	1.9	4.4	3.3
CS-12	12	3.6	7.5	2.3	6.3	4.8

Note: The information in the chart is for standard units. Units may have been designed with non-standard sediment storage depth.



A Cascade Separator unit can be easily cleaned in less than 30 minutes.



A vacuum truck excavates pollutants from the systems.



Cascade Separator® Inspection & Maintenance Log					
Cascade Model:			Location:		
Date	Depth Below Invert to Top of Sediment ¹	Floatable Layer Thickness ²	Describe Maintenance Performed	Maintenance Personnel	Comments

1. The depth to sediment is determined by taking a measurement from the manhole outlet invert (standing water level) to the top of the sediment pile. Once this measurement is recorded, it should be compared to the chart in the maintenance guide to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

SUPPORT

- Drawings and specifications are available at www.ContechES.com.
 - Site-specific design support is available from our engineers.
- ©2021 Contech Engineered Solutions LLC, a QUIKRETE Company

Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech’s portfolio includes bridges, drainage, sanitary sewer, stormwater, and earth stabilization products. For information, visit www.ContechES.com or call 800.338.1122

NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS A WARRANTY. APPLICATIONS SUGGESTED HEREIN ARE DESCRIBED ONLY TO HELP READERS MAKE THEIR OWN EVALUATIONS AND DECISIONS, AND ARE NEITHER GUARANTEES NOR WARRANTIES OF SUITABILITY FOR ANY APPLICATION. CONTECH MAKES NO WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, RELATED TO THE APPLICATIONS, MATERIALS, COATINGS, OR PRODUCTS DISCUSSED HEREIN. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY CONTECH. SEE CONTECH’S CONDITIONS OF SALE (AVAILABLE AT WWW.CONTECHES.COM/COS) FOR MORE INFORMATION.



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-09

CITY COUNCIL AGENDA ITEM

Date: October 14, 2025

To: Frank Nastasi, City Manger

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: Stormwater Management Operations and Maintenance Agreement, Motor City Church International, Sidwell #88-20-20-226-097

History:

Motor City Church International, owner of the property having Sidwell #88-20-20-226-097, has constructed a building addition to an existing church facility located in the northeast 1/4 of Section 20 on the south side of Wattles Road, between Coolidge and Crooks roads.

Stormwater standards required by the Oakland County Water Resource Commissioner require the property owner to enter into a Stormwater Management Operations and Maintenance Agreement with the City of Troy. This Agreement outlines a plan to install, maintain and operate the private stormwater system and underground detention facility on the property.

At the onset of a new development or project, the property owners execute a Stormwater Management Operations and Maintenance Agreement, but it's not sent to City Council for approval until after the actual construction of the stormwater facilities, which are now complete.

Financial

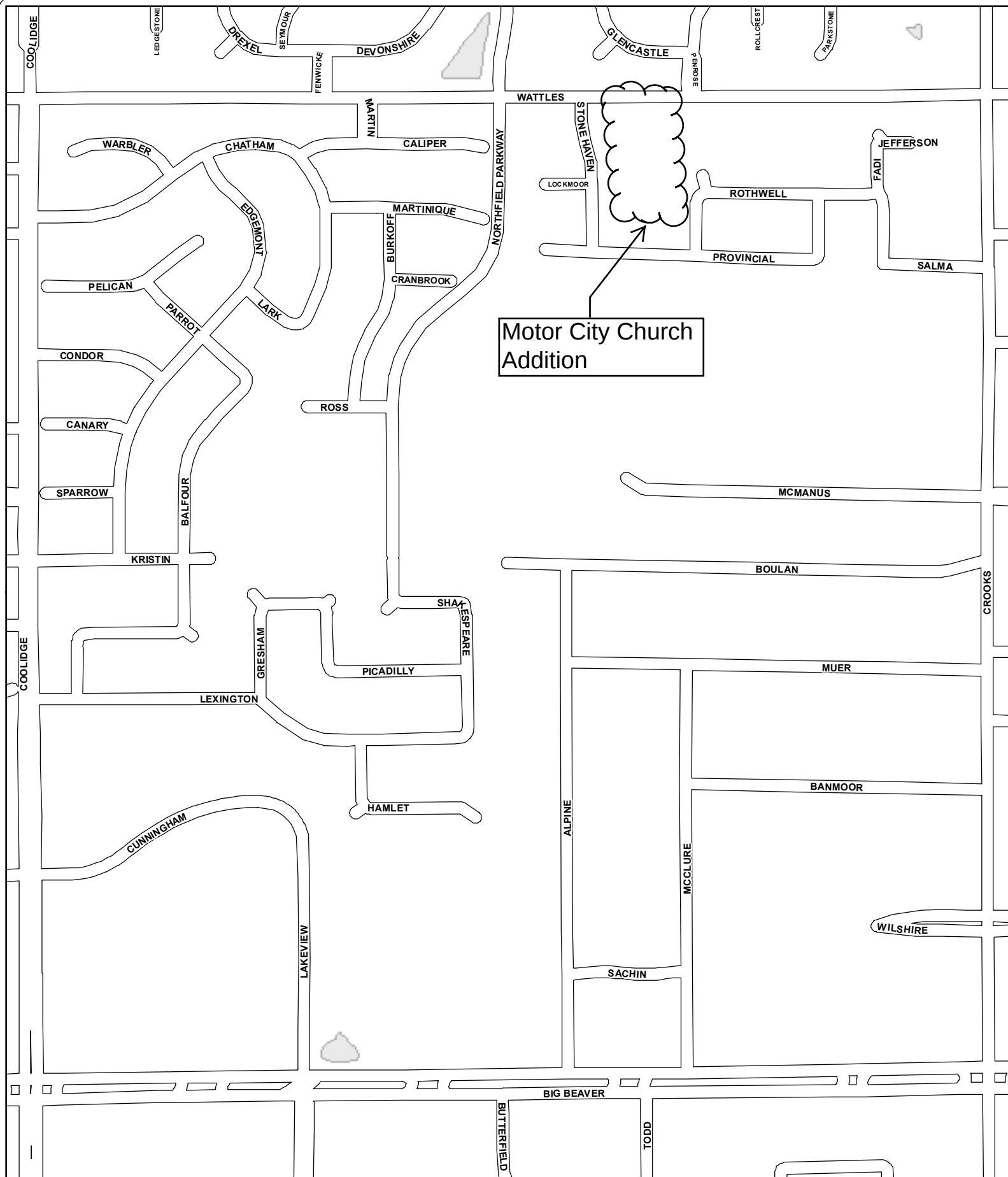
There are no financial consideration with this item.

Recommendation

City Management recommends that City Council approve the *Stormwater Management Operations and Maintenance Agreement*.

Legal Review

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



Stormwater Management Operations and Maintenance Agreement

This Agreement is made on SEPTEMBER 15 2024, by and between the CITY OF TROY, a Michigan municipal corporation, (hereinafter "City of Troy") whose address is 500 West Big Beaver, Troy, MI 48084 and MOTOR CITY CHURCH INT'L, whose address is 3468 LIVERNOIS, Troy, MI 48083 (hereinafter "Owner"). City of Troy and Owner agree as follows:

Article I. The Subject Property.

- 1.1 Owner owns the property located at and commonly known as 1349 WATTLES, Troy, MI 48085 (hereinafter the "Subject Property"). The legal description of the Subject Property is set forth at **Exhibit A**.

Article II. The Stormwater System.

- 2.1 Owner, in accordance with Oakland County Stormwater Standards and State Municipal Separate Storm Sewer System permit requirements, agrees to install and maintain a Stormwater System on the Subject Property in accordance with approved plans and conditions. The Stormwater System is set forth at **Exhibit B**.
- 2.2 After construction has been verified and accepted by the City of Troy for the Stormwater System, the Owner shall file with the City of Troy the "as-built" documents showing the design and construction details and shall reference this Agreement.
- 2.3 The Stormwater System will be governed by the terms and conditions in this Agreement.

Article III. The Stormwater O&M Plan.

- 3.1 The Owner shall be solely responsible for the installation, maintenance, and repair of the Stormwater System, drainage easements, and associated landscaping identified in Exhibit B in accordance with the Stormwater Management Operations and Maintenance Plan, hereinafter the "Stormwater O&M Plan" set forth at **Exhibit C** to this Agreement.
- 3.2 The Stormwater O&M plan is subject to approval by the City of Troy.
- 3.3 The Owner agrees that the Stormwater O&M Plan is intended to and will serve the Subject Property in perpetuity.
- 3.4 The Owner, at its expense, shall secure from any affected owners of land all easements and releases of right-of-way necessary for implementation of the Stormwater O&M Plan and shall record them with the Oakland County Register of Deeds. These easements and releases of rights-of-way shall not be altered, amended, vacated, released, or abandoned without prior written approval of the City of Troy.
- 3.5 No alterations or changes to the Stormwater O&M Plan shall be permitted unless they are deemed to comply with this Agreement and are approved in writing by the City of Troy.
- 3.6 The Owner shall retain the services of a qualified inspector as described in Exhibit C – Maintenance Requirement 1) to operate and ensure the maintenance of the Stormwater O&M Plan.
- 3.7 The Owner shall annually, by December 30th, provide to the City of Troy records (logs, invoices, reports, data, etc.) of inspections, maintenance, and repair of the Stormwater System in compliance with the Stormwater O&M Plan.
- 3.8 The City of Troy agrees to enforce compliance with the annual inspection, maintenance and repair records as set forth in 3.7 above, such enforcement may require an ordinance.

Article IV. Access and Enforcement.

- 4.1 The City of Troy or its designee is authorized to access the property as necessary to conduct inspections of the Stormwater System, implication of the Stormwater O&M Plan, or drainage easements to ascertain compliance with the intent of this Agreement.
- 4.2 Upon written notification by the City of Troy or their designee of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Troy. The Owner shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety and welfare shall not be endangered nor the road improvement damaged.
- 4.3 If the Owner does not keep the Stormwater System in reasonable order and condition, or complete maintenance activities in accordance with the Stormwater O&M Plan, or the reporting required in 3.7 above, the City of Troy is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the Stormwater System and prevent the Stormwater System from becoming a threat to public health, safety, general welfare or the environment.
- 4.4 In the case of an emergency, as determined by the City of Troy, no notice shall be required prior to the City of Troy performing emergency maintenance or repairs. The City of Troy may levy the costs and expenses of such inspections, maintenance or repairs against the Owner.
- 4.5 The City of Troy, at the time of entering upon said Stormwater System for the purpose of maintenance or repair, may file a notice of lien in the office of the Register of Deeds of Oakland County upon the property affected by the lien. If said costs and expenses are not paid by the Owner, the City of Troy may pursue the collection of same through appropriate court actions and in such a case, the Owner shall pay in addition to said costs and expenses all costs of litigation, including attorney fees.
- 4.6 The Owner shall provide the City of Troy a permanent easement for Stormwater and drainage purposes for the inspection, maintenance and repair thereof, should the Owner fail to properly inspect, maintain and repair the Stormwater System. The permanent easement shall be binding upon and inure to the benefit of the parties, their heirs, representatives, successors and assigns and shall run with the land. The permanent easement shall be recorded with the Oakland County Register of Deeds.

Article V. Term and Covenants.

