

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, June 14, 2021, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:30 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
Edna Abraham
Mayor Pro Tem Theresa Brooks
Rebecca A. Chamberlain-Creangă
Ann Erickson Gault
David Hamilton
Ellen Hodorek

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

- C-1** Proclamation in Recognition and Appreciation of the Troy Garden Club on Their 50th Anniversary *(Presented by: Mayor Ethan Baker)*
- C-2** Proclamation for Posttraumatic Stress Disorder Awareness Month – June, 2021 *(Presented by: Mayor Ethan Baker)*

D. CARRYOVER ITEMS:

- D-1** No Carryover Items

E. PUBLIC HEARINGS:

- E-1** Conditional Rezoning (CR JPLN2019-001) – Proposed MNK Troy 1, LLC, East Side of Rochester Road, South of Shallowdale, Parcel #88-20-14-152-001 and #88-20-14-301-031), Section 14, From R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Districts to RT (One Family Attached Residential) District *(Introduced by: R. Brent Savidant, Community Development Director)*

The Mayor opened the Public Hearing for public comment.

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

Resolution #2021-06-093

Moved by Hamilton

Seconded by Chamberlain-Creangă

WHEREAS, The City is in receipt of a proposed rezoning request from R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Districts to RT (One Family Attached Residential) District; and,

WHEREAS, The subject property to be rezoned, located on the east side of Rochester Road, south of Shallowdale, parcels 88-20-14-152-001 and 88-20-14-301-031, being approximately 1.877 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as described in the Conditional Rezoning Agreement and related attachments, as per Section 16.04 of the City of Troy Zoning Ordinance; and,

WHEREAS, One of the conditions voluntarily submitted by the applicant was a concept sketch for a 32-unit condominium development; and,

WHEREAS, Future development of the subject property will require Preliminary Site Plan Approval by the Planning Commission, at which time the application shall be required to meet all Zoning Ordinance standards and all voluntarily offered conditions; and,

WHEREAS, The conditional rezoning was recommended for approval by the Planning Commission by a 8-0 vote; and,

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

WHEREAS, The proposed rezoning meets the Standards for Rezoning Approval listed in Section 16.03.C of the City of Troy Zoning Ordinance; and,

WHEREAS, The proposed site design mitigates potential impacts on adjacent properties.

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the R-1C, RT and EP Districts to RT District Conditional Rezoning Agreement and related attachments.

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

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

Yes: All-7
No: None

MOTION CARRIED

E-2 Preliminary Site Plan Review (File Number SP2020-0013) – Proposed The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake (Parcel #88-20-01-300-016), Section 01, Currently Zoned R-1D (One Family Residential) District (*Introduced by: R. Brent Savidant, Community Development Director*)

The Mayor opened the Public Hearing for public comment.
The Mayor closed the Public Hearing after receiving comment from Chuck Shepherd, Mary Bogush, and Tina Catron.

Resolution #2021-06-094

Moved by Hamilton
Seconded by Hodorek

WHEREAS, The City is in receipt of a proposed preliminary site plan application for The Meadows of Troy, a 31-unit detached single family condominium One Family Cluster development; and,

WHEREAS, The base density under the R-1D (One-Family Residential) District as determined by the submission of a parallel plan is 25 units; and,

WHEREAS, In exchange for 6 additional units above the base density established by the parallel plan, the applicant is providing 30% open space, for a total of 31 units; and,

WHEREAS, The cluster development better protects the site's natural resources than if the site were not developed as a cluster; and,

WHEREAS, The cluster development better protects the adjacent properties than if the site were not developed as a cluster; and,

WHEREAS, The cluster development is compatible with adjacent properties; and,

WHEREAS, The site can be adequately served with municipal water and sewer; and,

WHEREAS, The applicant is providing a public parking lot and trail head to provide access to the Troy School District property; and,

WHEREAS, The applicant is providing a housing product with first floor master bedroom and bath, a housing type desired by the community; and,

WHEREAS, The proposed cluster development was recommended for approval by the Planning Commission by a 5-4 vote;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the proposed The Meadows of Troy Site Condominium, 31-units/lots, located on the north side of Square Lake, east of John R, Section 1, currently zoned R-1D (One Family Residential) District, subject to the following:

1. Provide a new wetland assessment or extension from EGLE.
2. Provide a maintenance agreement for the public parking lot.
3. Provide easement over Turtle Woods Drive for access to the public parking lot.

Yes: All-7
No: None

MOTION CARRIED

The Meeting **RECESSED** at 9:36 PM.

The Meeting **RECONVENED** at 9:41 PM.

