



TROY CITY COUNCIL

REGULAR MEETING AGENDA

FEBRUARY 28, 2022

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:

In this packet, you will find the agenda for the City Council meeting. To help facilitate an informed discussion, the packet provides you with agenda items and additional details. The packet also contains recommended courses of action for your consideration and seeks to aid you in adopting sound policy decisions for the City of Troy.

This comprehensive agenda has been put together through the collaborative efforts of management and staff members. We have made all attempts to obtain accurate supporting information. It is the result of many meetings and much deliberation, and I would like to thank the staff for their efforts.

If you need any further information, staff is always available to provide more information and answer questions that may arise. You can contact me at CityManager@troymi.gov or 248.524.3330 with questions.

Respectfully,

Mark F. Miller,
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 8th day of November, 2021.



Mayor Ethan Baker



Council Member Edna Abraham



Council Member Theresa Brooks



Council Member Rebecca Chamberlain-Creanga



Mayor Pro Tem Ann Erickson Gault



Council Member David Hamilton



Council Member Ellen Hodorek



CITY COUNCIL AGENDA

February 28, 2022 – 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: 1

PLEDGE OF ALLEGIANCE: 1

A. CALL TO ORDER: 1

B. ROLL CALL: 1

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS: 1

C-1 Service Commendation for Economic Development Specialist Glenn Lapin
(Presented by: Mayor Ethan Baker) 1

C-2 Troy Public Library Youth Area Renovation (Presented by: Valerie Grant, Senior
Associate, Integration Design Solutions) 1

D. CARRYOVER ITEMS: 1

D-1 No Carryover Items 1

E. PUBLIC HEARINGS: 1

E-1 No Public Hearings 1

<u>F.</u>	<u>PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:</u>	<u>1</u>
<u>G.</u>	<u>CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:</u>	<u>2</u>
<u>H.</u>	<u>POSTPONED ITEMS:</u>	<u>2</u>
H-1	No Postponed Items	2
<u>I.</u>	<u>REGULAR BUSINESS:</u>	<u>2</u>
I-1	Board and Committee Appointments: a) Mayoral Appointments – Planning Commission; b) City Council Appointments – None	2
I-2	Board and Committee Nominations: a) Mayoral Nominations – Downtown Development Authority, Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations –Employees’ Retirement System Board of Trustees/Retiree Health Care Benefits Plan and Trust, Historic District Commission, Liquor Advisory Committee, Southeast Michigan Council of Governments (SEMCOG), Traffic Committee	3
I-3	No Closed Session Requested	11
I-4	Bid Waiver – Outdoor Drinking Fountains and Bicycle Repair Stations and Parts <i>(Introduced by: Dennis Trantham, Facilities and Grounds Operations Manager)</i>	11
I-5	Contract Amendment – Janitorial Services Increase (Introduced by: Dennis Trantham, Facilities and Grounds Operations Manager)	11
I-6	Bid Waiver – Thomson Reuters Police Investigative System <i>(Introduced by: Lieutenant Nathan Gobler)</i>	11
I-7	2022 City Council Meeting Schedule (Introduced by: Robert J. Bruner, Assistant City Manager)	12
I-8	Police Officer Recruitment Incentives (Introduced by: Jeanette Menig, Human Resources Director)	12
I-9	Revisions to Troy Precinct Map (Introduced by: Aileen Dickson, City Clerk)	13

J. CONSENT AGENDA: **17**

J-1a	Approval of “J” Items NOT Removed for Discussion	17
J-1b	Address of “J” Items Removed for Discussion by City Council	17
J-2	Approval of City Council Minutes	17
	a) City Council Minutes-Draft – February 14, 2022.....	17
J-3	Proposed City of Troy Proclamations: None Submitted	17
J-4	Standard Purchasing Resolutions:	17
	a) Standard Purchasing Resolution 4: Oakland County Purchasing Cooperative – Jaycee South and Raintree Restroom Building Electrical Distribution Panel Replacement	17
	b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Printing Services for the <i>Troy Today</i> and <i>Troy Recreation</i> Quarterly Newsletters	18
	c) Standard Purchasing Resolution 4: Cooperative Purchasing Contracts OMNIA Partners and State of Michigan MiDeal – Server Upgrade and Extended Service Warranty Contract – Troy Police Department	18
	d) Standard Purchasing Resolution 1: Award to Low Bidder – Contract 21-04 – Stephenson Water Main Replacement – Maple to 14 Mile Roads.....	18
	e) Standard Purchasing Resolution 4: MiDeal Cooperative Purchasing Agreement -Fire Department Vehicles and DPW Cab Chassis Trucks	19
J-5	PA 152 – Publicly Funded Health Care	19
J-6	2022 Specialized Services Operating Assistance Program	19
J-7	Contract Agreement - Installation and Operation of Rain Gauges on City of Troy Property	19

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS: **20**

K-1	Announcement of Public Hearings:	20
	a) March 14, 2022 – Conditional Rezoning (CR JPLN2021-001) – Proposed Pine View Condominiums, West Side of Dequindre, North of Long Lake (Sidwell #88-20-12-476-070, Section 12, From NN (Neighborhood “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”)	20
K-2	Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted	20

<u>L.</u>	<u>PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:</u>	20
<u>M.</u>	<u>CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:</u>	20
<u>N.</u>	<u>COUNCIL REFERRALS:</u>	20
N-1	No Council Referrals	20
<u>O.</u>	<u>REPORTS:</u>	20
O-1	Minutes – Boards and Committees:	20
	a) Election Commission-Final – September 23, 2021	20
	b) Parks and Recreation Board-Final – November 18, 2021.....	20
	c) Planning Commission-Final – February 8, 2022	20
	d) Parks and Recreation Board-Draft – February 10, 2022.....	20
	e) Election Commission-Draft – February 16, 2022	20
O-2	Department Reports:	20
	a) Troy Public Library Annual Report	20
O-3	Letters of Appreciation: None Submitted	20
O-4	Proposed Proclamations/Resolutions from Other Organizations: None Submitted	21
<u>P.</u>	<u>COUNCIL COMMENTS:</u>	21
P-1	Council Comments	21
	a) Council Comments from Mayor Ethan Baker – State of the City 2022	21
<u>Q.</u>	<u>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):</u>	21
<u>R.</u>	<u>CLOSED SESSION</u>	21
R-1	No Closed Session	21

S. ADJOURNMENT: **21**

2022 SCHEDULED SPECIAL CITY COUNCIL MEETINGS: **22**

February 28, 2022 City Council Rules of Procedure.....	22
March 23, 2022 Personnel Evaluations	22
April 4, 2022 Special Budget Study Meeting.....	22
April 6, 2022 Special Budget Study Meeting.....	22

2022 SCHEDULED REGULAR CITY COUNCIL MEETINGS: **22**

February 28, 2022 Regular Meeting	22
March 14, 2022 Regular Meeting	22
March 21, 2022 Regular Meeting	22
April 11, 2022 Regular Meeting	22
April 25, 2022 Regular Meeting	22
May 9, 2022 Regular Meeting.....	22
May 23, 2022 Regular Meeting.....	22
June 13, 2022 Regular Meeting.....	22
June 27, 2022 Regular Meeting.....	22
July 11, 2022 Regular Meeting	22
July 25, 2022 Regular Meeting	22
August 15, 2022 Regular Meeting	22
August 22, 2022 Regular Meeting	22
September 12, 2022 Regular Meeting	22
September 19, 2022 Regular Meeting	22
October 3, 2022 Regular Meeting.....	22
October 24, 2022 Regular Meeting.....	22
November 14, 2022 Regular Meeting	22
November 21, 2022 Regular Meeting	22
December 5, 2022 Regular Meeting	22
December 12, 2022 Regular Meeting.....	22

INVOCATION:**PLEDGE OF ALLEGIANCE:****A. CALL TO ORDER:****B. ROLL CALL:**

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

Excuse Absent Council Members:

Suggested Resolution

Resolution #2022-02-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of February 28, 2022, due to _____.

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Service Commendation for Economic Development Specialist Glenn Lapin
(Presented by: Mayor Ethan Baker)

C-2 Troy Public Library Youth Area Renovation (Presented by: Valerie Grant, Senior Associate, Integration Design Solutions)

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 – Planning Commission; b) City Council Appointments – None

a) Mayoral Appointments:

Suggested Resolution

Resolution #2022-02-

Moved by

Seconded by

Planning Commission

Appointed by Mayor

9 Regular Members

3 Year Term

Nominations to the Planning Commission:**Term Expires: 12/31/2023****Toby Buechner**

Term currently held by: Gerald (Jerry) Rauch

Yes:

No:

b) City Council Appointments: None

I-2 Board and Committee Nominations: a) **Mayoral Nominations – Downtown Development Authority, Global Troy Advisory Committee, Local Development Finance Authority;** b) **City Council Nominations – Employees’ Retirement System Board of Trustees/Retiree Health Care Benefits Plan and Trust, Historic District Commission, Liquor Advisory Committee, Southeast Michigan Council of Governments (SEMCOG), Traffic Committee**

a) Mayoral Nominations:Suggested Resolution

Resolution #2022-02-

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:

Downtown Development Authority

Appointed by Mayor

13 Regular Members

4 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Baker	Ethan		11/13/2023	At Large	City Council exp. 11/13/23

Blair	Timothy	6/17/2017	9/30/2023	In District	
Keisling	Laurence	9/11/2022	9/30/2024	At Large	
Kiriluk	Alan	9/29/2022	9/30/2024	In District	
Knollenberg	Martin	6/28/2021	9/30/2023	In District	
Koza	Kenny	9/18/2019	9/30/2025	In District	
MacLeish	Daniel	6/28/2023	9/30/2025	In District	
Reschke	Ernest	10/4/2020	9/30/2022	At Large	
Schroeder	Douglas	9/10/2020	9/30/2022	At Large	
Stone	David	3/11/2023	9/30/2023	In District	
Tomcsik-Husak	Tara	9/22/2022	3/30/2024	In District	
Vacancy			9/30/2022	At Large	Ward Randol Jr. resigned 2/1/21
Vacancy			9/30/2024	In District	Cheryl Bush resigned 9/22/21

Nominations to the Downtown Development Authority:**Unexpired Term Expiring:
9/30/2022**

Term currently held by: Vacancy–W. Randol Jr. resigned 2/1/21

**Unexpired Term Expiring:
9/30/2024**

Term currently held by: Vacancy-Cheryl Bush resigned 9/22/21

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1	Notes 2
Beyer	Joseph	10/26/2022	In District	
Forster	Jeffrey	3/23/2023	At Large	Personnel Bd exp 4/30/24
Goetz	John	3/4/2023	At Large	
Kornacki	Rosemary	12/14/2022	At Large	Brownfield Redev Auth exp 4/30/23
McGerty	Ryan	2/25/2022	At Large	
Patel	Hitesh	3/23/2023	At Large	
Schick	Michael	12/22/2022	At Large	
Sekhri	Suneel	11/5/2023	At Large	
Sekhri	Arun	9/24/2022	At Large	
Vassallo	Joseph	3/4/2023	At Large	Brownfield Redev Auth exp 4/30/24