- 5.1 The Owner agrees that this Agreement shall bind all current and future owners of the property. The Owner agrees in the event that the Subject Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the Stormwater System and Stormwater O&M Plan. The information shall accompany the first deed transfer and include Exhibits B and C and this Agreement. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Subject Property.
- 5.2 The Owner agrees that the rights, obligations and responsibilities hereunder shall commence upon execution of the Agreement.

Article VI. The Memorandum.

- 6.1 The Owner shall record with the Oakland County Register of Deeds a Memorandum of Stormwater Management Operations and Maintenance Agreement which serves as notice of this Agreement in a title search, the template for which is set forth at *Exhibit D* to this Agreement.

Article VII. Claims and Authority.

- 7.1 The Owner, its agents, representatives, successors and assigns shall defend, indemnify and hold City of Troy harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the Stormwater System, appurtenances, connections and attachments thereto which

are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by City of Troy in connection with such Claims or the enforcement of this Agreement.

7.2 The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this agreement and bind the respective parties hereto.

IN WITNESS WHEREOF, the Owner and Community have executed this agreement on the day and year first above written.

Motor City Church International

OWNER 

By: DAVID MARTIN

*
Its: PRESIDENT

STATE OF MICHIGAN)
)ss.
OAKLAND COUNTY)

The foregoing instrument was acknowledged before me on this 15th day of September
2024, by Sandra Ann Frankenstein David Martin of
Oakland County Motor City Church International

SANDRA ANN FRANKENSTEIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jun 10, 2030
ACTING IN COUNTY OF Oakland


*

Notary Public, Oakland County, Michigan My
Commission Expires 6-10-30 Acting in
Oakland County, Michigan

[SIGNATURES AND ACKNOWLEDGMENTS ON NEXT PAGE]

City of Troy,
a Michigan municipal corporation

By: _____
Ethan D. Baker
Its: Mayor

By: _____
M. Aileen Dickson,
Its: City Clerk

STATE OF MICHIGAN)
)ss.
OAKLAND COUNTY)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2024⁵, 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, Oakland County, Michigan
My Commission Expires _____
Acting in Oakland County, Michigan

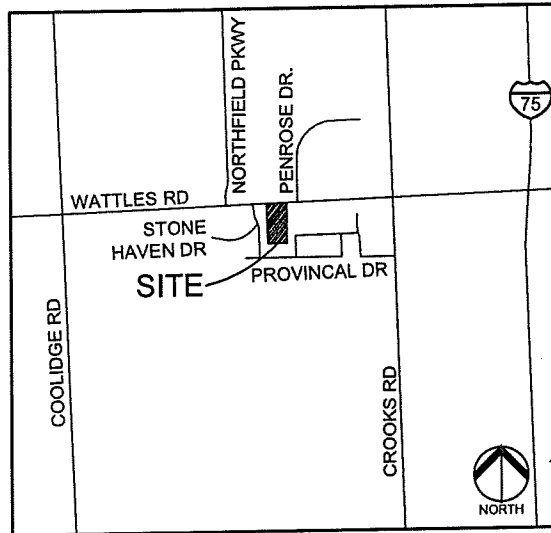
Prepared by:

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

STORM WATER MANAGEMENT OPERATION AND MAINTENANCE PLAN

MOTOR CITY CHURCH
1349 WATTLES ROAD
TROY, OAKLAND COUNTY, MICHIGAN

EXHIBIT A



LOCATION MAP
NO SCALE

EXHIBIT A PROPERTY SKETCH

PEA
GROUP

t: 844.813.2949
www.peagroup.com

JTA INC.
309 N. MAIN STREET STE. 213
ROYAL OAK, MICHIGAN

JULY 30, 2024
2024-0037

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JTA INC.
309 N. MAIN STREET STE. 213
ROYAL OAK, MICHIGAN

JULY 30, 2024
2024-0037

PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT A
PROPERTY DESCRIPTION

LEGAL DESCRIPTION
(Per PEA Group)

OVERALL PARCEL

A parcel of land over part of Lot 13 of SUPERVISOR'S PLAT OF JAMES ACRES, as recorded in Liber 55 of Plats, Page 21, Oakland County Records, being part of the Northeast 1/4 of Section 20, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said parcel being more particularly described as:

Commencing at the North 1/4 corner of said Section 20; thence along the north line of said Section 20, N86°56'29"E 637.62 feet to the extension of the west line of said Lot 13; thence along said extension S02°43'43"E 60.00 feet to the south line of Wattles Road (60 foot 1/2 width) and the POINT OF BEGINNING; thence continuing along said west line, S02°43'43"E 632.76 feet; thence N89°23'22"E 251.89 feet to the East line of Lot 13; thence along said east line, N02°43'26"W 643.52 feet to the aforementioned south line of Wattles Road; thence along said south line, S86°56'29"W 251.78 feet to the POINT OF BEGINNING. Containing 3.69 acres of land, more or less.

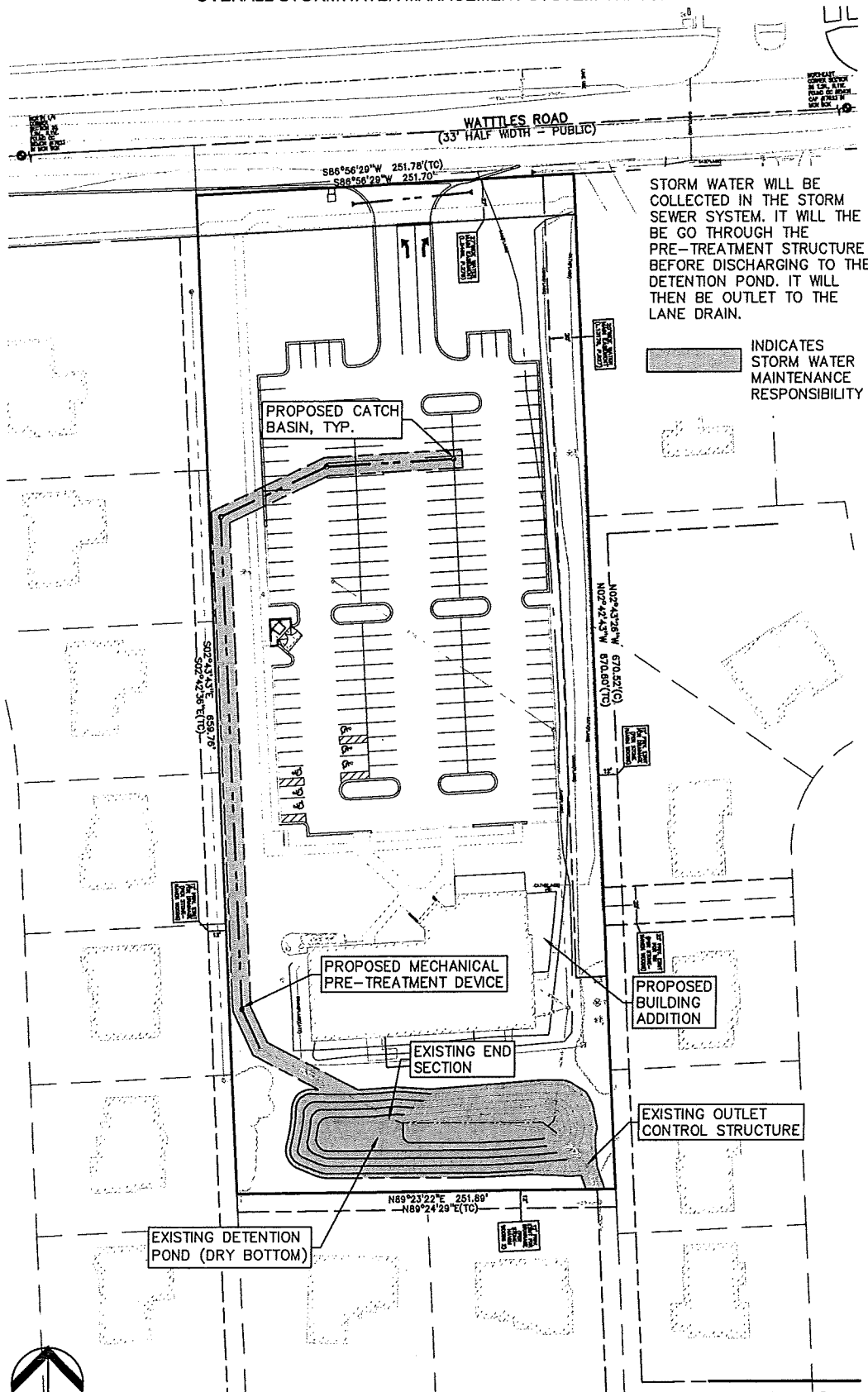
JTA INC.
309 N. MAIN STREET STE. 213
ROYAL OAK, MICHIGAN

JULY 30, 2024
2024-0037

PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT B **OVERALL STORMWATER MANAGEMENT SYSTEM SKETCH**



STORM WATER WILL BE COLLECTED IN THE STORM SEWER SYSTEM. IT WILL THEN BE GO THROUGH THE PRE-TREATMENT STRUCTURE BEFORE DISCHARGING TO THE DETENTION POND. IT WILL THEN BE OUTLET TO THE LANE DRAIN.

INDICATES STORM WATER MAINTENANCE RESPONSIBILITY



JTA INC.
 500 N. MAIN STREET STE. 213
 ROYAL OAK, MICHIGAN

0 40 80
 SCALE: 1" = 80'

SHEET 1 OF 2
 JULY 30, 2024
 2024-0037

PEA GROUP

t: 844.813.2949
 www.peagroup.com

EXHIBIT 'C'

OPERATIONS AND MAINTENANCE MANUAL

MOTOR CITY CHURCH – 1349 WATTLES ROAD, TROY, MI 48085

PARCEL I.D. 20-20-226-097

STORMWATER MAINTENANCE PLAN

PROPERTY OWNER:

MOTOR CITY CHURCH
3668 LIVERNOIS ROAD, TROY, MI. 48083

Prepared by:
PEA GROUP
1849 Pond Run
Auburn Hills, Michigan 48326
Phone: (248) 689-9090
Contact: John B. Thompson, P.E.

July 30, 2024

OPERATION AND MAINTENANCE MANUAL

INTRODUCTION:

This manual identifies the ownership, operation and maintenance responsibilities for all storm water management systems including the storm drain conveyance system, restricted outlet, underdrains, landscaping, and mechanical pre-treatment device as incorporated into and detailed on the approved Construction Plans as Prepared by PEA Group. In order to comply with the local best management practices (BMP) requirements, this manual should serve as a minimum performance standard. This manual should be retained intact and read in its entirety by all parties responsible for the operations and maintenance of the on-site BMP's.

OWNER:

MOTOR CITY CHURCH
3668 LIVERNOIS ROAD, TROY, MI. 48083

PROPERTY INFORMATION:

This Operations and Maintenance Manual covers the storm water systems located at the following subject property:

(Overall Property as surveyed by PEA Group)

OVERALL PARCEL

A parcel of land over part of Lot 13 of SUPERVISOR'S PLAT OF JAMES ACRES, as recorded in Liber 55 of Plats, Page 21, Oakland County Records, being part of the Northeast 1/4 of Section 20, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said parcel being more particularly described as:

Commencing at the North 1/4 corner of said Section 20; thence along the north line of said Section 20, N86°56'29"E 637.62 feet to the extension of the west line of said Lot 13; thence along said extension S02°43'43"E 60.00 feet to the south line of Wattles Road (60 foot 1/2 width) and the POINT OF BEGINNING;
thence continuing along said west line, S02°43'43"E 632.76 feet;
thence N89°23'22"E 251.89 feet to the East line of Lot 13;
thence along said east line, N02°43'26"W 643.52 feet to the aforementioned south line of Wattles Road;
thence along said south line, S86°56'29"W 251.78 feet to the POINT OF BEGINNING.
Containing 3.69 acres of land, more or less.