F. PUBLIC COMMENT:

There was no one wishing to provide public comment.

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:**H. POSTPONED ITEMS:**

H-1 No Postponed Items

I. REGULAR BUSINESS:

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

a) Mayoral Appointments: None

b) City Council Appointments: None

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

a) Mayoral Nominations: None

b) City Council Nominations: None

I-3 No Closed Session Requested

I-4 Confirmation of Appointment of Renee Hazen to City Treasurer (*Introduced by: Robert J. Bruner, Assistant City Manager*)

Resolution #2021-06-095

Moved by Baker

Seconded by Abraham

WHEREAS, The City Manager has the authority to appoint the City Treasurer with confirmation by the City Council Under Section 3.9 of the City Charter; and,

WHEREAS, The City Manager certified the eligibility of Renee Hazen as City Treasurer;

THEREFORE, BE IT RESOLVED, That Troy City Council **CONFIRMS** the City Manager's Appointment of Renee Hazen as City Treasurer effective of July 1, 2021.

Yes: All-7

No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2021-06-096-J-1a

Moved by Abraham

Seconded by Hamilton

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

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 #2021-06-096-J-2

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

- a) City Council Minutes-Draft – May 24, 2021
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J-3 Proposed City of Troy Proclamations:

Resolution #2021-06-096-J-3

- a) Proclamation in Recognition of Pastor Robert Cornwall for 13 Years of Service at Central Woodward Christian Church
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J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 3: Exercise Renewal Option – MITN Purchasing Cooperative – Catch Basin, Storm Water Pipe and Concrete Stabilization Program**

Resolution #2021-06-096-J-4a

RESOLVED, That Troy City Council hereby **APPROVES** a one (1) year contract renewal to the low bidder, *Havener Properties LLC dba Havener Tech of Troy, MI*, for Injections to Stabilize Storm Water Catch Basins on an as-needed and as-scheduled basis as per the MITN cooperative bid hosted by City of Farmington Hills at the unit pricing listed below, but not to exceed budgetary limitations; contract expiring June 30, 2022.

ITEM #	DESCRIPTION	UNIT	UNIT PRICE
1.	Injection stabilization of Storm Water Catch Basin	Each	\$515.00
2.	Injection stabilization of Storm Water Pipe or Concrete Slab	Pound	\$10.00
3.	Mobilization	Lump Sum	\$0.00

b) Standard Purchasing Resolution 1: Award to Sole Bidder – Pump Repair and Emergency Repair Services – Indoor and Outdoor Pools and Stormwater Detention Basin Pump Stations

Resolution #2021-06-096-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a three (3) year contract with an option to renew for two (2) additional years to the sole bidder meeting specifications, *Kennedy Industries of Wixom, MI*, for Pump Repair and Emergency Services on an as-needed basis at the Troy Family Aquatic Center, Troy Community Center and Stormwater Detention Basin Pump Stations, at unit prices contained in the bid tabulation opened June 3, 2021; contracts to expire June 30, 2026.

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

c) Standard Purchasing Resolution 4: H-GAC Cooperative Purchasing Program – Ladder Truck for the Fire Department

Resolution #2021-06-096-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Apollo Fire Equipment of Romeo, MI*, the local authorized dealer in Michigan for Sutphen, for the purchase of one (1) Sutphen SLR75 Ladder Truck from *Sutphen Corporation of Dublin, OH* for an estimated total cost of \$894,239.47 as detailed in the attached proposal and as per the H-GAC Cooperative Purchasing Contract #FS12-19.

d) Standard Purchasing Resolution 4: Sourcewell Cooperative Purchasing Program – Air Tender Truck for the Fire Department

Resolution #2021-06-096-J-4d

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Apollo Fire Equipment of Romeo, MI*, the local authorized dealer in Michigan for Hackney, for the purchase of one (1) Hackney Air Tender vehicle from *VT Hackney of Washington, NC* for an estimated total cost of \$396,309 as detailed in the attached proposal and as per the Sourcewell Cooperative Purchasing Contract #022818-VTH.

e) **Award Standard Purchasing Resolution 3: Exercise Renewal Option – Workers' Compensation Renewal**

Resolution #2021-06-096-J-4e

RESOLVED, That Troy City Council **APPROVES** the one (1) year renewal Agreement with the Michigan Municipal League Workers' Compensation Fund for Workers' Compensation Insurance and **AUTHORIZES** payment in an amount not to exceed the annual premium of \$658,217 for one (1) year and **AUTHORIZES** the City Attorney to execute any documents necessary for the renewal of the Agreement with the Michigan Municipal League Workers' Compensation Fund; contract to expire June 30, 2022.