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			Council Member
Bica-Grodsky	Lisa	9/23/2022	10/30/2023	
Burrus	MiVida	7/15/2018	10/30/2022	
Chezick	Edward		10/30/2022	
Fakhoury	Awni	4/28/2018	10/30/2024	Requests Reappointment
Liu	Allison	10/1/2022	7/31/2022	Student
Mohideen	Syeda	8/24/2020	10/30/2024	Requests Reappointment
Natcheva	Daniela	11/8/2021	10/30/2022	
Noguez-Ortiz	Carolina	12/19/2019	10/30/2022	Brownfield Redev Auth exp 4/30/23
Sekhri	Suneel	12/20/2021	10/30/2024	
Swaminathan	Sharanya		7/31/2022	Student
Vacancy			10/30/2023	Rebecca Chamberlain-Creanga resigned 2/26/20
Vacancy			10/30/2023	Cathleen Francois requested No Reappointment
Zhou	Yudong	10/23/2021	10/30/2022	

Nominations to the Global Troy Advisory Authority:**Term Expires: 10/30/2023**

Term currently held by: Vacancy–Rebecca Chamberlain-Creanga resigned 2/26/20

Term Expires: 10/30/2023

Term currently held by: Vacancy – Cathleen Francois - No Reappointment

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Cicchini	Philippe	4/13/2023	
Faiz	Iqbal	12/4/2022	
MacDonell	Sharon	4/13/2023	
Marrero-Laureano	Alexander	10/26/2022	

McGee	Timothy	3/2/2023	
Patel	Hitesh	2/2/2023	
Rahman	Mahfuzur	9/24/2022	
Swaminathan	Abiramasundari	3/6/2022	
Sweidan	Rami	3/2/2023	

Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Baker	Ethan		11/13/2023	Alternate; City Council	City Council exp. 11/13/23; DDA; GTAC, LDFA
Beltramini	Robin	7/17/2021	6/30/2022	Resident Member	Charter Rev Comm exp 4/30/22
Hodorek	Ellen		City Council Term	Alternate; City Council	City Council exp 11/10/2025
Starks	Louis			Oakland County Designee	
Bachert	Sandra		6/30/2023	Resident Member	Paul V. Hoef resigned 4/27/21
Vacancy			6/30/2024	Resident Member	David Shield's term exp 6/30/16 - No Reappointment
Vacancy			6/30/2024	Resident Member	John Sharp resigned 11/1/19; Term exp 6/30/20.
Vacancy			6/30/2023	Resident Member	Nickolas Vitale resigned 7/17/21

Nominations to the Local Development Finance Authority (LDFA):

**Unexpired Term Expiring:
6/30/2023**

Resident Member

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

Term Expires: 6/30/2024

Resident Member

Term currently held by: Vacant– D. Shields–No Reappointment

Term Expires: 6/30/2024

Resident Member

Term currently held by: Vacant – J. Sharp resigned 11/1/19

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Bachert	Sandra	11/18/2023	
Rahman	Mahfuzur	9/24/2022	
Schick	Michael	12/22/2022	
Sweidan	Rami	4/28/2022	Brownfield Redev Auth exp 4/30/23
Vassallo	Joseph	3/4/2023	Brownfield Redev Auth exp 4/30/24

Yes:

No:

b) City Council Nominations:Suggested Resolution

Resolution #2022-02-

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:

Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust

Appointed by Council

7 Regular Members and 2 Ordinance Member

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Bovensiep	Kurt		12/31/2024	DC-Employee Rep.-Elected	
Brooks	Theresa		Council Term	City Council Member	
Calice	Mark	8/29/2020	12/31/2021	Council Appointed Citizen	NO Reappointment
Dungjen	Peter		12/31/2023	DB Employee Rep.-Elected	
Gordon II	Thomas	9/17/2015	12/31/2022	DB Employee Rep.-Elected	
Maleszyk	Robert			Chapter 10 (DC)	
Miller	Mark			Chapter 10 (DC)	

Owczarzak	Mark	11/14/2021	12/31/2022	City of Troy Retiree (DB)	
-----------	------	------------	------------	---------------------------	--

Nominations to the Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust:

Term Expires: 12/31/2024

Council Appointed Citizen

Term currently held by: Mark Calice

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Baughman	Deborah	4/28/2022	
Faiz	Iqbal	12/4/2022	
Jennings	Janet	8/12/2022	

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Adams	John Howard	3/8/2023	5/15/2024		
Chambers	Barbara	12/5/2021	3/1/2023	HC Recommendation	
Chanda	Hirak	3/22/2023	5/15/2024		
Dicker	Susanne Forbes	8/15/2022	3/1/2023		
McGee	Timothy S	3/23/2020	5/15/2024		
Petrulis	Al	12/16/2021	3/1/2023	ACAB exp 9/30/2024; Traffic Comm. exp 1/31/2023; HDC exp 3/1/2023	
Voigt	W. Kent	11/18/2023	3/1/2022	HC Recommendation	Requests Reappointment

Nominations to the Historic District Commission:

Term Expires: 3/1/2025

Term currently held by: W. Kent Voigt

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Cicchini	Philippe	4/13/2023	
Jennings	Janet	8/12/2022	
MacDonell	Sharon	4/13/2023	

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 2	Notes 3
Ashland	David	12/14/2022	1/31/2024		
Comiskey	Ann	2/5/2020	1/31/2024		
Ehlert	Max	1/8/2023	1/31/2024		
Giorgi	Lynn				
Gorcyca	David	12/4/2021	1/31/2023		
Haight	David	7/17/2022	1/31/2022	Personnel Bd. exp 4/30/2023	
Jones	Kelly	12/11/2021	1/31/2023		
Kaltsounis	Andrew	1/14/2021	1/31/2022		

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2025

Term currently held by: David Haight

Term Expires: 1/31/2025

Term currently held by: Andrew Kaltsounis

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Gunn	Mark	3/4/2023	

Southeastern Michigan Council of Governments (SEMCOG)

Appointed by Council
1 Regular Member and 1 Alternate Members
Appointed Every Odd-Year Election

Nominations to the Southeastern Michigan Council of Governments (SEMCOG):

Term Expires: 11/13/2023**Alternate**

Term currently held by: Glenn Lapin

Traffic Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Huotari	William		Ex-Officio Member		
Kilmer	Richard	1/9/2019	1/31/2023		
Koralewski	Tyler	11/12/2023	7/31/2022	Student	
Nastasi	Frank		Ex-Officio Member		
Nurak	Cindy	1/16/2021	1/31/2022		Requests Reappointment
Petrulis	Al	12/16/2021	1/31/2023		
Riesterer	R. Chuck		Ex-Officio Member		
Sivaraman	Sunil	12/22/2020	1/31/2022		Requests Reappointment
Swaminathan	Abi	3/6/2022	1/31/2024		
Wilsher	Cynthia	1/18/2020	1/31/2024		
Ziegenfelder	Peter	12/4/2021	1/31/2023		

Nominations to the Traffic Committee:**Term Expires: 1/31/2025**

Term currently held by: Cindy Nurak

Term Expires: 1/31/2025

Term currently held by: Sunil Sivaraman

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Abdullah	Nehar	2/3/2023	
Chanda	Hirak	12/30/2022	Hist. Dist. Comm. exp 5/15/2024
Gill	Jasper	1/10/2024	
MacDonell	Sharon	4/13/2023	
Rose	Justin	11/5/2023	
Sahu	Akshitha	9/28/2022	Student - Graduates 2023

Shah	Aanya	11/30/2023	Student - Graduates 2024
------	-------	------------	--------------------------

Yes:

No:

I-3 No Closed Session Requested

**I-4 Bid Waiver – Outdoor Drinking Fountains and Bicycle Repair Stations and Parts
(Introduced by: Dennis Trantham, Facilities and Grounds Operations Manager)**

Suggested Resolution

Resolution #2022-02-

Moved by

Seconded by

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract for the purchase of outdoor drinking fountains, bicycle repair stations, and associated parts directly from the manufacturer, *Most Dependable Fountains of Arlington, TN*; not to exceed budgetary limitations.

Yes:

No:

I-5 Contract Amendment – Janitorial Services Increase (Introduced by: Dennis Trantham, Facilities and Grounds Operations Manager)

Suggested Resolution

Resolution #2022-02-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** an increase of \$9,265 per month for the remainder of the current contract year and \$9,402.52 for year three for Janitorial Services for Proposal A, and an hourly rate increase of \$3.00 per hour for as-needed casual labor and furniture moving for Proposal C to *RNA Facilities Management of Ann Arbor, MI*, effective March 1, 2022.

Yes:

No:

I-6 Bid Waiver – Thomson Reuters Police Investigative System (Introduced by: Lieutenant Nathan Gobler)

Suggested Resolution

Resolution #2022-02-

Moved by

Seconded by

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *Thomson Reuters West Publishing of Eagan, MN*, for the Clear for Law Enforcement Plus and ENCLR PRO Gov License Plate Recognition software subscription as per the fee schedule contained in the order form Order ID: Q-02398787, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring June 30, 2025.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the ongoing usage of the *Thomson Reuters* software package as needed by the Troy Police Department.

Yes:

No:

I-7 2022 City Council Meeting Schedule (Introduced by: Robert J. Bruner, Assistant City Manager)

Suggested Resolution

Resolution #2022-02-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **SCHEDULES** a Special Meeting for a Neighborhood Node Walk & Talk at the Troy Community Center at 8:00 AM on Saturday, March 12, 2022.

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

Yes:

No:

I-8 Police Officer Recruitment Incentives (Introduced by: Jeanette Menig, Human Resources Director)

Suggested Resolution

Resolution #2022-02-

Moved by

Seconded by

a) Resolution to Approve Modifications to the Troy Police Officers Association (TPOA) Collective Bargaining Agreement

RESOLVED, That the collective bargaining agreement between the City of Troy and Troy Police Officers Association (TPOA) for the period July 1, 2020 through June 30, 2023 is hereby **MODIFIED** with changes to vacation accrual effective for calendar years 2022 and 2023 and the modified pay step progression effective upon the next complete pay period following ratification; the revised vacation accrual schedule and pay step progression are **RATIFIED** by the City Council of the City of Troy; and the Mayor and City Clerk are **AUTHORIZED TO**

EXECUTE the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

b) Resolution to Approve Modifications to the Troy Command Officers Association (TCOA) Collective Bargaining Agreement

RESOLVED, That the collective bargaining agreement between the City of Troy and Troy Command Officers Association (TCOA) for the period July 1, 2019 through June 30, 2024 is hereby **MODIFIED** with changes to vacation accrual effective for calendar years 2022, 2023 and 2024; the revised vacation accrual schedule is **RATIFIED** by the City Council of the City of Troy; and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:

No:

I-9 Revisions to Troy Precinct Map (Introduced by: Aileen Dickson, City Clerk)

Suggested Resolution

Resolution #2022-02-

Moved by

Seconded by

WHEREAS, The City of Troy has 31 precincts and 18 polling locations, as established in 2002; and,

WHEREAS, Due to population growth in the City of Troy, it is necessary and reasonable to amend the precinct boundary lines in order to accommodate the increased population in certain areas of the City, while maintaining registered voter population levels in each precinct under the maximum set by Michigan Election Law; and,

WHEREAS, The rearrangement of precinct boundaries is governed under Michigan Election Law (MCL 168.654-661), and must be submitted to the Michigan Department of State by April 4, 2022; and,

WHEREAS, The revised precinct boundaries and polling locations were approved unanimously by the Troy Election Commission on February 16, 2022, and recommended for approval to the Troy City Council;

THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **APPROVES** the proposed precinct boundaries and polling locations, which will increase the number of precincts to 37 and the number of polling locations to 20, as submitted and shown below:

PRECINCT #	BOUNDARY DESCRIPTION	POLLING LOCATION
1	Section 1 in its entirety	Evanswood Church of God 2601 E. Square Lake Rd.
2	Portion of Section 2 that lies within Troy School District boundary	Woodside Bible Church 6600 Rochester Rd.