STORMWATER MAINTENANCE EXHIBIT:

Exhibit 'B' of the Storm Water Maintenance Agreement is the Storm Water System which indicates all components of the storm water system. This system is subject to the long-term operation and maintenance responsibilities detailed in this manual. The system includes:

- Storm Sewer Pipes
- Storm Sewer Collection System & Structures (swales, manholes, inlets, catch basins, etc.)
- Outlet Control Structure
- Flow Diversion Structures
- Pre-Treatment Devices (Contech Cascade Model CS-4)

INSPECTIONS:

The frequency of system inspections outlined in the manual and attached exhibits should be considered the minimum. Certain events may warrant additional inspections. The regularity of inspections should be adjusted as needed as system specific conditions and the rate at which certain maintenance operations need to be performed are better known. Maintenance Inspection Checklists are provided for each of the BMP's in this system. Inspections should be performed by personnel responsible for maintenance and, depending on the component being inspected, may need to be certified for confined space entry. Operation of the definition system, outlet control structures, and pre-treatment devices may need to be inspected by a practicing civil engineer familiar with their operation.

Records of all routine inspections and any work performed on the system for maintenance, repair, or replacement should be maintained by the owner and kept for a minimum of ten (10) years. A copy of all records should be provided to the City of Troy Engineering Division and should include this manual, all inspection sheets, approved construction plans and as-built documents, a maintenance log of work performed to the system(s) and contact information for the system inspector, civil engineer, landscape architect, geotechnical engineer and contractor involved with the system.

STORM WATER SYSTEMS MAINTENANCE:

Regular inspection and maintenance of BMP's are necessary if these facilities are to consistently perform up to expectations. Stormwater systems are expected to perform quality and quantity control functions for as long as the land use they serve exists. Failure to maintain these systems can create the following adverse impacts:

- Increased pollutants to surrounding surface water features
- Potential property damage resulting from excessive flooding.
- Potential loss of life or property resulting from catastrophic failure of the facility
- Aesthetic or nuisance conditions, such as mosquitos or reduced property values due to a degraded facility appearance.

The most common cause of stormwater system failure is the lack of adequate operation, inspection, maintenance, and management. Most of the impacts can be avoided through proper and timely inspection and maintenance which will be necessary to live up to the expectations of the general public regarding the quality of life provided by construction of these systems.

Good design and construction can reduce maintenance needs and costs, but they cannot eliminate the need altogether. Maintenance requires a long term commitment of time, money, personnel, and equipment. Monitoring the overall performance of the stormwater management system is a major aspect of any maintenance program.

The maintenance responsibilities for these systems lie with the current property owner and transfer with the property. If maintenance of the system is not performed, the City of Troy reserves the right to enter property and perform all necessary work at the property owners' cost. Refer to the *Stormwater Management Operations and Maintenance Agreement* for additional details.

General Maintenance Items:**Road Sweeping:**

Routine sweeping of all paved surfaces provides a more clean appearance and removes accumulations of sediment and trash that tend to migrate into stormwater management systems during rainfall events. Road sweeping should be performed quarterly or as necessary to limit sediment and trash build-up.

Grass Mowing and Maintenance:

Mowing requirements within the right-of-way should be designed to the specific site conditions, grass types and seasonal variations in climate. Grassed areas require periodic fertilizing, de-thatching and soil conditioning in order to maintain healthy growth. Provisions will need to be made to reseed and reestablish grass cover in areas damaged by sediment accumulation, stormwater flow, erosion or other causes. Dead turf will need to be replaced after being discovered. Inspection of the grass areas and other landscaping features should be made annually.

Trash and Debris Removal:

Removal of trash and debris from all areas of the right-of-way should be performed monthly. Removal of these items will prevent damage to vegetated areas and eliminate their potential to inhibit the operation of any of the stormwater management systems. Sediment, debris, and trash that are removed and collected should be disposed of according to local, State and Federal regulations at suitable disposal and/or recycling centers.

Stormwater System Maintenance Items:

The following narratives give an overview of the maintenance requirements for the components of the stormwater system. The inspection checklists attached to this report includes a more complete explanation of what should be inspected, when inspections should occur, and the generally how often maintenance activities will be required to occur.

Storm Sewer, Structures, Underground Detention and Sedimentation Control Structures:

Catch basins, inlets, manholes, outlet control structures, flow control manholes, and storm sewer pipes should be inspected to check for sediment accumulation and clogging, floatable debris, dead vegetation, etc. The structures and sewers should also be observed during a wet weather event to ensure their proper operation. Accumulated sediment and debris should be removed on an annual basis or as needed by observed conditions. Structural repairs or maintenance should occur as needed. Some possible issues can be cracks, spalling, joint failure, leakage, misalignment, or settlement of structures. A civil engineer should be retained if problems are thought to exist.

Stormwater Pre-Treatment Devices:

Refer to the attached maintenance manuals from the manufacturer for all inspection and maintenance requirements for the pre-treatment structures.

The following pages include inspection checklists for the various devices and components listed above as well as the manufacturer's manuals for the stormwater pre-treatment structures.

EXHIBIT C **STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN**

Property Information: MOTOR CITY CHURCH
1349 WATTLES ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

Applicant/Property Owner: MOTOR CITY CHURCH
3668 LIVERNOIS ROAD
TROY, MI 48063
CONTACT: DAVE MARTIN
PHONE: 248.524.2400
EMAIL: INFO@MOTORCITYCHURCH.ORG

Long-Term Maintenance Plan and Schedule

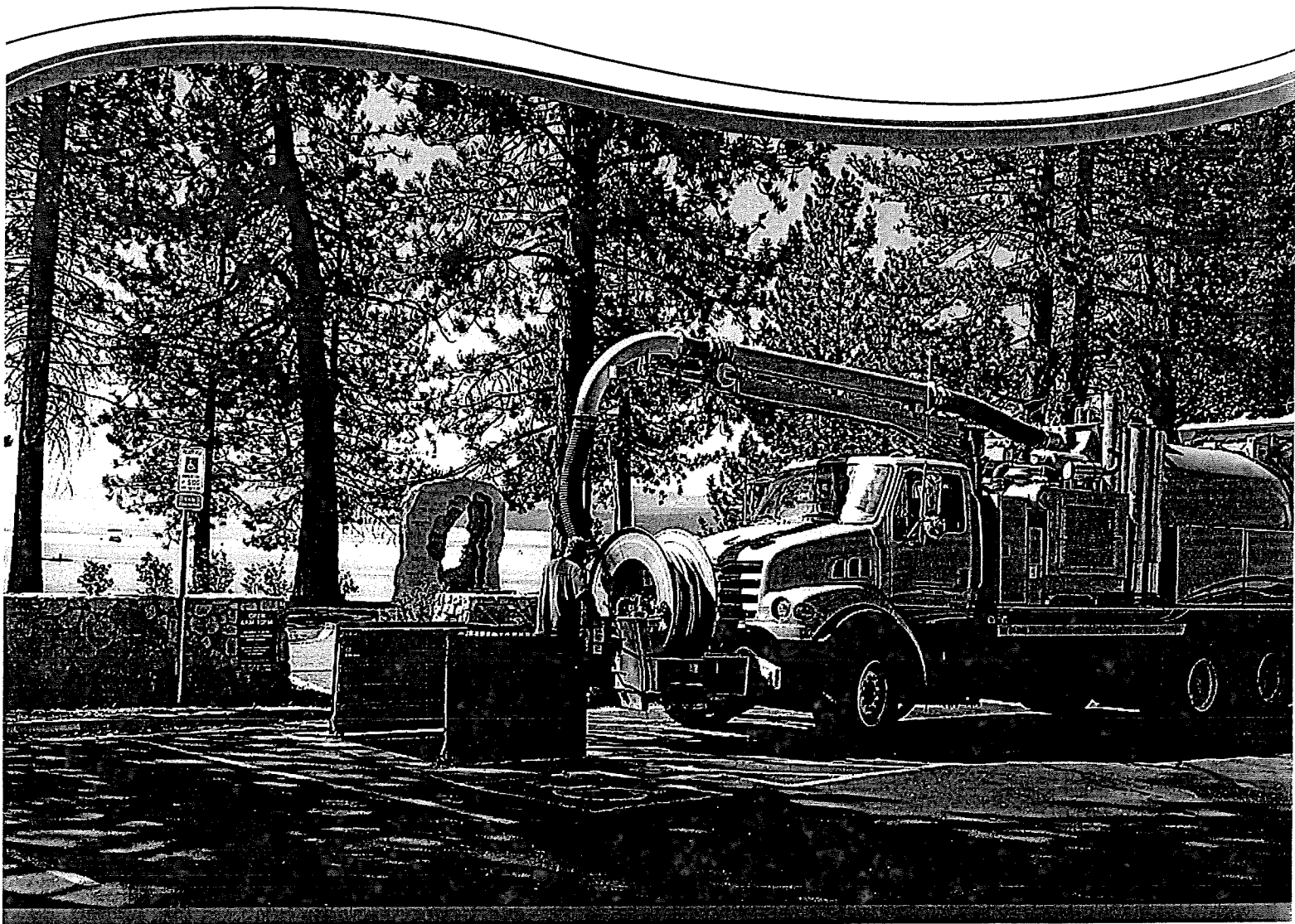
Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance, and remedial actions). Table 1 also identifies site-specific work needed to ensure that the storm water management system functions properly as designed.

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance, and remedial actions). Table 1 also identifies site-specific work needed to ensure that the storm water management system functions properly as designed.										
MAINTENANCE ACTIVITIES										FREQUENCY
MONITORING/INSPECTION										
Inspect for sediment accumulation**/clogging of stone filter	X	X	X	X	X					Annually
Inspect for erosion and integrity of banks and berms		X	X	X		X	X			Annually and after major events
Inspect for floatables, dead vegetation and debris	X	X	X	X	X	X	X	X		Annually and after major events
Inspect all components during wet weather and compare to as-built plans	X	X	X	X	X	X	X		X	Annually
Monitor plantings/vegetation		X		X			X			2 times a year
Ensure means of access for maintenance remain clear/open	X	X	X	X	X	X	X			Annually
PREVENTIVE MAINTENANCE										
Mowing		X		X			X			Up to 2 times/year*
Remove accumulated sediment	X	X	X	X	X					As needed**
Remove floatables, dead vegetation and debris	X	X	X	X	X					As needed
Replace or wash/reuse stone riser debris					X					Every 3 years; more frequently if needed**
Remove invasive plant species		X		X			X			Annually
Sweeping of pavement surfaces (streets and parking areas)									X	As needed
REMEDIAL ACTIONS										
Repair/stabilize areas of erosion		X	X	X		X	X			As needed
Replace dead plantings, bushes, trees		X		X			X			As needed
Reseed bare areas		X		X			X			As needed
Structural repairs or replacement in kind	X		X	X	X	X			X	As needed
Make adjustments/repairs to ensure proper functioning	X	X	X	X	X	X	X		X	As needed
Oil and gasoline spills									X	Immediately

- * NOT TO EXCEED THE LENGTH ALLOWED BY CITY ORDINANCE.
- ** MECHANICAL PRE-TREATMENT UNIT AND DETENTION BASIN TO BE CLEANED WHENEVER SEDIMENT ACCUMULATES TO A DEPTH OF 6-12 INCHES OR IF SEDIMENT RESUSPENSION IS OBSERVED
- *** REPLACE STONE IF IT CAN NOT BE ADEQUATELY CLEANED.