J-5 Request for Acceptance of Four Permanent Easements from GFA Development, Inc. – Sidwell #88-20-27-331-030 and -032

Resolution #2021-06-096-J-5

RESOLVED, That Troy City Council hereby **ACCEPTS** four permanent easements for storm sewers and surface drainage, and sidewalks from GFA Development, Inc., owner of the properties having Sidwell #88-20-27-331-030 and -032.

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

J-6 Request for Acceptance of a Warranty Deed and Permanent Easements from Regency of Troy, Sidwell #88-20-32-126-001

Resolution #2021-06-096-J-6

RESOLVED, That Troy City Council **ACCEPTS** a warranty deed for right-of-way and three permanent easements for storm sewers and surface drainage, emergency ingress/egress, and water mains from Troy Senior Leasing, LLC, owner of the property having Sidwell #88-20-32-126-001.

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

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time):

a) Chapter 107 – Troy Traffic and Motor Vehicle Ordinance

L. COUNCIL REFERRALS:

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

L-1 No Council Referrals**M. REPORTS:****M-1 Minutes – Boards and Committees: None Submitted**

- a) Global Troy Advisory Committee-Final – November 18, 2020
 - b) Global Troy Advisory Committee-Final – December 16, 2020
 - c) Global Troy Advisory Committee-Final – January 13, 2021
 - d) Retiree Healthcare Benefits Plan & Trust Board-Final – February 10, 2021
 - e) Volunteer Firefighters' Incentive Plan & Trust Board of Trustees-Final – February 10, 2021
 - f) Global Troy Advisory Committee-Final – February 20, 2021
 - g) Employees' Retirement System Board of Trustees-Final – March 10, 2021
- Noted and Filed
-

M-2 Department Reports:

- a) Annual Reporting – Troy Local Development Finance Authority (LDFA)
 - b) Coronavirus State and Local Fiscal Recovery Funds
- Noted and Filed
-

M-3 Letters of Appreciation: None Submitted**M-4 Proposed Proclamations/Resolutions from Other Organizations:**

- a) Oakland County Board of Commissioners Miscellaneous Resolution MR #21177 – Endorsement of Greenhouse Gas Emission Reduction Goals and Creation of Environmental Sustainability Evaluation Standards
- Noted and Filed
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N. COUNCIL COMMENTS:**N-1 Council Comments**

Mayor Baker commented that Saturday was the Run for Nature 5k for the Troy Nature Center, and that Council Member Chamberlain-Creangă is now the fastest runner on City Council, taking home 1st Place of all women runners. He commented that the Nature Center did a really nice job of creating a safe and fun event.

Council Member Chamberlain-Creangă thanked Mayor Baker and Council Member Hamilton for getting her back into running races. She thanked the Troy Nature Society for putting on a great event.

Council Member Chamberlain-Creangă reminded everyone that residents have until this Friday to take the Master Plan survey. Go to www.troymi.gov for the survey link, or use the link on the

flyer created to advertise the survey. Even if you don't have a computer, you can contact the Planning Department for a paper copy of the survey by emailing masterplan@troymi.gov.

Council Member Hamilton commented that the groundbreaking for the Town Center Park occurred last week. He said the Park is scheduled to be completed in about 2.5 months.

Council Member Hamilton thanked Pastor Bob Cornwall for his service to the City of Troy and offered congratulations on his retirement.

Mayor Baker announced that tomorrow evening, the Troy Public Library is hosting a virtual Meet the Author event at 7:00 PM with special guest speaker, Karen Tumulty, author of The Triumph of Nancy Reagan.


Council Member Hamilton commented that the Troy Public Library is now open to the public and will begin their 7-day a week schedule starting July 12th.

O. CLOSED SESSION

O-1 No Closed Session

P. ADJOURNMENT:

The Meeting **ADJOURNED** at 9:56 PM.



Mayor Ethan Baker



M. Aileen Dickson, MMC, MiPMC II
City Clerk

2021 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**2021 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

June 28, 2021	Regular Meeting
July 12, 2021	Regular Meeting
July 26, 2021	Regular Meeting
August 9, 2021	Regular Meeting
August 30, 2021	Regular Meeting
September 13, 2021	Regular Meeting
September 27, 2021	Regular Meeting
October 11, 2021	Regular Meeting
October 25, 2021	Regular Meeting
November 8, 2021	Regular Meeting
November 22, 2021	Regular Meeting
December 6, 2021	Regular Meeting
December 13, 2021	Regular Meeting