3	Portions of Sections 2, 3 and 4 that lie within Avondale School District boundary	First United Methodist Church 6363 Livernois Rd.
4	Portions of Sections 3 and 4 that lie within Troy School District boundary	First United Methodist Church 6363 Livernois Rd.
5	Portions of Sections 5 and 6 that lie within the Avondale School District boundary	Faith Apostolic Church 6710 Crooks Rd.
6	Portion of Section 6 that lies within the Troy School District boundary	Troy Nature Center 6685 Coolidge Hwy.
7	Portion of Section 7 from the west boundary line of the Troy School District, to the portion of Section 8 west of Coolidge Hwy	St. Stephen Episcopal Church 5500 Adams Rd.
8	Portion of Section 8 east of Coolidge Hwy	Northfield Hills Baptist Church 1800 W. Long Lake Rd.
9	Sections 9 and 10 in their entirety	SALT Church 5475 Livernois
10	Section 11 in its entirety	Woodside Bible Church 6600 Rochester Rd.
11	Portion of Section 12 north of Highbury, east of Harbor, north of Willard, north and east of English	Evanswood Church of God 2601 E. Square Lake Rd.
12	Section 12 south of Highbury, west of Harbor, south of Willard, south and west of English	Bethesda Romanian Pentecostal Church 2075 E. Long Lake Rd.
13	Portion of Section 13 that lies north of north boundary of Mount Vernon Estates, Supervisor's Plat of Broadacres Sub, Wattles Pointe Sub and parcel 88-20-13-301-001	Kensington Community Church 1825 E. Square Lake Rd.
14	Section 14 in its entirety	Bridge Community Church 5700 Rochester Rd.
15	Section 15 in its entirety	Bridge Community Church 5700 Rochester Rd.
16	Portion of Section 16 east of I-75 and the portion of Section 21 east of I-75	First Presbyterian Church 4328 Livernois Rd.
17	Portion of Section 16 west of I-75 and Section 17 in its entirety	St. Nicholas Greek Orthodox Church 760 W. Wattles Rd.

18	Portion of Section 18 that lies within the Troy School District boundary	St. Stephen Episcopal Church 5500 Adams Rd.
19	Portions of Section 19 and 30 that lie within the Troy School District boundary	Lutheran Church of the Master 3333 Coolidge Hwy.
20	Section 20 in its entirety and the portion of Section 21 west of I-75	St. Nicholas Greek Orthodox Church 760 W. Wattles Rd.
21	The portion of Section 22 west of Rochester Road	St. Lucy Croatian Church 200 E. Wattles Rd.
22	Portion of Section 23 that lies North of South Boundary of Dean Estates, West of East Boundary of Dean Estates, North of South Boundary of Raintree Village Sub #2, Raintree Village on the Park Condo and parcels 88-20-23-277-007, 88-20-23-278-016, 88-20-23-401-046	St. Lucy Croatian Church 200 E. Wattles Rd.
23	Portion of Section 24 that lies South of North Boundary of Beaver Trail Sub #3 & #2	St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd.
24	Portion of Section 25 that lies East of Milverton, East of East boundary of parcel 88-20-25-177-002, South of South Boundary of parcel 88-20-25-126-018, South of the North Boundary of Eva Haus Sub and parcel 88-20-25-177-007	St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd.
25	Portions of Sections 35 and 36 that lie within the Warren Consolidated Schools District boundary	St. George Antiochian Orthodox Church 2160 E. Maple Rd.
26	Portions of Section 27 south of I-75 and west of Rochester Rd.; and Section 34 west of Rochester Rd.	Troy Community Center 3179 Livernois Rd.
27	Section 28 in its entirety; portion of Section 27 north of I-75; portion of Section 26 north of I-75 and within the Troy School District boundary; portion of Section 25 within Troy School District boundary	Troy Community Center 3179 Livernois Rd.
28	Section 29 in its entirety; portion of Section 32 that lies within the Troy School District boundary	Lutheran Church of the Master 3333 Coolidge Hwy.

29	Portions of Section 18, Section 19, Section 30, Section 31 and Section 32 that lie within the Birmingham School District boundary	Central Woodward Christian Church 3955 W. Big Beaver Rd.
30	Portion of Section 35 that lies within the Royal Oak School District boundary; portion of Section 36 that lies within the Lamphere School District boundary	St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd.
31	Portions of Sections 6, 7 and 18 that lie within the Bloomfield Hills School District	Troy Nature Center 6685 Coolidge Hwy.
32	Portion of Section 5 that lies within the Troy School District boundary	Faith Apostolic Church 6710 Crooks Rd.
33	Portion of Section 13 that lies south of north boundary of Mt Vernon Estates, Supervisor's Plat of Broadacres Sub, Wattles Pointe Sub and parcel 88-20-13-301-001	Kensington Community Church 1825 E. Square Lake Rd.
34	Portion of Section 24 that lies north of north boundary of Beaver Trail Sub #3 & #2	St. Anastasia Catholic Church 4571 John R Rd.
35	Portion of Section 21 that lies east of Rochester, portion of Section 23 that lies south of south boundary of Dean Estates, east of east boundary of Dean Estates, south of south boundary of Raintree Village Sub #2, Raintree Village on the Park Condo and parcels 88-20-23-277-007, 88-20-23-278-016, 88-20-23-401-046	St. Anastasia Catholic Church 4571 John R Rd.
36	Portion of Sections 26 west of I-75; Section 27 east of Rochester Rd; Section 34 east of Rochester Rd; and Section 35 west of I-75 and north of the Troy School District boundary	Troy Community Center 3179 Livernois Rd.
37	Portions of Sections 26 and 25 that lie within the Warren Consolidated School District and lie west of Milverton, west of east boundary of parcel 88-20-25-177-002, north of south boundary of parcel 88-20-25-126-018, north of the north boundary of Eva Haus Sub and parcel 88-20-25-177-007	St. George Antiochian Orthodox Church 2160 E. Maple Rd.

Yes:

No:

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2022-02-

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 #2022-02-

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

- a) City Council Minutes-Draft – February 14, 2022

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 4: Oakland County Purchasing Cooperative – Jaycee South and Raintree Restroom Building Electrical Distribution Panel Replacement**

Suggested Resolution

Resolution #2022-02-

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract for the branch circuit distribution panel replacements at Jaycee and Raintree Parks to *Shaw Service and Maintenance of Southfield, MI*, based on the Oakland County Purchasing Contract #005446 for an estimated total cost of \$16,724 with a 20% contingency not to exceed budgetary limitations.

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

b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Printing Services for the *Troy Today* and *Troy Recreation* Quarterly Newsletters

Suggested Resolution
Resolution #2022-02-

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide printing and delivery services of the *Troy Today* and *Troy Recreation* Quarterly Newsletters with an option to renew for two (2) additional years to low bidder meeting specifications; *Grand Blanc Co. Inc., of Grand Blanc, MI*, for an estimated total cost of \$42,092.00 for the *Troy Today*, and \$60,096.00 for the *Troy Recreation* plus the actual cost of bulk rate postage and \$30.00 per issue to post the Flip Page newsletter on the City's website, and additional charges if needed, not to exceed budgetary limitations, at prices contained in the bid tabulation opened February 10, 2022, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire April 30, 2025.

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

c) Standard Purchasing Resolution 4: Cooperative Purchasing Contracts OMNIA Partners and State of Michigan MiDeal – Server Upgrade and Extended Service Warranty Contract – Troy Police Department

Suggested Resolution
Resolution #2022-02-

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to furnish and install the server and workstation at the Troy Police Department to *Wadsworth Solutions of Southfield, MI*, for an estimated total cost of \$18,993 as detailed in the attached quote per the OMNIA Partners Purchasing Contract #R170504; and to *CDW Government, LLC of Vernon Hills, IL*, for the extended service warranty contract for the three Nexsan storage devices for an estimated total cost of \$20,990 as detailed in the attached quote per the State of Michigan MiDeal Purchasing Contract #071B6600110.

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

d) Standard Purchasing Resolution 1: Award to Low Bidder – Contract 21-04 – Stephenson Water Main Replacement – Maple to 14 Mile Roads

Suggested Resolution
Resolution #2022-02-

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 21-04, Stephenson Water Main Replacement – Maple to 14 Mile Roads, to *Pamar Enterprises, Inc., 31604 Pamar Court, New Haven, MI 48048*, for their low bid of \$2,443,355.00.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is **AUTHORIZED** in an amount not to exceed 15% of the total project cost.

e) Standard Purchasing Resolution 4: MiDeal Cooperative Purchasing Agreement - Fire Department Vehicles & DPW Cab Chassis Trucks

Suggested Resolution
Resolution #2022-02-

RESOLVED, That Troy City Council hereby **AWARDS** contracts to purchase eight (8) 2022 Ford Vehicles from *Gorno Ford of Woodhaven, MI*, for the Fire Department and the Department of Public Works as per the MiDeal Cooperative Purchasing contract #071B7700181 for an estimated total cost of \$325,158.00.

J-5 PA 152 – Publicly Funded Health Care

Suggested Resolution
Resolution #2022-02-

WHEREAS, Public Act 152 of 2011 allows for a Local Government Opt-Out alternative; and,

WHEREAS, Choosing the Opt-Out alternative allows the City to continue to offer medical insurance to all full-time employees with the premium contribution percent established in current collective bargaining agreements;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **SELECTS** the Local Unit Opt-Out for plan year 2022/23.

J-6 2022 Specialized Services Operating Assistance Program

Suggested Resolution
Resolution #2022-02-

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between SMART and the City of Troy for the Specialized Services Operating Assistance Program that includes \$27,692 in revenue, which will be used for the Troy R.Y.D.E transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Contract Agreement - Installation and Operation of Rain Gauges on City of Troy Property

Suggested Resolution

Resolution #2022-02-

RESOLVED, That Troy City Council hereby **APPROVES** the agreement with Oakland County Water Resources Commission to install and operate two (2) Rain Gauge, Data acquisition sites on City of Troy property, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

- a) March 14, 2022 – Conditional Rezoning (CR JPLN2021-001) – Proposed Pine View Condominiums, West Side of Dequindre, North of Long Lake (Sidwell #88-20-12-476-070, Section 12, From NN (Neighborhood “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”)

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

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Election Commission-Final – September 23, 2021
- b) Parks and Recreation Board-Final – November 18, 2021
- c) Planning Commission-Final – February 8, 2022
- d) Parks and Recreation Board-Draft – February 10, 2022
- e) Election Commission-Draft – February 16, 2022

O-2 Department Reports:

- a) Troy Public Library Annual Report

O-3 Letters of Appreciation: None Submitted

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

P. COUNCIL COMMENTS:

P-1 Council Comments

a) Council Comments from Mayor Ethan Baker – State of the City 2022

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 'Mark F. Miller', with a long horizontal flourish extending to the right.