NOTE:
WHILE PERFORMING MAINTENANCE, CHEMICALS SHOULD NOT BE APPLIED TO THE MECHANICAL PRE-TREATMENT UNIT, DETENTION BASIN, BUFFER STRIP OR WATERCOURSES

Cascade Separator® Inspection and Maintenance Guide



CASCADE
separator®

Maintenance

The Cascade Separator® system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

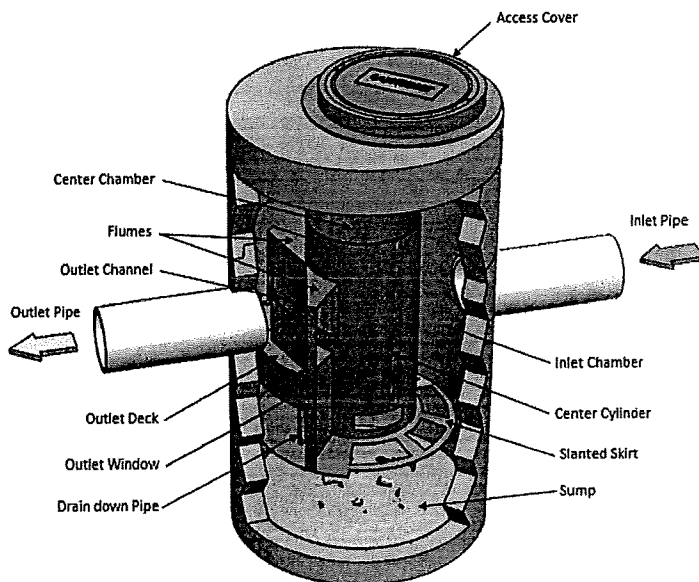
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches 50% of maximum storage volume. The level of sediment is easily determined by measuring the distance from the system outlet invert (standing water level) to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the chart in this document to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage.

Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum tube down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

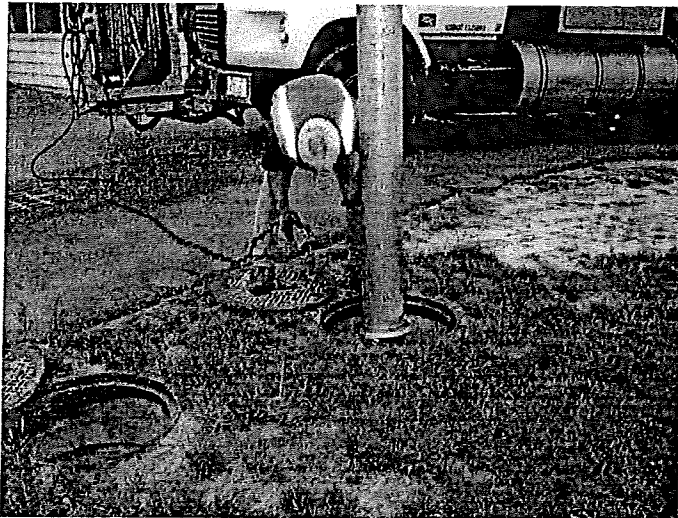
Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done in accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.



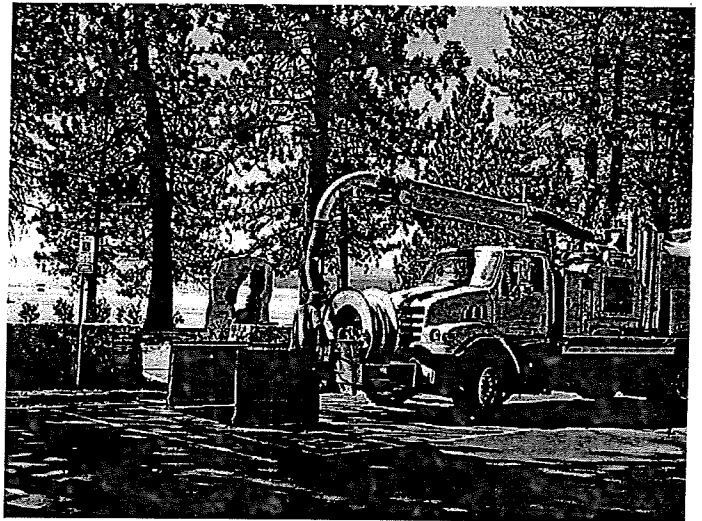
Cascade Separator® Maintenance Indicators and Sediment Storage Capacities

Model Number	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y ³	m ³
CS-3	3	0.9	1.5	0.5	0.4	0.3
CS-4	4	1.2	2.5	0.8	0.7	0.5
CS-5	5	1.3	3	0.9	1.1	0.8
CS-6	6	1.8	3.5	1	1.6	1.2
CS-8	8	2.4	4.8	1.4	2.8	2.1
CS-10	10	3.0	6.2	1.9	4.4	3.3
CS-12	12	3.6	7.5	2.3	6.3	4.8

Note: The information in the chart is for standard units. Units may have been designed with non-standard sediment storage depth.



A Cascade Separator unit can be easily cleaned in less than 30 minutes.



A vacuum truck excavates pollutants from the systems.

Cascade Separator® Inspection & Maintenance Log

Cascade Model:			Location:		
Date	Depth Below Invert to Top of Sediment ¹	Floatable Layer Thickness ²	Describe Maintenance Performed	Maintenance Personnel	Comments

1. The depth to sediment is determined by taking a measurement from the manhole outlet invert (standing water level) to the top of the sediment pile. Once this measurement is recorded, it should be compared to the chart in the maintenance guide to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

SUPPORT

- Drawings and specifications are available at www.ContechES.com.
- Site-specific design support is available from our engineers.

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EXHIBIT D:

Memorandum of Stormwater Management Operations and Maintenance Agreement

This "Owner" Motor City Church and the "City of Troy" ^{A Michigan} ~~Municipal Corporation~~ have entered into a Stormwater Management Operations and Maintenance Agreement dated, SEPTEMBER 15 2024 for real property located in the State of Michigan, County of Oakland, City of Troy and further described as follows:

(Overall Property as surveyed by PEA Group)

OVERALL PARCEL

A parcel of land over part of Lot 13 of SUPERVISOR'S PLAT OF JAMES ACRES, as recorded in Liber 55 of Plats, Page 21, Oakland County Records, being part of the Northeast 1/4 of Section 20, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said parcel being more particularly described as:

Commencing at the North 1/4 corner of said Section 20; thence along the north line of said Section 20, N86°56'29"E 637.62 feet to the extension of the west line of said Lot 13; thence along said extension S02°43'43"E 60.00 feet to the south line of Wattles Road (60 foot 1/2 width) and the POINT OF BEGINNING;
thence continuing along said west line, S02°43'43"E 632.76 feet;
thence N89°23'22"E 251.89 feet to the East line of Lot 13;
thence along said east line, N02°43'26"W 643.52 feet to the aforementioned south line of Wattles Road;
thence along said south line, S86°56'29"W 251.78 feet to the POINT OF BEGINNING.
Containing 3.69 acres of land, more or less.

Commonly known as: 1349 WATTLES ROAD, TROY, MI 48085

Parcel ID: 20-20-226-097

The Stormwater Management Operations and Maintenance Agreement provides for a stormwater management operation and maintenance plan for a stormwater system located on the real property. It authorizes easements for the local community to take enforcement action if the Agreement is breached. This agreement runs with the land, binds all current and future owners of the real property and serves the real property in perpetuity.

Owner

DAVID MARTIN

By:

DAVID MARTIN

Its:

PRESIDENT

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15th day of September
2024 by Sandra Ann Frankenstein of
Oakland County, a Michigan Notary, on behalf of the corporation.

Drafted by:

SANDRA ANN FRANKENSTEIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jun 10, 2030
ACTING IN COUNTY OF Oakland

Sandra Ann Frankenstein
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission expires: 6-10-30



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-10



Date: October 14, 2025

To: Honorable Mayor and Troy City Council Members

From: Lori Grigg Bluhm, City Attorney
Allan T. Motzny, Assistant City Attorney

Subject: City of Troy v 4770 Rochester Holdings, LLC

As part of the Rochester Road Improvement Project, the City needed to acquire a utility easement from an office building property owned by 4770 Rochester Holdings, LLC.. The City initially offered to pay \$36,834 for the easement, based on an appraisal performed by the City's independent appraiser Michael Kurschat. Since the property owner wasn't willing to accept the amount of this good faith offer, the City necessarily initiated a condemnation in Oakland County Circuit Court.

After the lawsuit was filed, the City was able to negotiate an agreement to obtain immediate possession of the easement, as required for MDOT grant eligibility purposes. The parties stipulated to an interim order, requiring the City to pay an estimated just compensation of \$36,834. The stipulated order of possession also included sign specifications for the property. As a result of this order, the only remaining issue in the case is the total amount of just compensation to be paid for the acquisition.

The parties subsequently engaged in settlement negotiations, resulting in the attached proposed consent judgment. If approved, the City would pay 4770 Rochester Holdings, LLC a total just compensation of \$70,000 (inclusive of the \$36,834 previously paid, leaving a balance of \$33,166). Under the Uniform Condemnation Procedures Act, there is a provision allowing attorney fees, which in this case are negotiated at \$11,055.33, based on 1/3 of the difference between the good faith offer and the final just compensation. Entry of the consent judgment would conclude the litigation.

Proceeding to trial will result in additional costs for the City, since there would need to be an updated appraisal, witness fees, and facilitation/mediation fees. Also, there are risks inherent in proceeding to a jury trial. Also, if the jury verdict after trial exceeds the amount of the good faith offer, the City would be required to pay all of the property owner's costs, including appraisal and attorney fees. In light of all of this, we recommend approval of this early negotiated consent judgment, which would finalize this condemnation case. The majority of the costs for this settlement will come from federal funds, since this is a federally funded project. The payment would come from General Ledger Account Number 401.449.202.989.022065.

Please let us know if you have any questions concerning this matter.

STATE OF MICHIGAN
IN THE OAKLAND COUNTY CIRCUIT COURT

CITY OF TROY,

Plaintiff,

v.

4770 ROCHESTER HOLDINGS, LLC,

Defendant.

Case No. 25-214450-CC

Hon. Mary Ellen Brennan

Lori Grigg Bluhm (P46908)

Allan T. Motzny (P37580)

CITY OF TROY

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3320

Attorneys for Plaintiff

Jerome P. Pesick (P29039)

Jason C. Long (P59244)

WILLIAMS WILLIAMS RATTNER

& PLUNKETT, PC

380 N. Old Woodward Ave., Ste. 300

Birmingham, MI 48009

(248) 642-0333

Attorneys for Defendant 4770 Rochester Holdings, LLC

Consent Judgment

At a session of the Oakland County Circuit Court held in the
City of Pontiac, County of Oakland, State of Michigan,

on _____.

Present: Hon. Mary Ellen Brennan
Circuit Court Judge

This action is before the Court on the parties' Stipulation, set forth below. The Court is advised and takes notice of the following:

(A). This is a condemnation action that Plaintiff filed to exercise eminent domain and acquire certain easement rights in property owned by Defendant.

(B). Plaintiff acquired the easement by operation of law, as provided in this Court's June 12, 2025 Stipulated Order for Payment of Estimated Compensation and Surrender of Possession and Vesting of Title (the "Title Order").

(C). The issue remaining was the amount that Plaintiff is required to pay to Defendant as “just compensation” for the easement. The parties have agreed on an amount that represents “just compensation” and on other relief, and request that the Court enter this Consent Judgment to implement and memorialize their agreement and close this case.

The Court, being so advised, and based on the case file and applicable law, therefore **ORDERS** and **ADJUDGES** as follows:

1. The Title Order is incorporated by reference into this Consent Judgment, shall survive this Consent Judgment, and shall continue in effect.

2. Within 21 days of the date of this Consent Judgment, Plaintiff shall deliver a check to counsel for Defendant, payable to “4770 Rochester Holdings, LLC,” in the amount of \$33,166.00, representing total just compensation of \$70,000.00, less the \$36,834.00 paid as estimated compensation pursuant to the Title Order.

3. Within 21 days of the date of this Consent Judgment, Plaintiff shall deliver a check to counsel for Defendant, payable to “WWRP, PC,” in the amount of \$11,055.33, representing reimbursement of Defendants’ attorney fees as provided under the Uniform Condemnation Procedures Act, MCL 213.51 *et seq.*

5. This is a **FINAL ORDER** that resolves the last pending claim and closes this case.

Hon. Mary Ellen Brennan
Judge, Oakland County Circuit Court

The parties’ Stipulation is provided on the following page

Stipulation

The parties agree and stipulate to entry of the foregoing Consent Judgment.

Allan T. Motzny (P37580)
Attorney for Plaintiff

Jerome P. Pesick (P29039)
Attorney for Defendant

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on September 23, 2025, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure for tonight's meeting.

1. ROLL CALL

Present:

Toby Buechner
Carlton M. Faison
Tyler Fox
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Absent:

Michael W. Hutson

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
R. Brent Savidant, Community Development Director
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-09-052

Moved by: Fox
Support by: Lambert

RESOLVED, To strike the "Public Hearing" notation for Agenda item 6 and approve the agenda as revised.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES – August 28, 2025

Resolution # PC-2025-09-053

Moved by: Buechner
Support by: Faison

RESOLVED, To approve the minutes of August 28, 2025 Regular meeting as submitted.

Yes: Buechner, Faison, Fox, Krent, Lambert, Perakis
Abstain: Malalahalli, Tagle
Absent: Hutson

MOTION CARRIED

4. **PUBLIC COMMENT** – For Items Not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVAL

5. **PUBLIC HEARING - SPECIAL USE APPLICATION (SU JPLN2025-0018)** – Proposed Driveline Troy LLC Vehicle Sales, West side of Dequindre, North of Fourteen Mile (33475 Dequindre, PIN 88-20-36-476-073), Section 36, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Savidant announced the department received written communication from the applicant requesting to postpone the item to the October 14, 2025 Regular meeting.

Chair Perakis opened the Public Hearing. There was no one present who wished to speak.

Resolution # PC-2025-09-054

Moved by: Fox
Seconded by: Malalahalli

RESOLVED, To continue the Public Hearing for Agenda item 5 (SU JPLN2025-0018) to the October 14, 2025 Regular meeting.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

Chair Perakis briefly reviewed the Board procedure on motions and amendments to motions.

6. **PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014)** – Proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Carlisle said the proposed Pinnacle of Troy application was considered and postponed by the Board at their February 11, 2025 Regular meeting to allow the applicant to request a building height variance from the Zoning Board of Appeals (ZBA). He reported that the ZBA denied the variance request at its May 20, 2025 meeting. Mr. Carlisle reviewed the discussion points from the Planning Commission meeting, stated the revised elevations

comply with the Zoning Ordinance requirements, and addressed the significant revisions to the site layout, as identified in his report dated September 16, 2025.

Mr. Carlisle said the applicant is seeking relief from the front setback requirements on Crooks and Wattles to provide more of a buffer for the main roads. He asked the Board to continue its discussion with the applicant for clarification how the proposed floor plan and elevations meet the primary entrance standard and intent of the Neighborhood Node district.

In summary, Mr. Carlisle asked the Board to consider in its deliberations:

- Compatibility with the 2040 Master Plan.
- Consideration of the increased front setbacks.
- If the proposed arborvitae along the frontage meets the intent of the Neighborhood Node form-based district.
- If the building elevations comply with both the primary entrance standards and the broader intent of the Neighborhood Node district.
- Compliance with Section 5.06 E Neighborhood Node Design Standards and Section 8.06 Site Plan Review Design Standards.

Mr. Fox recused himself from discussion and consideration of this application because he is a member of the ZBA. He exited the meeting at 7:35 p.m.

Project architect David Donnellon and project engineer John Houser of the PEA Group were present.

Some comments during discussion related to the following:

- Park; public or private use.
 - Consideration to add sidewalk from Crooks to park area if public.
- Consideration to install benches throughout site to encourage pedestrian activity.
- Development would have a Homeowners Association.
- Garden area; herbs, natural vegetation, pergolas.
- Safety of pedestrian internal circulation; i.e., crosswalks.
- Architectural features, building materials and color scheme.
- Consideration to line up sidewalks to entry doors of units on Crooks and Wattles.

Mr. Houser said he believes the developer would prefer that the park is private.

Mr. Donnellon addressed different housing style options that would be available to purchasers.

Chair Perakis opened the floor for public comment. Acknowledging there was no one present to speak, Chair Perakis closed the floor for public comment.

Resolution # PC-2025-09-

Moved by: Lambert
 Seconded by: Malalahalli

RESOLVED, That Preliminary Site Plan Approval for the proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District **meets** the Neighborhood Node Design Standards set forth in Section 5.06.E and the Site Plan Review Design Standards set forth in Section 8.06, and be **granted approval**, subject to the following conditions:

1. Add a type of pedestrian bench approved by the Planning Department located at the corner of the property facing Wattles and Crooks intersection.
2. Add the appropriate crosswalks within the site.
3. Line up the entry doors and sidewalks.

Discussion on the motion on the floor.

There was discussion on:

- Side elevations.
 - Architectural features.
 - Building material texture.
 - Addition of window on one-half story.
- Landscaping; arborvitae along frontage.
- Decorative fence; characteristics, placement.

MOTION TO AMEND Agenda Item 6 PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014) – Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Resolution # PC-2025-09-055

Moved by: Krent
 Seconded by: Lambert

RESOLVED, To amend approval subject to the following conditions:

1. Applicant to address the ends of the major buildings so that they do not look so stark by using architectural features and building material texture changes.
2. Applicant to add a small window to the one-half story elevations.

Yes: All present (7)
 Absent: Hutson
 Recused: Fox

MOTION CARRIED

MOTION TO AMEND Agenda Item 6 PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014) – Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Resolution # PC-2025-09-056

Moved by: Perakis

Seconded by: Krent

RESOLVED, To amend approval subject to the following condition:

1. Entrances on Crooks and Wattles have features of a primary entrance added to them.

Yes: All present (7)

Absent: Hutson

Recused: Fox

MOTION CARRIED

Mr. Lambert thanked the applicant for coming back with a revised plan that meets the Zoning Requirements of Section 5.06.E. and Section 8.06.

Resolution # PC-2025-09-057

Moved by: Lambert

Seconded by: Malalahalli

RESOLVED, That Preliminary Site Plan Approval for the proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District **meets** the Neighborhood Node Design Standards set forth in Section 5.06.E and the Site Plan Review Design Standards set forth in Section 8.06, and be **granted approval, as amended**.

Yes: All present (7)

Absent: Hutson

Recused: Fox

MOTION CARRIED

OTHER ITEMS

7. **PUBLIC COMMENT** – For items on the Agenda

There was no one present who wished to speak.

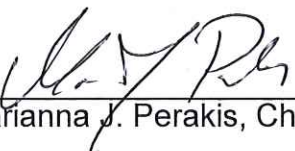
8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:15 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary

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A regular meeting of the Troy Traffic Committee was held Wednesday, July 17, 2025 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

Present: Timothy Battle
Dale Christiansen
Shama Kenkre
Al Petrulis
Justin Rose
Abi Swaminathan
Pete Ziegenfelder

Absent: Swathi Jeeda, Student Representative
Deputy Fire Chief, Michael Koehler

Also present: G. Scott Finlay, City Engineer
Sgt. Brian Warzecha, Police Department
Merissa Clark, Administrative Assistant

2. Minutes – March 19, 2025 Traffic Committee

Resolution # 2025-07-10
Moved by Rose
Seconded by Petrulis

To approve the March 19, 2025 minutes as printed.

Yes: Battle, Christiansen, Kenkre, Petrulis, Rose, Swaminathan, Ziegenfelder
No: None
Absent: None

MOTION CARRIED**PUBLIC HEARINGS****3. No Public Hearings****REGULAR BUSINESS****4. Request for Traffic Control – Williams Drive at Castleton Drive**

Jeffrey Novak of 2721 Williams Drive requests that the intersection of Williams Drive and Castleton Drive be reviewed for traffic control purposes at the intersection. He states, I currently live on the Corner of Williams Drive and Castleton. I am reaching out to request that a 3-way Stop sign be placed at this intersection. The traffic flies through here on both streets

with no one stopping or slowing down. Several times, cars and school buses have had to slam on their brakes to avoid collisions. No one slows down when on Williams Dr (School buses driving from Landford to Castleton take the corner without slowing down, pretty much on two wheels), approaching the race track of Castleton. There is no slowdown on Castleton for almost a ½ mile until you reach Susick Elementary School. The parents racing their kids to school in the morning is ridiculous. A 3-way stop at the intersection of Williams Dr and Castleton would slow traffic and avoid all types of problems. I don't want to see anyone getting injured or worse at this intersection since it is a busy street for parents taking their children to school.

Jeffrey Novak of 2721 Williams

"Good Evening,

My Name is Jeffrey Novak and I reside at 2721 Williams Dr

I come before you the traffic committee to discuss the traffic flow on Castleton between Maple and Adonis where Susick Elementary school is located.

I have submitted a request with the city engineer for a 3 way stop sign to slow the traffic down and eliminate the several near misses when cars approaching the intersection of Castleton Drive and Williams Drive.

The distance from Maple to Susick Elementary is 2,295 feet which works out to just under a half of a mile. There are 55 homes on Castleton in this stretch which contains curves and hidden spots along the way.

According to the survey that was completed May 8th to May 15th that Castleton the main road throughway from Maple to Big Beaver with Susick Elementary School does not meet the 300 vehicles per hour for a minimum of 8 hours or . That seems like an unreasonable amount of vehicles that would require stop signs to be placed to slow the flow of traffic down with speeds read at above 45 mph.

This is a residential street where children play; parents walk their children to and from school and have to cross over Castleton. Families walk with their children and pets, and Bicycles are ridden.

Jeff read vehicle counts & speeds from the traffic report, the total number of vehicles that traveled that week was 7,150 of that 2,192 were over speed limit AGAIN HITTING SPEEDS ABOVE 45 MPH.