Mark F. Miller
City Manager

2022 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

February 28, 2022	City Council Rules of Procedure
March 23, 2022	Personnel Evaluations
April 4, 2022	Special Budget Study Meeting
April 6, 2022	Special Budget Study Meeting

2022 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

February 28, 2022	Regular Meeting
March 14, 2022	Regular Meeting
March 21, 2022	Regular Meeting
April 11, 2022	Regular Meeting
April 25, 2022	Regular Meeting
May 9, 2022	Regular Meeting
May 23, 2022	Regular Meeting
June 13, 2022	Regular Meeting
June 27, 2022	Regular Meeting
July 11, 2022	Regular Meeting
July 25, 2022	Regular Meeting
August 15, 2022	Regular Meeting
August 22, 2022	Regular Meeting
September 12, 2022	Regular Meeting
September 19, 2022	Regular Meeting
October 3, 2022	Regular Meeting
October 24, 2022	Regular Meeting
November 14, 2022	Regular Meeting
November 21, 2022	Regular Meeting
December 5, 2022	Regular Meeting
December 12, 2022	Regular Meeting

**SERVICE COMMENDATION
ECONOMIC DEVELOPMENT SPECIALIST
GLENN LAPIN**

WHEREAS, Glenn Lapin began his career with the City of Troy on November 3, 2011 as the Economic Development Specialist. **Glenn** graduated from the University of Michigan with a Bachelor of Arts Degree in Sociology and Political Science, and a Master of Urban Planning Degree; and

WHEREAS, Prior to coming to the City of Troy, **Glenn** was the Director of Planning & Development for Detroit Renaissance from 1981-2009, including leading site management activities for the Detroit Grand Prix. During his stellar career he directed urban revitalization and economic development initiatives for the nonprofit business leadership organization dedicated to accelerating economic growth in Detroit and the region. After that **Glenn** was the Interim Director of Workforce Development at Henry Ford Community College; and

WHEREAS, As the City of Troy's Economic Development Specialist, **Glenn** developed, implemented and managed economic development programs for the City of Troy. He led business attraction and retention initiatives including the successful attraction of global companies like Aptiv and Flex-N-Gate to Troy; and

WHEREAS, Glenn managed Troy's Brownfield Redevelopment Authority leading to the transformation of blighted properties into vibrant community assets including the MJR Theaters, Uptown Square Apartments and Somerset Shoppes. **Glenn** also managed Troy's Local Development Finance Authority including the extension of the Automation Alley SmartZone. He coordinated Downtown Development Authority programs including adoption of the Quality Development Initiative to encourage mixed-use, higher density development along the Big Beaver corridor; and

WHEREAS, During **Glenn's** career with the City of Troy he instituted the Troy Business Connect e-newsletter to keep Troy's business community informed on local business matters; engaged in community partnerships to bring valuable business resources to Troy including PACE Energy Program, Tech248, Economic Gardening, and Restaurant Relief Program; and established strong, effective relationships throughout the state and region to encourage local economic development; and

WHEREAS, Glenn is a member of the American Planning Association and Michigan Economic Developers Association. He has also served on numerous Boards including the Nonprofit Finance Fund Midwest Region Advisory Board, Detroit University Cultural Center Association Board, Detroit Investment Fund Predevelopment Loan Fund Advisory Committee, Detroit Mayor's Office Neighborhood Commercial Revitalization Board, and SEMCOG Community and Economic Development Advisory Council. Glenn served on both the Huntington Woods Zoning Board of Appeals and Planning Commission as Chair; and

WHEREAS, Glenn will retire from the City of Troy on March 31, 2022 after 10 years of dedicated service, many commendation letters in his employee file, and the utmost respect from the Troy employees, City Council, the Troy business community, and residents. **Glenn** will now enjoy spending more time with his wife **Natalie** (married 38 years on April 8, 2022) and family members including daughter **Michelle** and son **Andrew**, as well as enjoying traveling around the country and beyond, biking, hiking, and tackling home improvement projects;

NOW, THEREFORE, BE IT KNOWN, That the Mayor and City Council of the City of Troy take this opportunity to express their appreciation to **City of Troy Economic Development Specialist Glenn Lapin** for his professionalism and his many contributions to the City of Troy for the betterment of the community; and

BE IT FURTHER KNOWN, That the Mayor and City Council of the City of Troy, City Management, and the citizens of the City of Troy, extends wishes of prosperity, good health and happiness to **Glenn** during his well-deserved retirement years.

Presented the 28th day of February 2022.



500 West Big Beaver
Troy, MI 48084
troymi.gov

C-02

CITY COUNCIL AGENDA ITEM

Date: February 23, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Emily Dumas, Library Director
Phillip Kwik, Assistant Library Director
Keegan Sulecki, Library Youth Supervisor

Subject: Troy Public Library Youth Area Renovation
(Presentation by Val Grant, Senior Associate, Integrated Design Solutions)

In 2019, the City of Troy began the long overdue process of renovating the Youth area of the Troy Public Library, a renovation needed to recreate the Library into a 21st Century space. At that time, after a public bidding process, the City Council selected Integrated Design Solutions (IDS) of Troy, Michigan, to help redesign the nearly 10,000 square foot area.

The Library's Youth area is located in what used to be the entire original Library, built in 1971. The area was expanded to its current size when the building's north wing was added in 1984. The Youth area is a busy and well-used space. However, the 25-30-year-old furnishings in the area show significant wear and are not suitable for children. The needs of young Library users have changed, and the pressures on the Youth area are growing. There is an increased demand for flexible and collaborative spaces; improved technology; play areas for babies and toddlers; and quiet space for reading and study.

In September 2021, after a break due to COVID, IDS delivered to Library staff a schematic design for the Youth area. This design will make the area a more modern and inviting space, and will serve the needs of young Library users for many years.

In January 2022, City Council awarded a contract for design services to IDS to move into construction phase of the renovation. The renovation project is estimated to cost \$2 million, and intended to be completed in FY2023. This renovation is the direct result of the enhanced millage, passed by Troy voters in 2020.

The Library staff has invited Val Grant, Senior Associate at IDS, to share their design and our vision of the Youth area of the Library with City Council. We hope that you are as excited as we are about this project, and the possibility of improving public library services to Troy's youngest residents.

YOUTH LIBRARY RENOVATION

CITY OF TROY - TROY PUBLIC LIBRARY

#21172-1000

AGENDA

Process/ Schedule

Interior Updates

Next Steps

PROCESS/ SCHEDULE

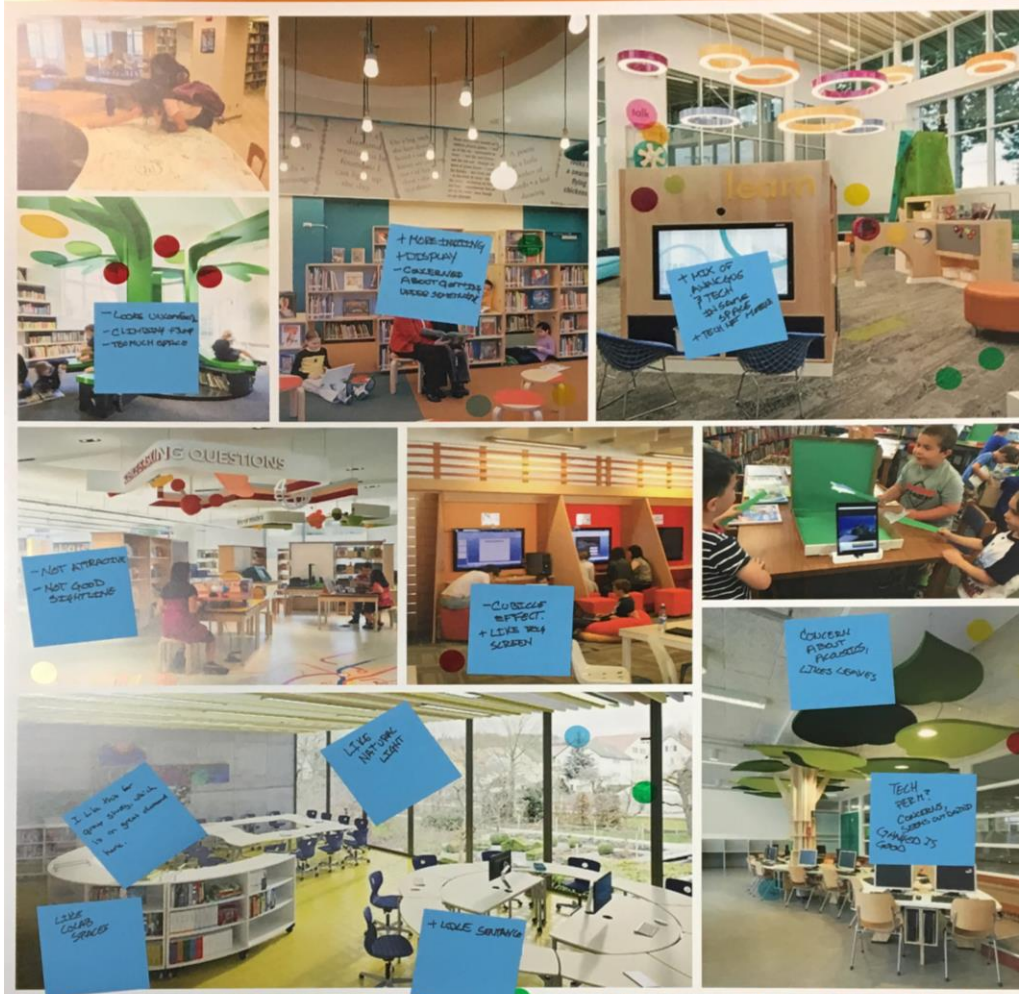
ACTIVE vs QUIET SPACES



A variety of settings thoughtfully located throughout the library allows kids and adults to choose the space appropriate to different kinds of learning, whether it's a quiet place to read, a space to work on a group project or another location they choose simply to match their need that day for a particular level of quiet or stimulation

notes...

TECHNOLOGICAL vs ANALOG



Today's library should be a broader and deeper resource than ever, a place where traditional and new knowledge resources, instructors and students converge in an ongoing process of learning, teaching and discovery.

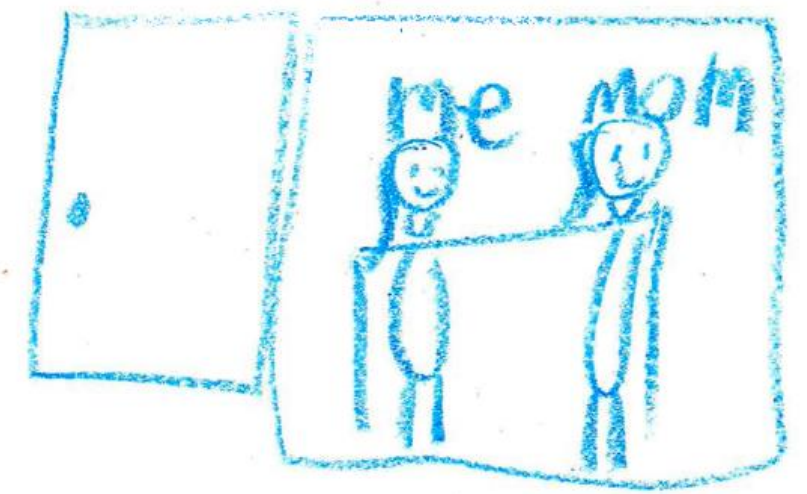
notes...

FLEXIBLE vs FIXED SPACES



Flexible space that can be shared amongst a group or individual and provides a variety of different interactions. Flexible space could be utilized as a small classroom, resource room, reading nook or meeting space. The technology and furniture in this room would support easy rearrangement.

notes...