Personally that sounds like quite a bit of vehicles traveling over the speed limit that us residents believe think that 3 way stop signs at Williams and Castleton, would or should drop that number down before someone gets hurt or even worse loses a family member or pet. The recommendation before you is installing a Yield sign on Williams at Castleton, that's not going to work at all, as you all are aware most people ignore yield signs. I have witnessed Troy police vehicles and Warren Consolidated buses that approach Castleton from Williams without slowing down or yielding the right away.

Castleton continues past Susick School to Saratoga. And then to Sparta which leads you to Big Beaver where there are 3 intersection with full 4 way stop signs that have previous been Yield signs in the past. Sparta & Saratoga, Sparta & Rhodes, and Sparta & Athena, of which I find it hard to believe they meet the 300 vehicles per hour for a minimum of 8 hours.

This now brings up another concern is why do we have 3 way stop in front of school at Castleton and Adonis. They would have the same numbers of vehicles headed in this direction as we do but according to the report, they would not meet the same criteria of the 300 cars per hour for 8 minimum of 8 hours.

If stop signs are not an option then maybe we should consider installing 2 or 3 soft speed

bumps down Castleton, like the City of Sterling heights has done to reduce the speeds on their roads that have the same problem. One example is Fox Hill between Dequindre and Ryan.

Thank you for taking the time to listening to my concerns.”

Bonnie Miller of 2702 Williams has lived in her home for 30 years, and pointed out that 4 out of the 5 homeowners on Williams drive are present at this meeting. She does not believe a yield sign will work because Williams drive is constantly used as a cut through. The sidewalk is unsafe for people to use because cars are whipping around the corners, flying on 2 wheels when they take these turns.

Glen Miller of 2702 Williams, stated his biggest concern in 30 years, the number of near misses and crazy driving I've seen up and down this road. As everybody has said, the way people come through here nobody blinks, they do not even pause. My biggest concern is the people coming off of Maple, they run into a chicane here, but there are all these cars parked along here. You cannot see a thing when you are coming through this intersection, they just hope that nobody else is coming. Turning either direction off of these streets, they cut the corners, and do not even slow down. If they would just slow down at least that would be great, but a yield sign will not make people slow down. I work out in Macomb County and on Metro Parkway they have all the yield signs in all the roundabouts, but you get into Oakland County and we have stop signs and people will at least pause instead of just barreling people through it. It's horrible when I see people out riding their bikes, walking their dogs, children walking, Halloween whatever time it is... sooner or later someone is going to get killed at this intersection. A 3-way stop sign would solve all of that. I really would hope that you re-consider and go with the 3-way stop sign proposal, it would be safest for everybody and it wouldn't give these cars a chance to get up to 45MPH heading towards Susick school. Thank you very much.

Paul Ford of 2726 Williams, More to Glen's point on those hidden corners. There is one on Chesterfield for South bound drivers and another one at Hempstead just past our street. Again, with the parking on the west side of Castleton that just heightens the visibility issue, esp. with the landscaping companies with bigger vehicles being out during the day, makes it harder to see around those corners. More than one occasion I have seen cars pass each other on Castleton, so before we ask for a no passing zone, we would like to get a 3-way stop added at this corner. Again, thank you for listening please consider the 3-way stop.

Linda Ford of 2726 Williams, we are newbies to the street in the sense that we've only been here 12 years, but in those 12 years we have seen everything that they have pointed out. Today, my husband and I were sitting out on the porch we are the corner house at Williams Dr. and Castleton, there was a car that came from Langford which is the west street off of Williams, it was a white grand Cherokee, flew down the street and went flying around the corner without looking in either direction, that is just an example of something today, but that happens every day, especially when people are getting off of work, or parents taking children to school, nobody understands the 25mph speed limit in residential areas. A 3-way stop sign would be wonderful, or as Mr. Novak said, speedbumps, because if someone hit one of those going 45mph they are going to go flying. Thank you very much, please consider the 3-way stop.

Sgt. Warzecha added that he's spoken about too many stop signs and what that does with upsetting people. The more they have to stop the more upset they get, and that doesn't always work out, we end up getting calls for people not stopping at stop signs instead of speeders. He added that he does not have an opinion either way, but said that the people coming Southbound to Westbound not stopping, they are not required too because there is no cross traffic. Eastbound to southbound obviously they would have to yield to the traffic on Castleton, but I do understand. We get these complaints all the times, but the problem is when these incidents are happening is our busiest time. We do try to get over there when we can, but sometimes having us out there enforcing it causes a bigger issue when we have people pulled over and traffic levels are high. We have 6 traffic patrol officers; we try to get out there and we are aware of the issues here. Again, no issues with the stop signs but I do believe it will become an issue now with people not stopping at said stop signs, unsure what the best option would be.

Resident asked if too many stop signs upset people, why do we have so many in a row on Donaldson, we have 3 right in a row.

Sgt. Warzecha stated that Donaldson is a very long street, with a bunch of cross streets. So, over the years people have called, saying well they have a stop sign we want one, and so on. So now when you go down Donaldson you are stopping at almost every block, and sometimes, again not an excuse, but it makes people mad and they lay on the gas to get through the intersection.

Justin Rose explained from a Traffic Engineering point of a view, that one of the reasons they do not like putting Stop Signs when they are not warranted is because they give a false sense of security. For example, people on Williams will make the assumption that because there is a stop sign on Castleton, that those people will stop. We already see people breaking the rules in the area with speeding, and now we have that false sense of security that we've created in the area when making that turn. The warrants are set up by the Manual of Uniform Traffic Control Devices, which is updated by the federal highway administration using data every 5-7 years.

Al Petrulis added that is a false sense of security for everyone, not just drivers. Children, walkers, etc.

Dale Christiansen asked Scott what the City's viewpoint was on speedbumps.

Scott Finlay explained that the city follows the road commissions guidelines for speed bumps, and it's something the residents pay for and it's not something just 1 speed hump would fix, you would need multiples. Then also comes deciding whose house it will go in front of because they do make noise when a car bottoms out. The volume of traffic and the speeds do not meet the county requirements for speed humps.

A resident asked what the cost would be.

Scott Finlay explained that nobody in the city has installed one because they haven't met the requirements. You don't penalize the 90% who are trying to do the right thing, for the 10% not falling the law. Enforcement is your best option.

Jeff Novak asked why it's a punishment to the 90% to have to stop?

Scott Finlay stated because they have to stop. According to statistic's unwarranted stop causes for speeding and rolling stop signs, because they think they stopped unnecessarily. It's usually residents that live in the area, and do not agree with the stop sign being installed, and doesn't believe it should be there... so, they ignore it. Which in turn, also creates the false sense of security.

Dale Christensen asked if there were crosswalks at the intersection.

The residents answered that there are not crosswalks there, and the school crossings are further down the street.

A resident added that his biggest issue is the way the road is bent, and with all the cars parked along the west side of the road makes it hard to see. He would rather a stop sign be installed, and they get a ticket for not stopping then having people getting hit at this intersection. Believes the Stop sign having them just yield would be a victory.

Scott Finlay explained that curved roads and parking on the street, are natural traffic calming measures. Make the road narrower, and less comfortable to drive down. Scott explained that he has his kids park the cars in the street and it helps slow down traffic on his busy street/in front of his house.

Glen Miller added that they hear horns and near misses almost every day.

Scott explained that the purpose of stop and yield signs is to assign right of way at an intersection. They do not control speeds. So, if you try to use them for something they are not intended for they don't necessarily work.

Glen Miller asked what other options they have? Speed humps and stop signs aren't going to work, and they need people to slow down. It's been like this for 30 years and no one has died; we hear screeching tires and horns every day almost hitting each other head on, along with near misses. Sooner or later, someone is going to get blasted there. He understands there may be ramifications, but he doesn't think we should be looking at it that way. It needs to be looked at to see what is going to be the safest...

Tim asked about the statistics Jeff provided, and asked when the study was done.

Scott Finlay explained that he was given the reports. The study was done during the school season in May, to make sure that it was an accurate/realistic study.

Pete Ziegenfelder explained that he is always in favor of Stop Signs.

Justin Rose made a motion to have Williams drive intersection changed from Uncontrolled to Stop Controlled at that one bound.

Discussion was brought back to the table -

Dale Christiansen added that he does believe they have a solid argument to have 3 stop signs installed, going to vote No on the current motion. The homeowners live there and have a pretty good idea of what is going on there.

Tim Battle asked if we do add a 3-way stop, if it will just push the traffic to Chesterfield, Northampton, and the other side streets and cause issues for the other intersections in the sub.

Dale Christiansen doesn't believe it would cause any other issues since that street is a straight shot to the school, and that the stop sign would keep them from picking up speed before the school.

Al Petrulis thinks that the motion on the table makes a lot of sense, because we are at least introducing the control on the axis to the main "artery" if that's what we want to call it. He does believe a stop sign will definitely be an improvement, and maybe if no changes happen, we can re-visit installing the other two stop signs.

Justin Rose added that from an engineering standpoint he is always against using traffic control devices or stop control devices, as speed control. They are really two separate issues that were trying to pigeon hole one solution into.

Resolution # 2025-07-11

Moved by Rose

Seconded by Petrulis

BE IT RESOLVED, that the Williams Drive Approach at Castleton Drive be modified from UNCONTROLLED to STOP CONTROLLED.

Yes: Battle, Kenkre, Petrulis, Rose, Swaminathan, Ziegenfelder
No: Christiansen
Absent: None

MOTION CARRIED

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

Eric Calvird of 3235 Myddleton requested that several intersections be reviewed to update the traffic control at the intersections. Eric provided the following comments: The first location is on the southwest corner of Myddleton and Wendover. This yield sign receives a significant amount of traffic from people traveling 16 mile and entering the sub from either Oakhill or Henhawk. There are currently no stop or yield signs on Oakhill and Wendover, so cars are typically traveling at higher speeds since they do not have to come to a stop when entering Wendover heading towards Myddleton. This intersection comes to a dead end, and drivers are forced to either turn right or left onto Myddleton. Almost every car does not come to a stop when making this turn, which is another reason why I feel a stop sign is required. Some cars will make a sharp right-hand turn at the Northeast corner of Myddleton and Wendover to head further east

into the suburb. The subdivision lacks sidewalks, forcing pedestrians to travel in the street. The Second location is on the northeast corner of Myddleton & Wendover. I feel a stop sign is required for the same reasons above.

Nathan Wiegand of 3111 Myddleton Dr., pointed out that Eric was unable to make this meeting, but he did send us 3 neighbors in to help support this. Nathan explained that the intent was to add a stop sign to Wendover and Myddleton. They were hoping to have the stop sign added to give a pause to the cars cutting through using Wendover to get to Myddleton, but was unsure why that's not included with the meeting today and it states a stop sign being added to Wendover and Oak Hill.

Scott Finlay explained that the only change recommended was to Wendover and Oakhill, Wendover and Myddleton did not meet the warrants to have that intersection changed.

Matthew Grabowski lives at 3090 Myddleton; explained his concerns with the blind corner off of Oakhill and the speeding onto Wendover, he pointed out that a lot of people will make a soft turn and speed down this street. He explained that this is a very congested intersection, and that people will not be looking for other cars and make a turn to come head on with another car causing a bottle neck situation. He stated they have 14 kids under 7, and that this is the main area that the kids congregate and hang out at.

TJ Jackson lives at 3045 Myddleton, stated he lives on the other side of the neighborhood but frequently walks his dog in this area, and has gotten close with these families. He pointed out that this subdivision does not have sidewalks, and that is a major concern with all the kids and distracted drivers we have now a days.

Al Petrulis lives in the area and explained that Myddleton is a dead end and doesn't believe there is a lot of traffic in that area. He explained that he doesn't believe it is a speeding issue, but does believe this area does need improvement. Resident explained that it is more a situational awareness.

Dale Christiansen asked where the school is in relation to this intersection.

Nathan Wiegand showed the school location, as well as the daycare/church they walk to.

Dale Christiansen explained that he doesn't think a second stop sign would make sense.

Pete Zigenfelder added that he is in favor of stop signs always.

Dale Christiansen asked for clarification on which yield sign is going to be changed. Westbound traffic is the intersection that will have the sign changed. He asked what the downside would be to adding it to the Eastbound intersection as well.

Scott Finlay explained that the downside is the same as adding it to any intersection that doesn't warrant it, it would give a false sense of security.

Dale Christiansen asked what the upside would be to adding a stop sign?

Justin Rose explained that the street is a dead end further down Myddleton, for the yield sign I see what they are trying to do along Wendover, so Wendover E/B and W/B at Myddleton on either side almost acts as a continuation of that street. From a warrant standpoint I see why a yield sign was recommended.

Dale Christiansen points out that the intersection can be blocked with bushes, and agrees with what the study concluded only needing the one sign changed.

Pete Ziegenfelder added that even though it's not recommended by the traffic study, we can still recommend 2 stops signs in this area.

Resolution # 2025-07-12

Moved by Christiansen

Seconded by Rose

RESOLVED, that the Wendover Approach at Oakhill Drive be modified from YIELD CONTROLLED to STOP CONTROLLED.

Yes: Battle, Christiansen, Kenkre, Petrulis, Rose, Swaminathan, Ziegenfelder

No: None

Absent: None

MOTION CARRIED

6. Public Comment

Two residents expressed their concerns/displeasure with how the decisions were being made on Stop Signs being added, and how drivers are not trained the same as they use to be.

7. Other Business

None.

8. Adjourn

The meeting adjourned at 8:25 PM.



Al Petrulis -Vice-Chairperson



G. Scott Finlay, City Engineer/Traffic Engineer



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Troy, MI 48084
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O-02a

CITY COUNCIL AGENDA ITEM

Date: October 14, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Courtney Flynn, Communications Director

Subject: 2025 Bond Proposal Communications Plan Updates

Background

The Troy City Council approved ballot language at its July 14 meeting that allows residents to shape the City's future. The ballot proposal for the November 4, 2025, election asks if the City of Troy shall borrow up to \$137 million, to be paid back over 20 years, to build a new library, improve local roads, invest in parks and recreation amenities, and support public safety.

The City Council's decision to place this question on the November ballot came after more than a year of research and public meetings regarding the City's infrastructure needs. Supporting information that identified the City's needs to provide additional investment into its infrastructure includes the Troy Public Library's Strategic Plan, the decline of the City's capital property tax revenue, the overall age of City infrastructure, and evaluations of City roads, facilities, and parks.

To best inform and engage the public on why the bond proposal was placed on the ballot and what it would mean for the community if it is approved or denied by voters, a detailed Communications Plan has been put into motion. The purpose of this memo is to provide regular updates on the Communications Plan by describing what actions have been taken every week to disseminate bond proposal information.

Week of July 14:

The Bond Proposal webpage went live. This page has all updated project information, FAQs, and access to all City Council meetings where the proposed bond was discussed.

Two social media posts were published.

Announcement of Bond Proposal:

- Views: 17,190
- Comments: 14

Announcement of Bond Webpage going live:

- Views: 3,142
- Comments: 3



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CITY COUNCIL AGENDA ITEM

C&G Newspaper publishes article:

<https://www.candgnews.com/news/council-approves-137-million-bond-proposal-for-november-ballot-8799>

One social media post

Bond Proposal \$137 Million breakdown of the \$137 million

- Views: 17,190
- Comments: 152

Week of July 28:

Bond trifolds made available to the public in City facilities and on the 2025 Bond webpage.

Troy Talk, previously held on July 30, will be rebranded as “Bond Talk” moving forward, until the election.

An email for general bond questions was created and made public on the website (2025bond@troymi.gov).

Business cards with QR codes to the website have been ordered for distribution at events and in City buildings.

Two social media posts

Bond Proposal Breakdown: Yes v No Vote

- Views: 11,094
- Comments: 70

How to calculate how the bond would impact you

- Views: 10,260
- Comments: 42

Oakland Press publishes article:

<https://www.theoaklandpress.com/2025/07/31/troy-voters-to-decide-bond-initiative-that-includes-new-library/>

Two Troy Today informational ads have been finalized and sent to the printer.

The website host was contacted to improve the appearance and usability of the Bond webpage.



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CITY COUNCIL AGENDA ITEM

Six social media posts

Project Breakdown Library

- Views: 18,323
- Comments: 85

Project Breakdown Roads

- Views: 9,373
- Comments: 64

Announcement of Town Hall at TPL on Aug. 14

- Views: 2,427
- Comments: 0

Project Breakdown Parks and Rec

- Views: 11,094
- Comments: 70

Project Breakdown Public Safety

- 5,160 views
- 34 comments

Check out the Bond website for FAQs and more

- 8,381 views
- 75 comments

The library e-newsletter was sent to subscribers with information regarding the library portion of the proposed bond.

Citizen Engagement Schedule finalized and published on troymi.gov/2025.

Community Engagement Opportunity: Aug. 7 @ Summer Concert Series

- Staff engaged with concert attendees, many of whom who were unaware of the bond proposal. Informational flyers and pamphlet were handed out to increase education.

Week of Aug. 10:

Two social media posts

Comparison of Troy's City taxes v other communities

- Views: 11,828
- Comments: 33

Aug. 14 Town Hall Reminder

- Views: 2,585
- Comments: 0



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CITY COUNCIL AGENDA ITEM

Aug. 14 2025 Bond Town Hall at the Troy Public Library

- There were about 20 attendees who listened to a 20-minute PowerPoint presentation from City Manager Frank Nastasi. The presentation covered everything from why the question is on the ballot, how City Council decided on the \$137 million bond, and what the projects will entail if the proposal is approved by voters. Following the presentation, there was a healthy question and answer session, with the below questions asked. Staff from the City Managers Office, Library, Finance, Recreation, Public Works, Police, and Communications all attended the Town Hall to assist in answering detailed questions. The questions listed below will be added the FAQs and uploaded to the website soon.

2025 Bond Proposal Informational flyer sent to printer to be inserted in utility bills for the months of August, September and October. This insert will reach 27,175 homes.

2025 Bond Information Poster Boards sent to print. Expected to be displayed in City Hall, Community Center, Library and DPW beginning the week of Aug. 25. One will also be used at community engagement events.

Week of Aug. 18:

Six social media posts

Bond FAQ: Grant Funding for the City

- Views: 4,302
- Comments: 36

Library Tour Information

- Views: 3,773
- Comments: 0

Bond Talk Information

- Views: 3,263
- Comments: 4

Sept. 2 Town Hall Promotion

- Views: 2,805
- Comments: 4

Size needs for TPL

- Views: 14,887
- Comments: 243



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CITY COUNCIL AGENDA ITEM

Aug. 20 2025 Bond Community Engagement Session
at Summer Concert Series in Stine Park

Email sent to HOAs with information on Community
Engagement sessions and general bond proposal
information.

Week of Aug. 25:

Two social media posts
Bond Talk Advertisement

- Views: 2,096
- Comments: 4

Sept. 2 Town Hall Promo

- Views: 3,893
- Comments: 12

Bond Talk was held at Percent Coffee on Aug. 27.

Poster Boards with Bond information placed in City
buildings.

Week of Sept. 1:

Three social media posts
Bond Brochure Highlight

- Views: 6,060
- Comments: 54

Roads FAQ

- Views: 6,404
- Comments: 58

Bond Proposal Breakdown: Yes v No Vote

- Views: 7,877
- Comments: 117

Bond Town Hall Held at Community Center on Sept. 2.

- There were about 10 attendees who listened to a 20-minute presentation from City Manager Frank Nastasi, which covered everything from why the question is on the ballot, how City Council decided on the \$137 million bond, and what the projects will entail if the proposal is approved by voters. There was also a healthy question-and-answer session. Town Hall to assist in answering detailed questions.



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CITY COUNCIL AGENDA ITEM

Week of Sept. 8:

Four social media posts

Bond Talk Advertisement

- Views: 5,893
- Comments: 18

Engagement Schedule

- Views: 3,215
- Comments: 4

Library Tour Information

- Views: 5,666
- Comments: 5

Bond Tax Calculator

- Views: 5,876
- Comments: 16

- Bond Talk was held at Panera Bread on Sept. 10.
- A City of Troy Booth with Bond Information was staffed at Troy Daze Sept. 11-14.

Week of Sept. 15:

Two social media posts

Troy's Capital Tax Revenue

- Views: 13,275
- Comments: 133

Town Hall Promotion

- Views: 4,288
- Comments: 6

- Bond Information Booth at Senior Expo on Sept. 16

Week of Sept. 22:

Three social media posts

Town Hall Promotion

- Views: 2,983
- Comments: 57

Where Do Your Taxes Go?

- Views: 12
- Comments: 4,736

Town Hall Promotion

- Views: 4,787
- Comments: 3



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CITY COUNCIL AGENDA ITEM

Sept. 23 2025 Bond Town Hall at the Troy Public Library

- There were about 25 attendees who listened to a 20-minute PowerPoint presentation from City Manager Frank Nastasi. The presentation covered everything from why the question is on the ballot, how City Council decided on the \$137 million bond, and what the projects will entail if the proposal is approved by voters. Following the presentation, a healthy question-and-answer session ensued.

Week of Sept. 29:

Detroit News publishes article:

<https://www.detroitnews.com/story/news/local/oakland-county/2025/09/28/troy-latest-city-in-metro-to-propose-bond-package/86293248007/>

Four social media posts

Troy Farm FAQ

- Views: 49
- Comments: 7,542

Town Hall Promotion

- Views: 2,155
- Comments: 11

Town Hall Promotion

- Views: N/A
- Comments: N/A

Bond Project Breakdown

- Views: N/A
- Comments: N/A

2025 Bond Flyers to be sent to families via the Troy School District

Sept. 29 2025 Bond Town Hall at the Troy Public Library

- There were about 5 attendees who listened to a 20-minute PowerPoint presentation from City Manager Frank Nastasi. The presentation covered everything from why the question is on the ballot, how City Council decided on the \$137 million bond, and what the projects will entail if the proposal is approved by voters. Following the presentation, a healthy question-and-answer session ensued.

Oct. 2 2025 Senior Bond Town Hall at the Community Center

Oct. 5 Bond Table at Fire Station 1 for the Fire Open House, Poster Boards displayed at all Fire Stations



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CITY COUNCIL AGENDA ITEM

Week of Oct. 6:

Channel 7 WXYZ publishes article: <https://www.wxyz.com/news/troy-voters-city-leaders-weigh-in-on-upcoming-bond-proposal>

Three social media posts

Troy Public Library Tours

- Views: 7,542
- Comments: 12

Town Hall Promotion

- Views: 4,497
- Comments: 15

Capital Millage Explanation

- Views: 12,687
- Comments: 137

Oct. 6 2025 Bond Town Hall at City Hall (Council Chambers)

- There were about 6 attendees who listened to a 20-minute PowerPoint presentation from Deputy City Manager Bob Bruner. The presentation covered everything from why the question is on the ballot, how City Council decided on the \$137 million bond, and what the projects will entail if the proposal is approved by voters. Following the presentation, a healthy question-and-answer session ensued.