USER STORIES | 2019

TROY PUBLIC LIBRARY – YOUTH LIBRARY RENOVATION

02.28.2022

4

1. The spaces needs to feel **COZY | WHIMSICAL | PLAYFUL** and have **QUIET | SMALLER SPACES**

As a parent, I want a **WHIMSICAL PLACE WITH COMFY READING AREAS**, so that the library feels more like an **ESCAPE INTO THE IMAGINATION**. I want to be able to **CURL UP WITH MY KIDS AND READ**. It would be nice for more reflection of the magic of reading on the outside.

As a child, I want to have a **COZY** library so that I can enjoy it and have fun

As a child, I want an **AQUARIUM** so that we can see a lot of fish and replace them if they die.

As a staff member, I want as **OUTDOOR PLAY SPACE** so that kids can expend energy and develop gross motor skill in a safe, appropriate environment.

As a nine year old named Sophie, I want all **FICTION BOOKS TO BE IN ONE SECTION** so that you don't have to walk as far to get different books.

As a parent, I want a **COMFORTABLE SPOT** in the picture book section so that I can read to my small child in the area the books are in.

As a librarian, I want a **QUIET READING SPACES** that are still usable so that children can connect with the literature in a comfortable personal way right in the library.

As a librarian, I want **PRIVATE STUDY SPACES**, so that kids have a place to work that does not disturb others.

As a TPL Librarian, I want **QUIET \ SECLUDED MODULES** so that students can do group work, recording green screen etc... or just studying....

As a librarian, I want **SOUND AND NOISE BARRIERS OR ABSORBERS**, so that some areas can be collaborative and others quieter for pleasure reading.

As a parent / home schooling mom, I want **INDIVIDUAL STUDY ROOMS**, so that the children can study \ work together with other students in a quiet\semi-secluded area (glass walls / doors, similar to Romeo library)

As a student, I want an **AREA TO HELP WITH RESEARCH** so that school tasks can be easy.

2. The BACK OF HOUSE WORKSPACE IMPROVEMENTS

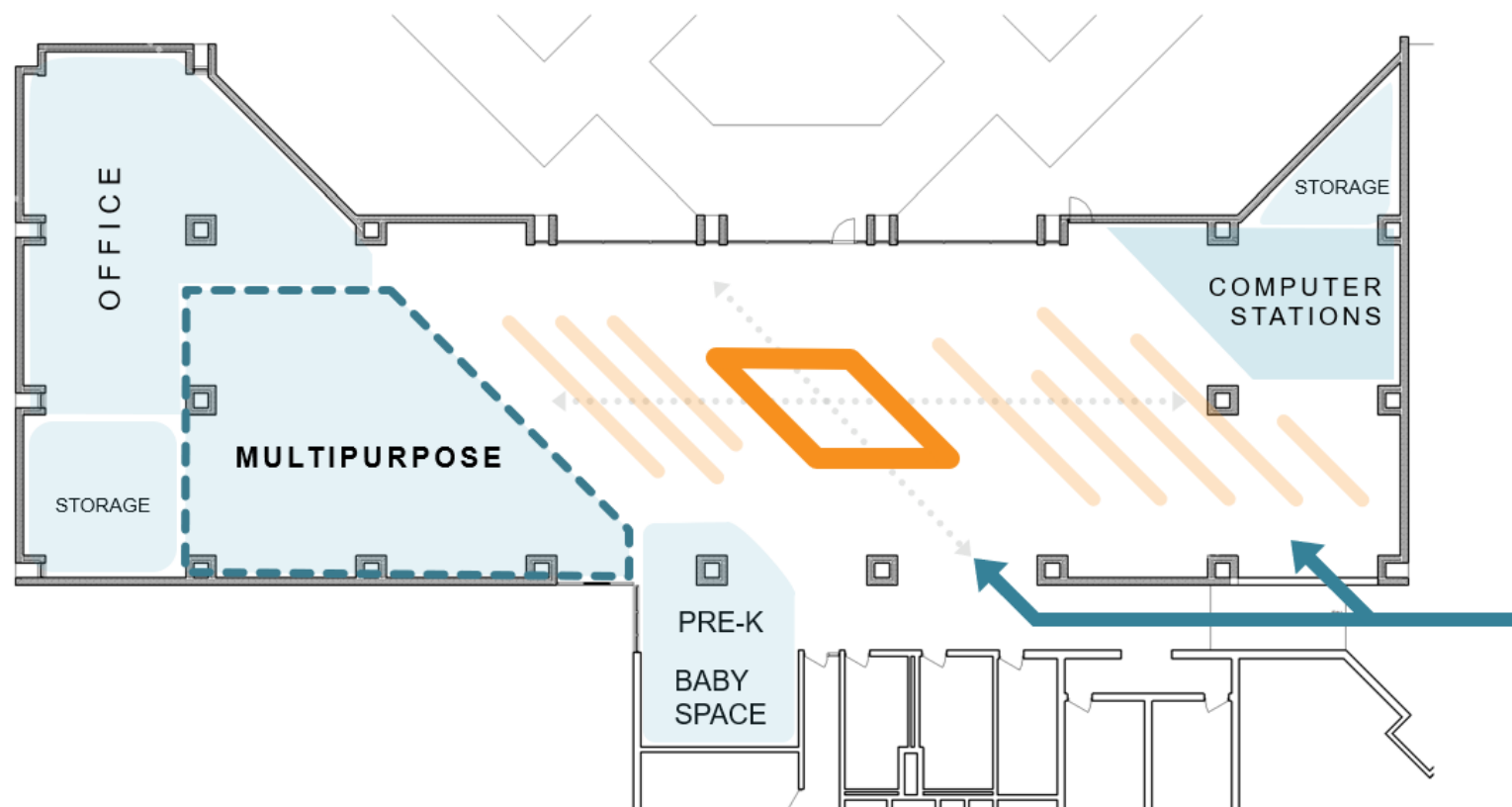
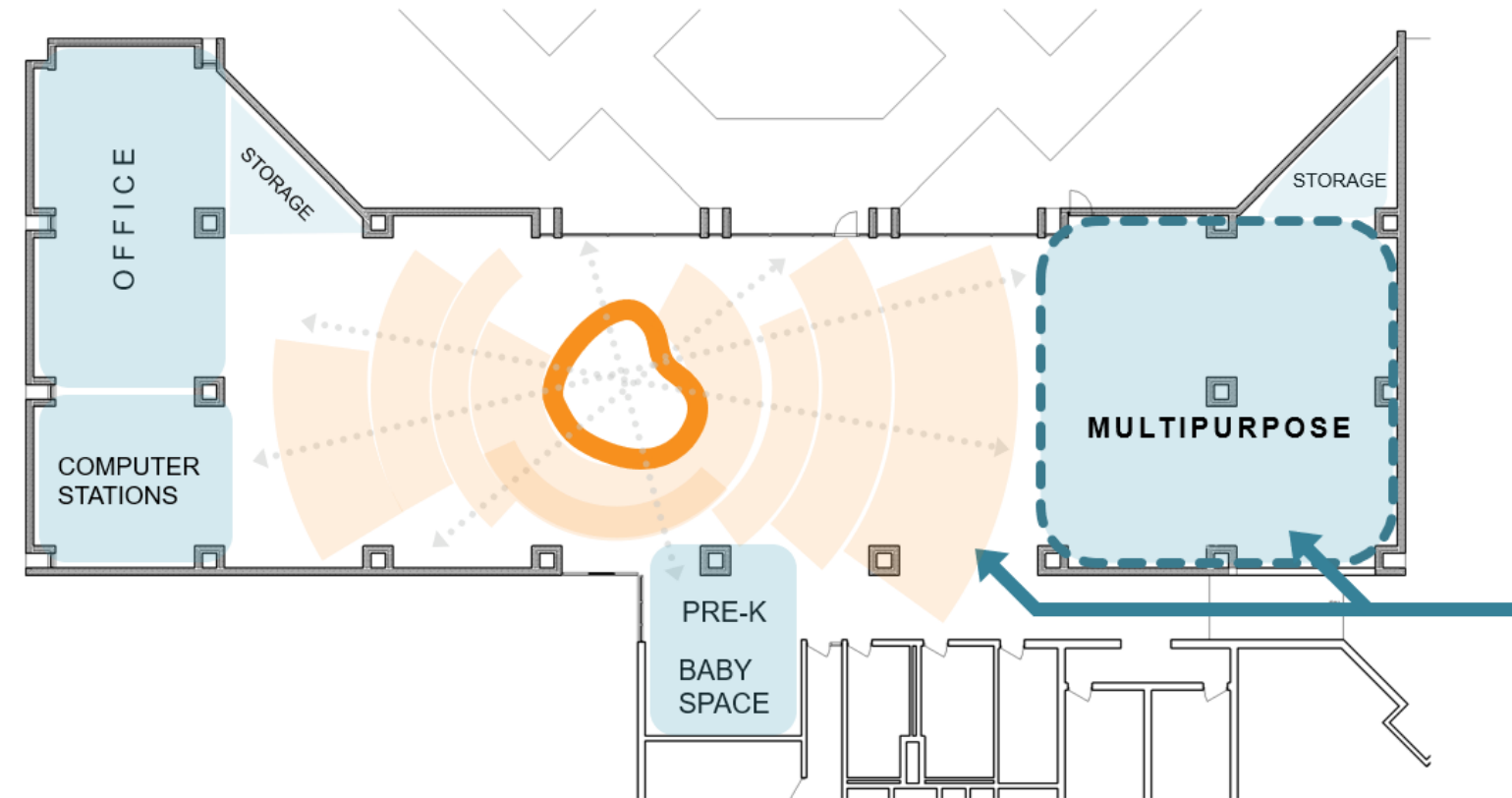
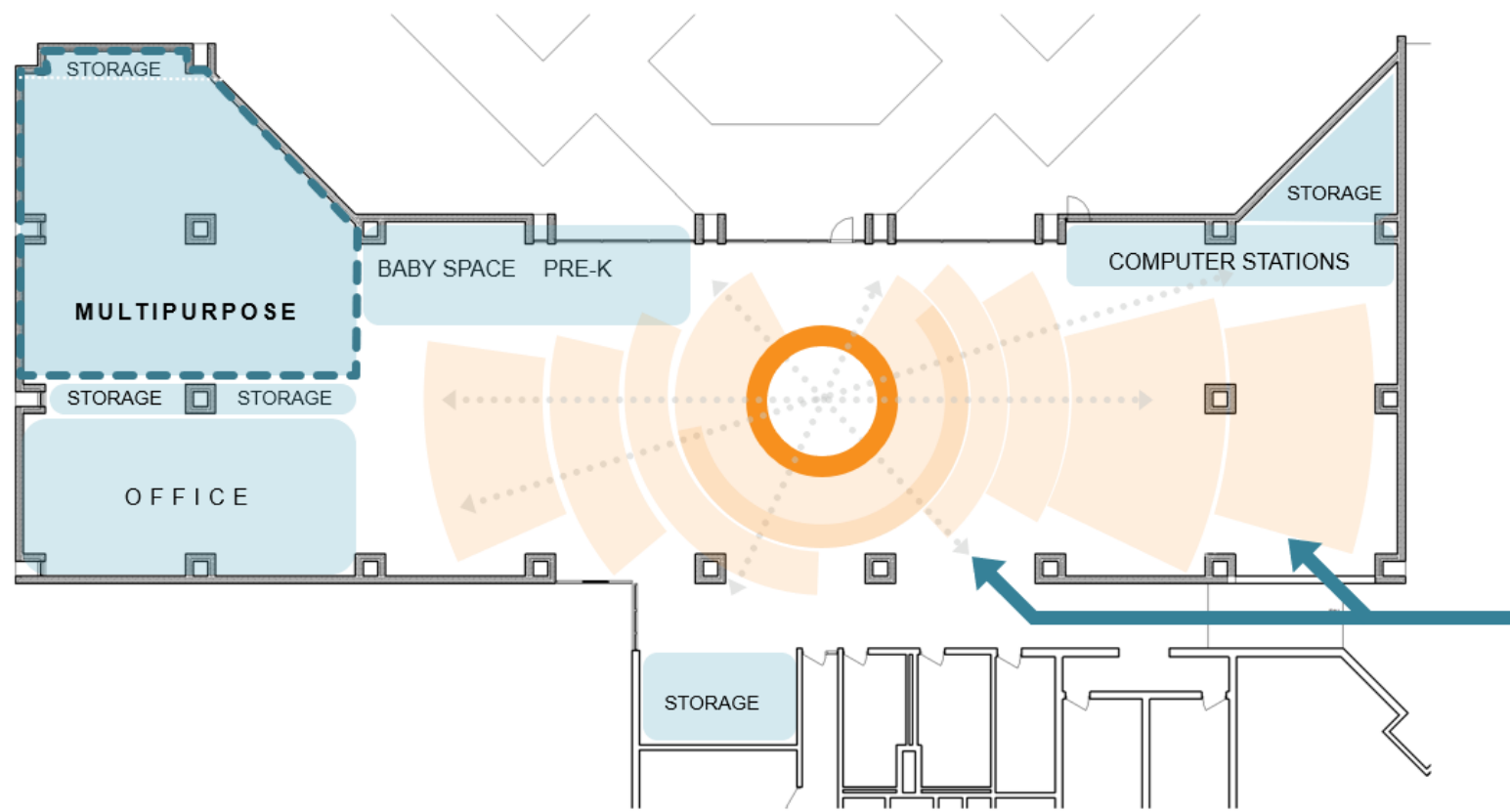
3. A BABY PLACE SPACE