Oct. 11 Bond Table at Family Fall Fest at Stine Community Park

Week of Oct. 13:

Four social media posts

Town Hall Promotion

- Views: 2,980
- Comments: 11

Tax Dollars from New Development

- Views: N/A
- Comments: N/A

Tax Revenue

- Views: N/A
- Comments: N/A

Bond Project Breakdown

- Views: N/A
- Comments: N/A

Oct. 14 2025 Bond Town Hall at the Community Center



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CITY COUNCIL AGENDA ITEM

Staff continues to post and monitor information on social media and update the FAQs and website.
Library tours continue to be advertised and provided to interested parties.



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O-02b

FROM THE OFFICE OF THE CITY MANAGER

Date: October 15, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Mark Adams, Economic Development Manager

Subject: Q3 Economic Development Report

Economic Development Report Q3 2025

Business Successes

The Economic Development Department engages with many projects and new businesses to foster investment in Troy. Below you will find a sample of these major investments. Some members of City Council are aware of these projects as they have been ongoing for several years. Work and planning on these projects often occur over a 24-month period of time. The new jobs that have been and will be created by these projects help small businesses along our business corridors as employees use our restaurants, gas stations and retail establishments.

Savic Technologies

2675 Bellingham (Temporary Space)
100 jobs – \$2.2 million investment

Sanhua

1350 Stephenson Highway (Building is yet to be occupied but purchased by Sanhua)
30 jobs – \$8 million investment

Expleo

2380 Meijer Dr. (Troy officials attended and spoke at Grand-Opening)
200 jobs – \$5 million investment

Totals:

330 jobs
\$15.2 million in investment



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FROM THE OFFICE OF THE CITY MANAGER

The City of Troy Economic Development Department facilitated letters of support from the City and each firm received a performance-based Business Development grant from the Michigan Economic Development Corporation (MEDC) of over \$200,000 dollars. These grants are highly competitive and are based on the project's target industry, number of jobs, pay rate and investment amount. These successes represent a team effort involving Troy, Oakland County and the State of Michigan. These firms received economic development guidance and expertise from all three entities.

Project Diamond

The Economic Development Manager attended an educational seminar about advanced manufacturing involving a 3D printer demonstration. Automation Alley has started phase 2 of providing discounted 3D printers to local businesses in Southeastern Michigan. Troy manufacturers have benefited from receiving one of these printers which allows manufacturers to stay up-to-date with the latest technology/trends. The Manager also advocated for Troy businesses to take advantage of the Automation Alley Project Diamond program.

Quarterly Travel

Event Name: IEDC
Date: September 2025

This event was held locally in Detroit at Huntington Place. National and International business consultants/economic developers attended this event and provided an opportunity to showcase the region. The conference provided an update on industry trends and networking opportunities with economic development professionals.

Event Name: Select USA Annual Meeting
Date: May 2025

Select USA Investment Summit is an annual event located in Washington D.C. This conference attracts foreign firms who are looking for U.S. investment opportunity. Troy has a robust international business base which makes the City attractive to foreign investment. This included an event to hear the Governor talk about Michigan Innovation at a Canada reception.

This year was the largest Investment Summit to date with record levels of attendance and engagement from **5,500+ attendees**, **100+ international markets**, and **54 U.S. states and territories**.

The MEDC, City of Detroit, City of Southfield, Macomb County, City of Jackson and a few other local economic development agencies attended. All flew under the "Team Michigan" flag. This event allows for one-on-one meetings with firms who are in different stages of exploring U.S. Investment. The Economic Development Manager had one-on-one meetings with several firms and promoted Troy.



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FROM THE OFFICE OF THE CITY MANAGER

Troy's business attraction marketing brochure was used to illustrate Troy's business climate. The Manager also passed out business cards and promoted Michigan/Troy at the MEDC booth. Here are a few other highlights:

- Attended the Canada Reception
- Attended the Michigan Reception
- Attended Japan Reception

The Manager also participated in several planning calls with MEDC/Partners in advance of this event and posted this event on LinkedIn. This is a long-term strategy as the decision cycle for these businesses takes a few years based on economic factors. Follow up calls with firms from this conference have been made with three examples below.

- NAYAN
- ISM
- Hextra

Troy Hospitality Committee

The Economic Development Manager provided a report on economic development including information on potential office conversions to residential, new/expanding businesses and potential hotel openings in 2026. The Manager also provided an update on the Somerset West site.

Provided assistance to several Troy Chamber members including help with business plans, site locations and zoning.

Oakland Thrive

Conducted several small business meetings with Justin Ibe. Justin is the Oakland Thrive representative that covers Troy. Oakland Thrive's mission is to assist all small businesses within Oakland County and is funded by Oakland County. The meetings took place both at City Hall and virtually. Discussed the provision of site location assistance and loan programs. Below are examples of some of the business types analyzed:

- Engineering Firm
- Car Wash
- Day Care



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FROM THE OFFICE OF THE CITY MANAGER

Chaldean American Chamber Headquarters Ribbon Cutting/Corporate Event

Attended the ribbon cutting at the request of the Chaldean Chamber and Corporate Events this quarter. A Troy Economic Assistance Seminar for this group was held at the Troy Community Center a few years ago. Discussed development opportunities with members and provided assistance to multiple Chaldean American Chamber members with permits, zoning and incentive programs.

Troy's Quarterly Fluid Real Estate Market Trends

Market Rates in Troy

	Rent	Vacancy Rate	Sq. Ft.
• Office	\$19	15.5%	17 million
• Industrial	\$7	7%	14 million
• Retail	\$21	6.2%	8 million

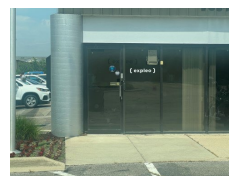
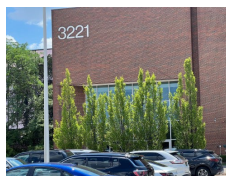
Source: Various Real Estate Forecasting Agencies

Economic Development Activity

Below is a "slide" that illustrates Troy's diverse business climate. This is a small sampling of some businesses that have received information about business assistance programs. These businesses were contacted multiple times throughout the year for assistance with financing, site searches and work force assistance.

Businesses

Slate – Electric Vehicle
Fisher - Advance Manufacturing
AMS – Lighting Systems
F&M Bank - Financial
Expleo -Telematics
RIIS – Drone Technology
HTC – Software Development





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FROM THE OFFICE OF THE CITY MANAGER

Troy's TIF Boards

The Troy Economic Development Team participated in meetings that promoted investment and job creation within the BRA, DDA and LDFA.

This work included the Somerset West Brownfield which was approved by the Brownfield Authority September 3rd and City Council September 29th. This development will generate millions of dollars in new taxes when completed. It was assessed at about \$7 million and when completed the assessment will be at about \$125 million. The developer anticipates the total cost of this development to be about \$250 million. As a result of this project, the Troy BRA will capture \$7.8 million in funds that it can use to spearhead other Brownfield projects throughout the City.

Brownfield Pipeline 2025

- 1441 Maple potential office to residential conversion
- 4755 Rochester Road/Village of Troy Phase 2
- Motor City Church

This pipeline represents potential projects that are ongoing and can take several months of interactions with in person meetings, phone calls and reimbursement activities for completed Brownfield projects. Village of Troy phase 1 is currently being reimbursed. The team is also consistently reviewing new tools such as the Michigan State Housing Development Authority (MSHDA) Housing Tax Increment Financing program as the economic development landscape in Michigan evolves.



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CITY COUNCIL REPORT

Date: October 20, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kurt Bovensiepe, Public Works Director
Jason Schmidt, Water and Sewer Operations Manager

Subject: 2025 Lead and Copper Rule Monitoring Update

Lead and Copper Rule

- The Lead and Copper Rule is a United States federal regulation that limits the concentration of lead and copper allowed in public drinking water at the consumer's tap. The purpose of the Lead and Copper Rule (LCR) is to protect public health by minimizing lead and copper levels in drinking water.
- The U.S. Environmental Protection Agency first issued the rule in 1991 pursuant to the Safe Drinking Water Act after studies concluded that copper and lead have an adverse effect on individuals.
- The rule establishes action levels for lead and copper based on a 90th percentile level of tap water samples. An action level exceedance is not a violation, but triggers other requirements to minimize exposure to lead and copper in drinking water, including water quality parameter monitoring, corrosion control treatment, source water monitoring/treatment, public education, and lead service line replacement.
- Starting in 2025, the action level for lead was changed from 15ppb (parts per billion) to 12ppb.
- To the best of our knowledge, none of the homes in the City of Troy contain lead service lines. Any trace amounts of lead can be attributed to the particular fixtures from which the water samples were drawn or the solder used on the home's plumbing system.
- This program's success relies upon residential citizens volunteering to participate. The City of Troy is very fortunate to have such outstanding citizens who consistently participate year after year.

Troy Lead and Copper Rule Monitoring

- The City of Troy Water and Sewer Division recently completed the 2025 round of water quality testing for lead and copper.
- In 2018, the Department of Environment, Great Lakes, and Energy (EGLE) expanded the number of sample sites based on population, which meant increasing residential samples in Troy from 15 to 30.
- EGLE requires that the highest tier (most at risk) sites are prioritized when sampling. 33 samples were collected this year to ensure that the highest tier sites were prioritized and to account for the possibility that a site may not be available.
- The testing procedure requires that a sample must be taken after a minimum of six (6) hours of no water use within a home; this gives the water time to absorb any trace elements that may be in the service line or the plumbing fixture from which the sample is being taken.



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CITY COUNCIL REPORT

2025 Testing

- Of the 33 samples taken from Troy residential homes, all tested below the action levels for both lead and copper; action levels are 12ppb (parts per billion) for lead and 1,300ppb for copper.
 - Lead levels were <1ppb (non-detectable) for all sites.
 - Copper levels ranged from 2.1ppb to 230.0ppb.
- Once the results were received, the Troy Water & Sewer Division was required to inform all residents whose homes were used for sampling of their results and complete a detailed report for EGLE.
- Since all samples were below the action level there is no additional measures needed.

From: [Rhonda Hendrickson](#)
To: [CMO Distribution List](#)
Subject: Sylvan Glen Lake park
Date: Monday, October 13, 2025 9:25:49 AM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning;

My husband and I like to walk the path at the Sylvan Glen Lake, but had not been there since the new play equipment went in. What a joy to see the parking lot full of cars and tons of families and children enjoying the beautiful playground.

I just wanted to say "Well done!" Thank you for continuing to enhance our city's green space. The pickle ball courts at Firefighter's were beautifully integrated into the park too.

I am so hopeful the bond issue passes to keep our momentum going.

Best,
Rhonda Hendrickson

From: MICHAEL HUSSON
Sent: Wednesday, October 1, 2025 4:45 PM
To: Brian Goul <GoulB@troymi.gov>
Subject: Mackinaw Island

Brian,

Just a short note to let you know Lyndsey did a fabulous job with the Troy Senior group that just returned from the Grand Hotel.

Mike & Mary Ann Husson