4. We need a FLEXIBLE STORY ROOM / PROGRAM SPACE

5. We need to improve MAINTENANCE / AMENITIES

6. Dispersed Technology is important

USER STORIES | KEY COMPONENTS

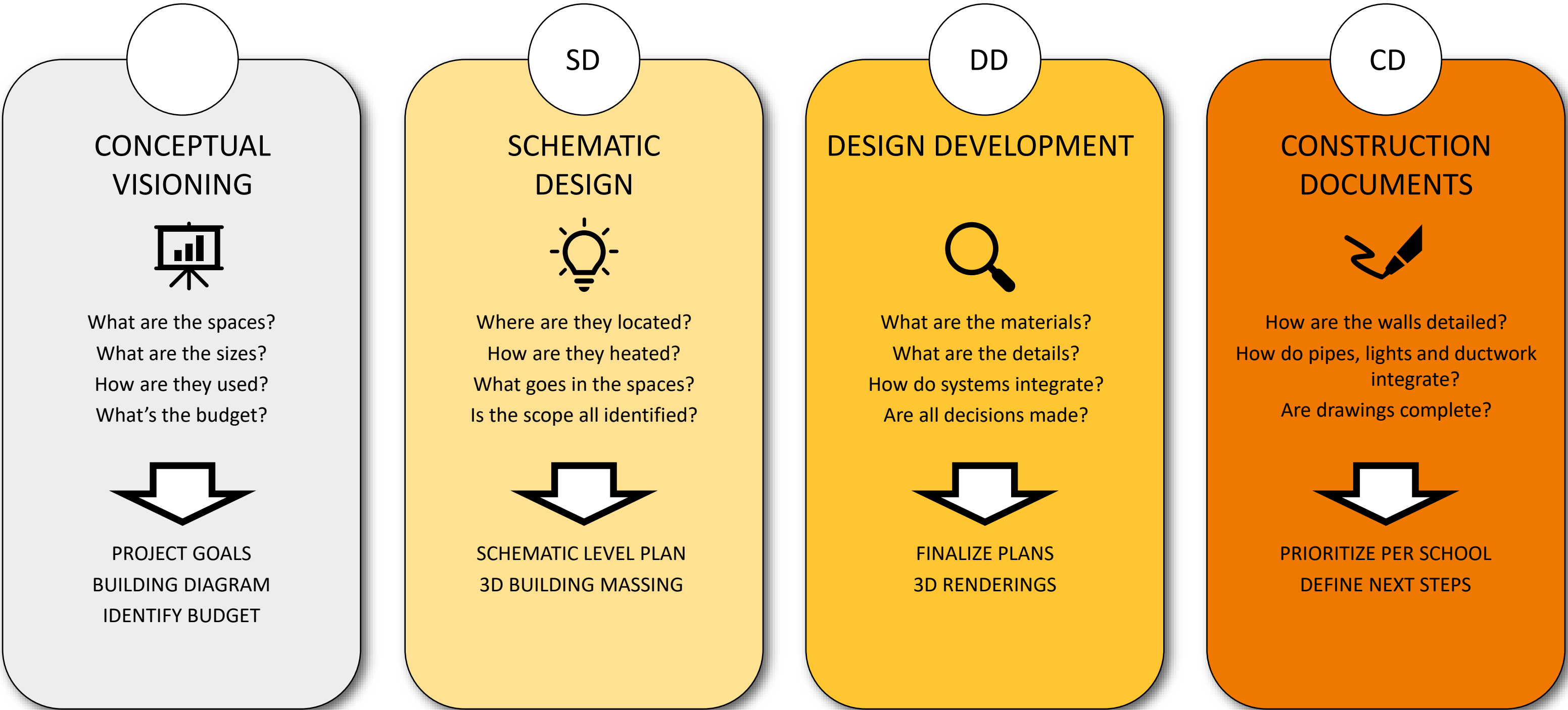


DESIGN CONCEPTS | COMPARISON

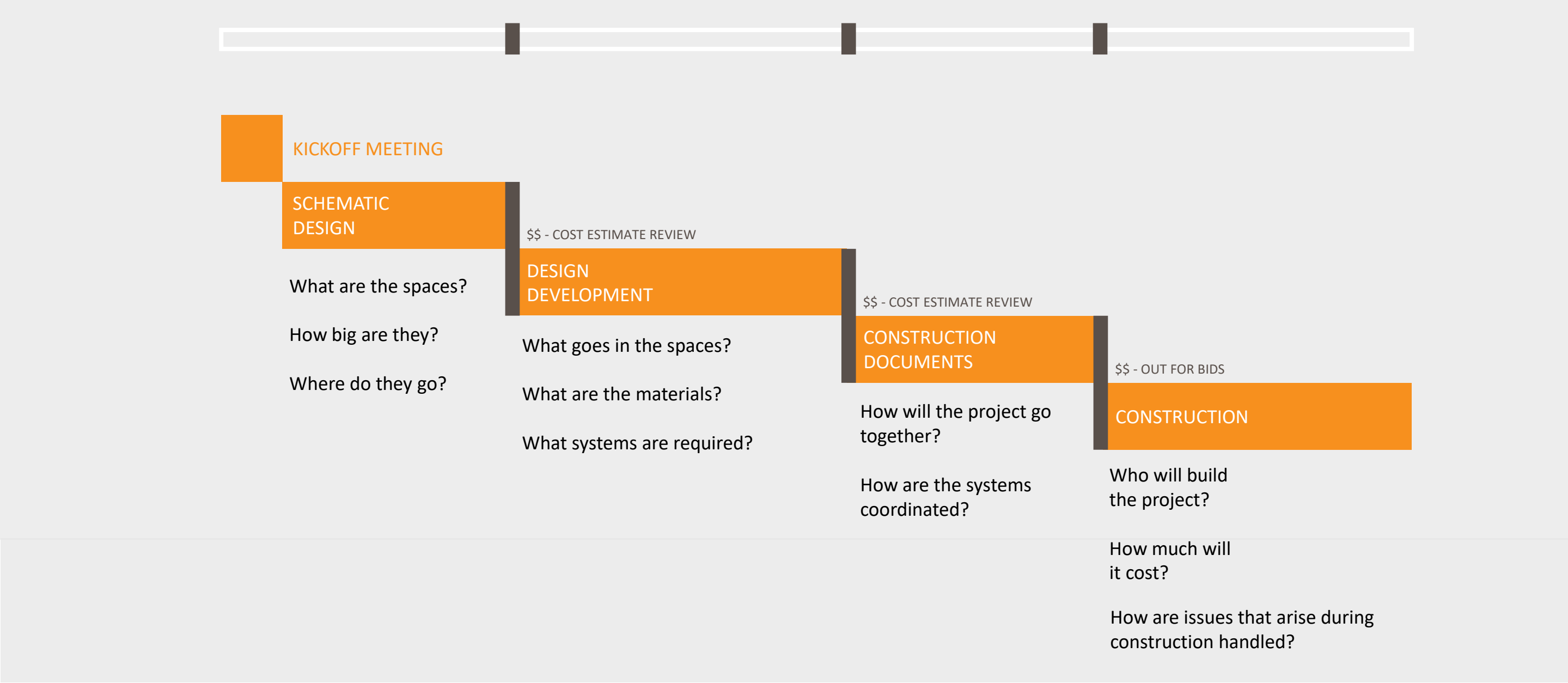
TROY PUBLIC LIBRARY – YOUTH LIBRARY RENOVATION

HOW WILL WE ACCOMPLISH THE PROJECT?

Basic steps we'll go through...



PROCESS PHASES



DESIGN PROCESS

2022

JANUARY 2022						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY 2022						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

MARCH 2022						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

APRIL 2022						
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY 2022						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JUNE 2022						
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

JULY 2022						
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUGUST 2022						
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER 2022						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER 2022						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER 2022						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER 2022						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

DD PROJECT KICK-OFF

SCHEMATIC DESIGN (COMPLETE SEPTEMBER 2021)

DESIGN DEVELOPMENT (KO + 8wks)

CONTRACT DOCUMENTS (10wks)

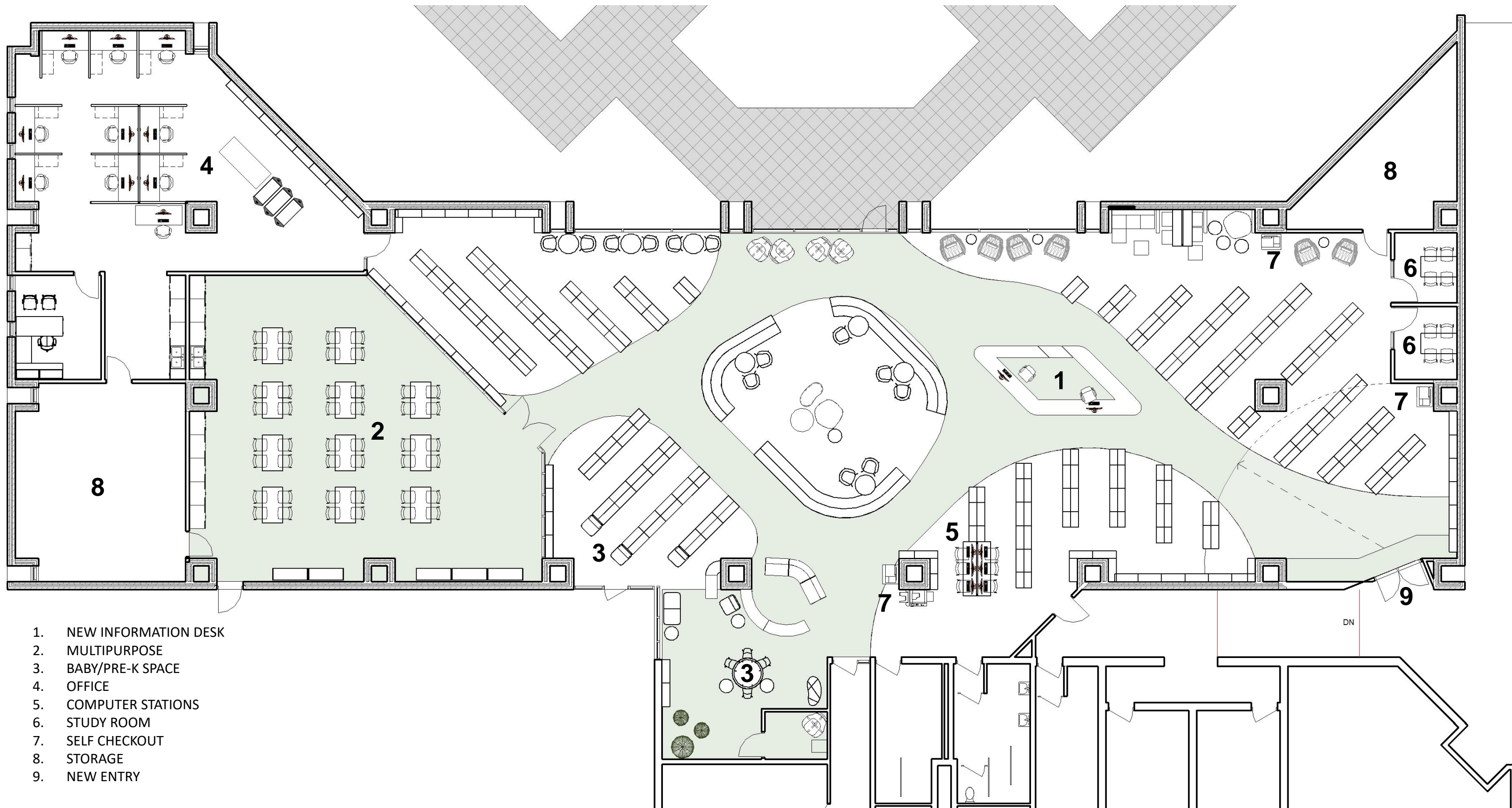
COST ESTIMATION (2wks)

BIDDING/ AWARD (4wks)

CONSTRUCTION START (window October- May)

PRELIMINARY SCHEDULE

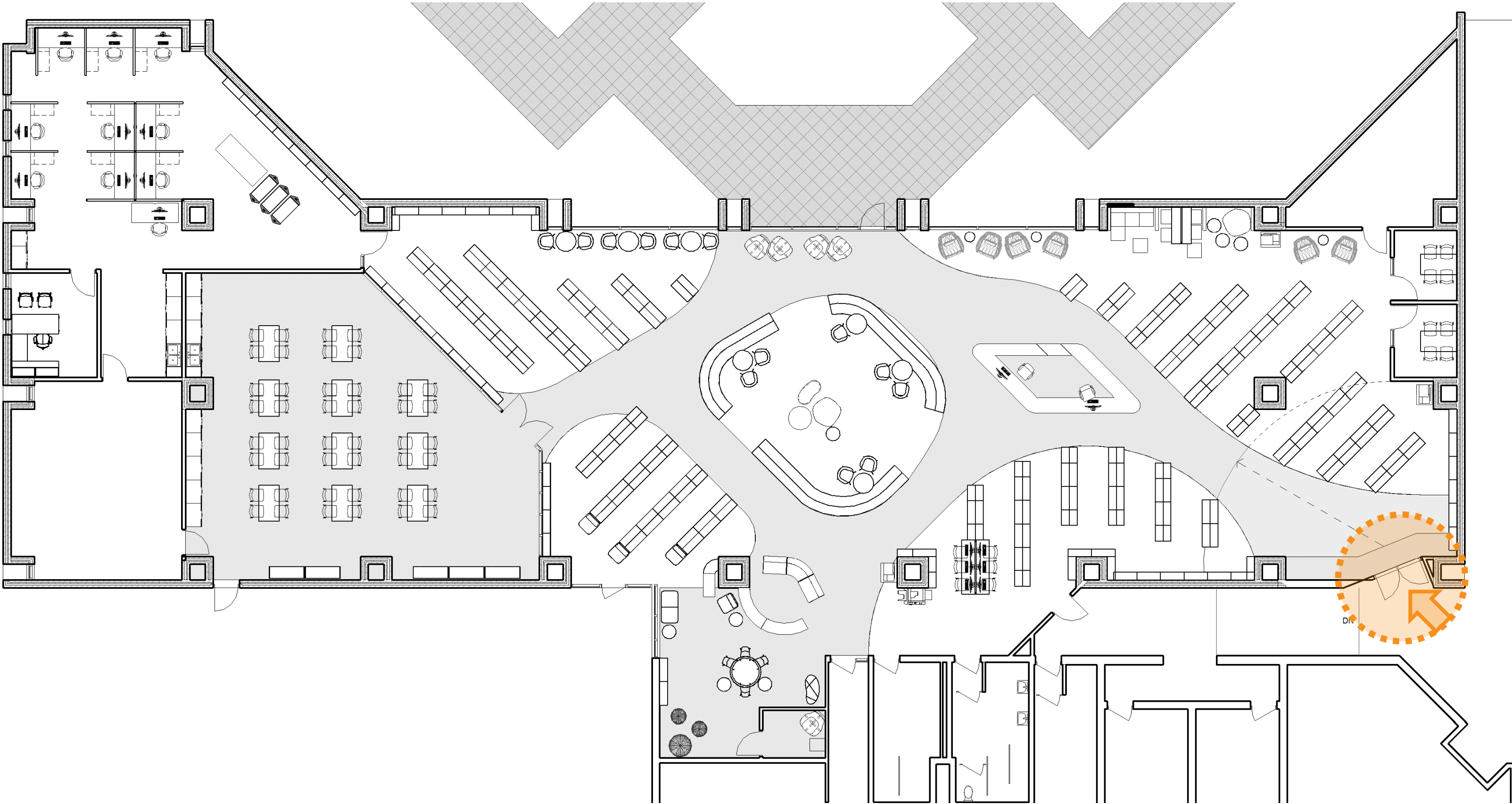
INTERIOR UPDATES



1. NEW INFORMATION DESK
2. MULTIPURPOSE
3. BABY/PRE-K SPACE
4. OFFICE
5. COMPUTER STATIONS
6. STUDY ROOM
7. SELF CHECKOUT
8. STORAGE
9. NEW ENTRY

LIBRARY FLOOR PLAN

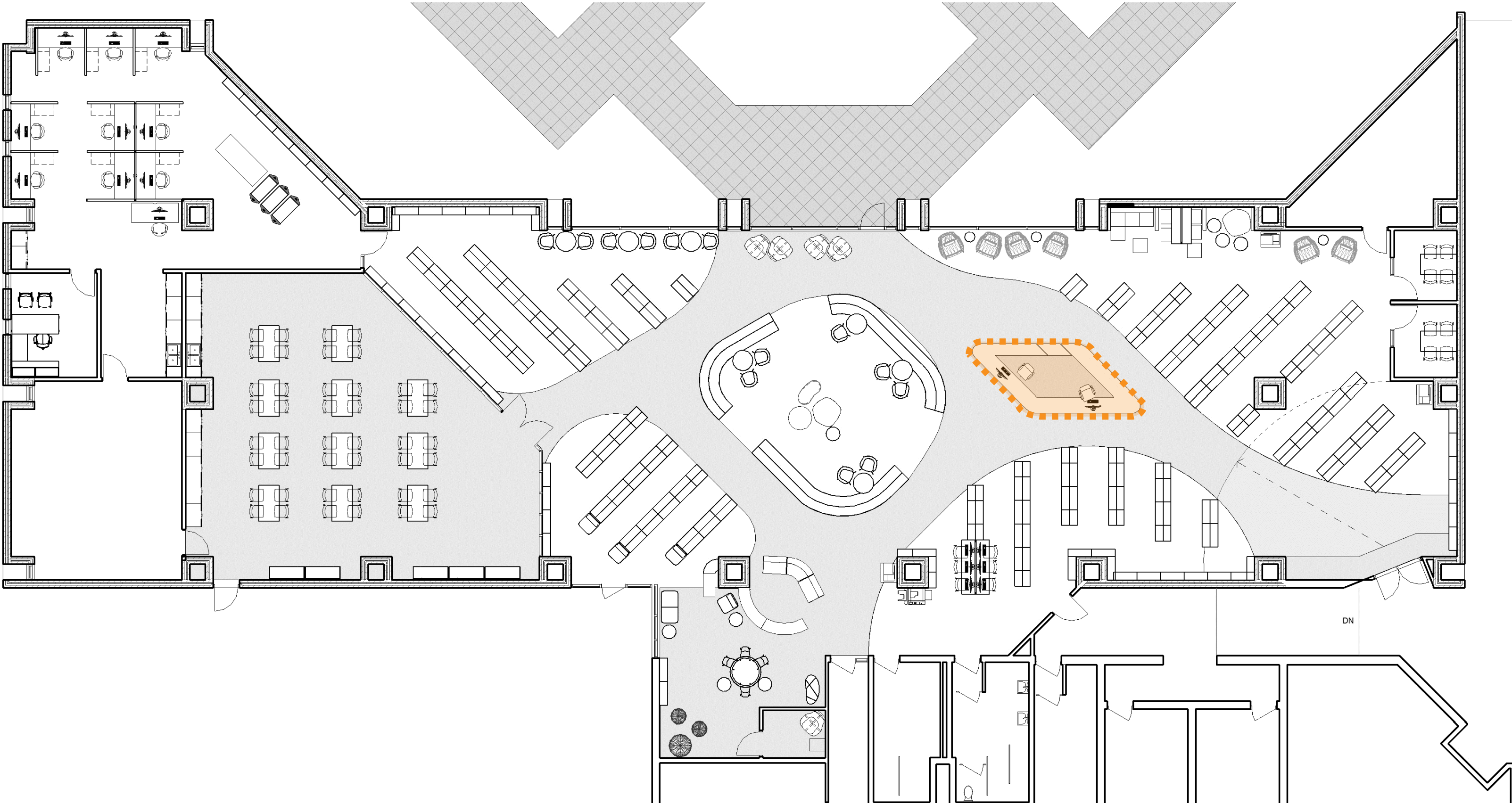
NEW MAIN ENTRY



LIBRARY FLOOR PLAN



INFORMATION DESK

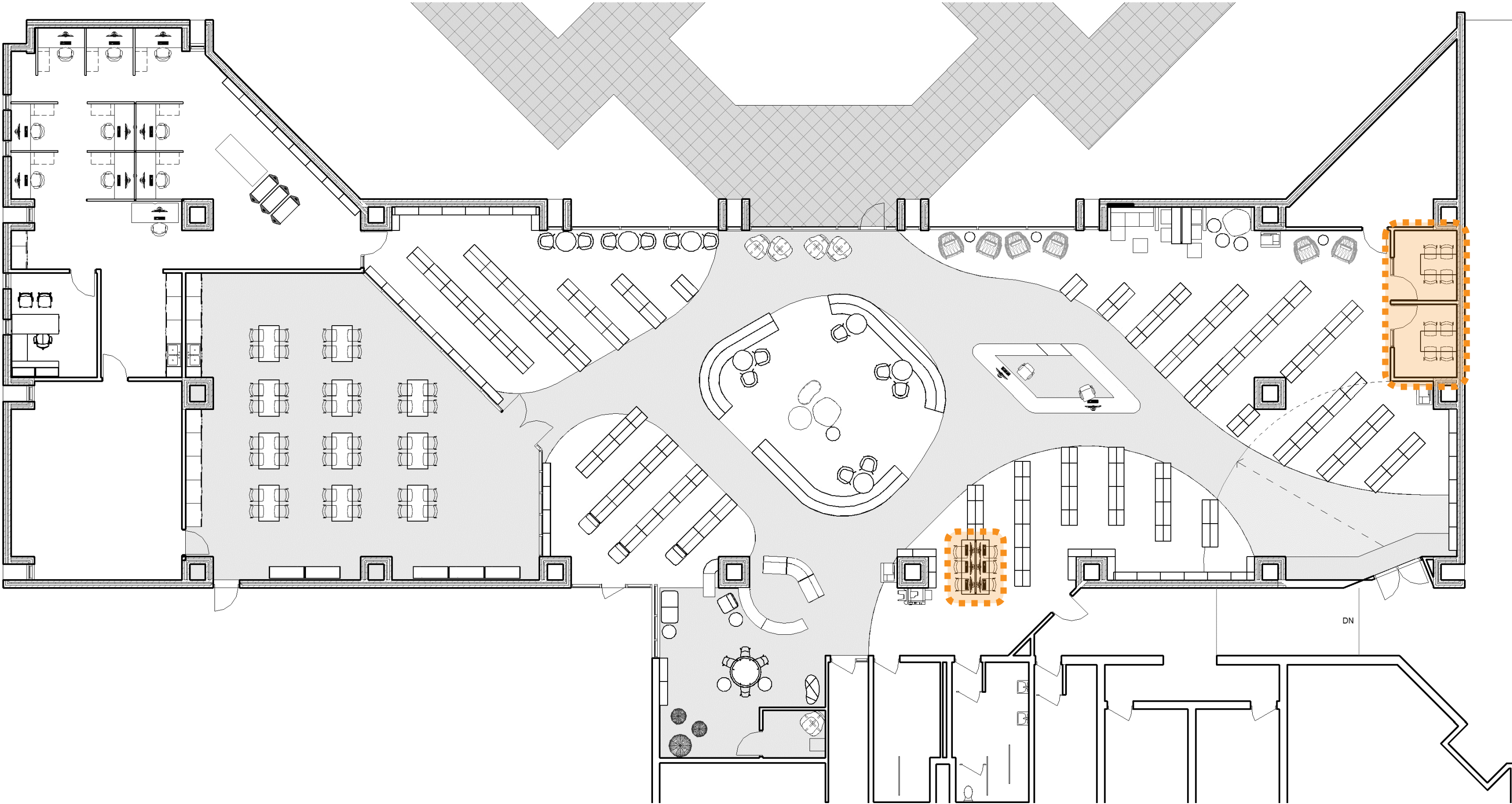


LIBRARY FLOOR PLAN



DESIGN PERSPECTIVE - REFERENCE/ INFORMATION DESK
TROY PUBLIC LIBRARY – YOUTH LIBRARY RENOVATION

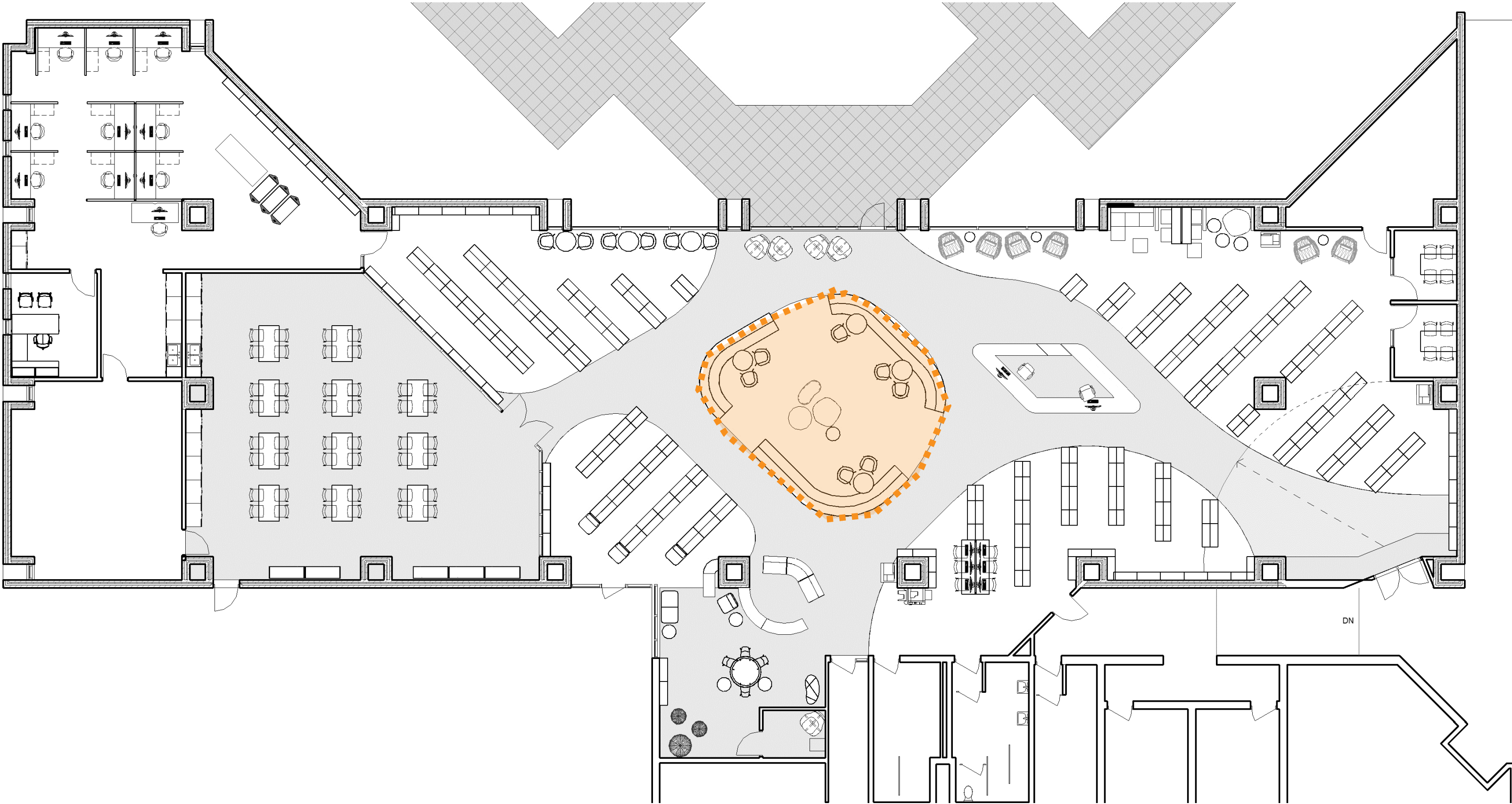
PRIVATE STUDY ROOMS & COMPUTER STATIONS



LIBRARY FLOOR PLAN



READING AREA



LIBRARY FLOOR PLAN

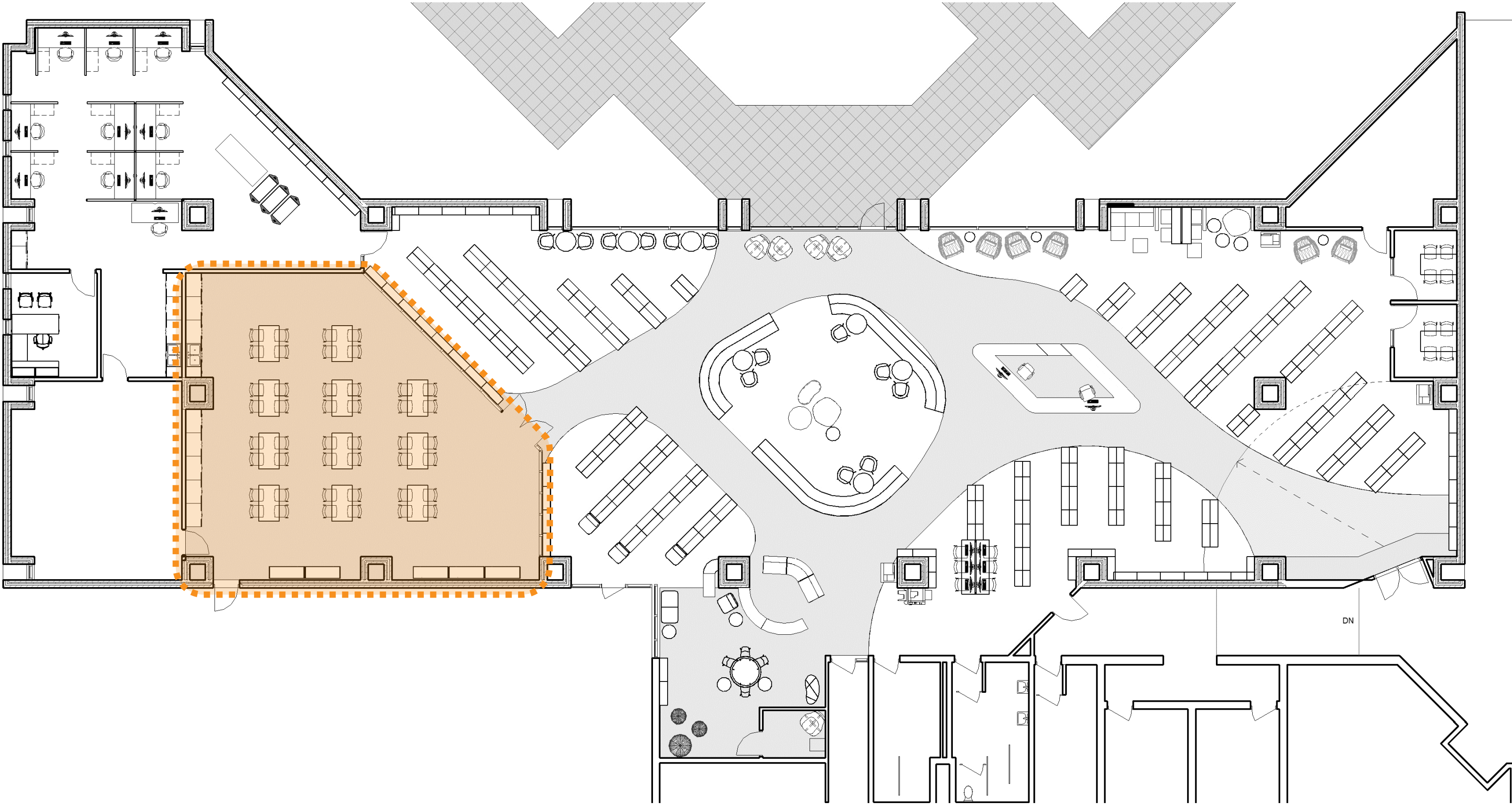


DESIGN PERSPECTIVE - READING AREA
TROY PUBLIC LIBRARY – YOUTH LIBRARY RENOVATION



DESIGN PERSPECTIVE - READING AREA
TROY PUBLIC LIBRARY – YOUTH LIBRARY RENOVATION

MULTIPURPOSE ROOM



LIBRARY FLOOR PLAN



DESIGN PERSPECTIVE – MULTIPURPOSE ROOM

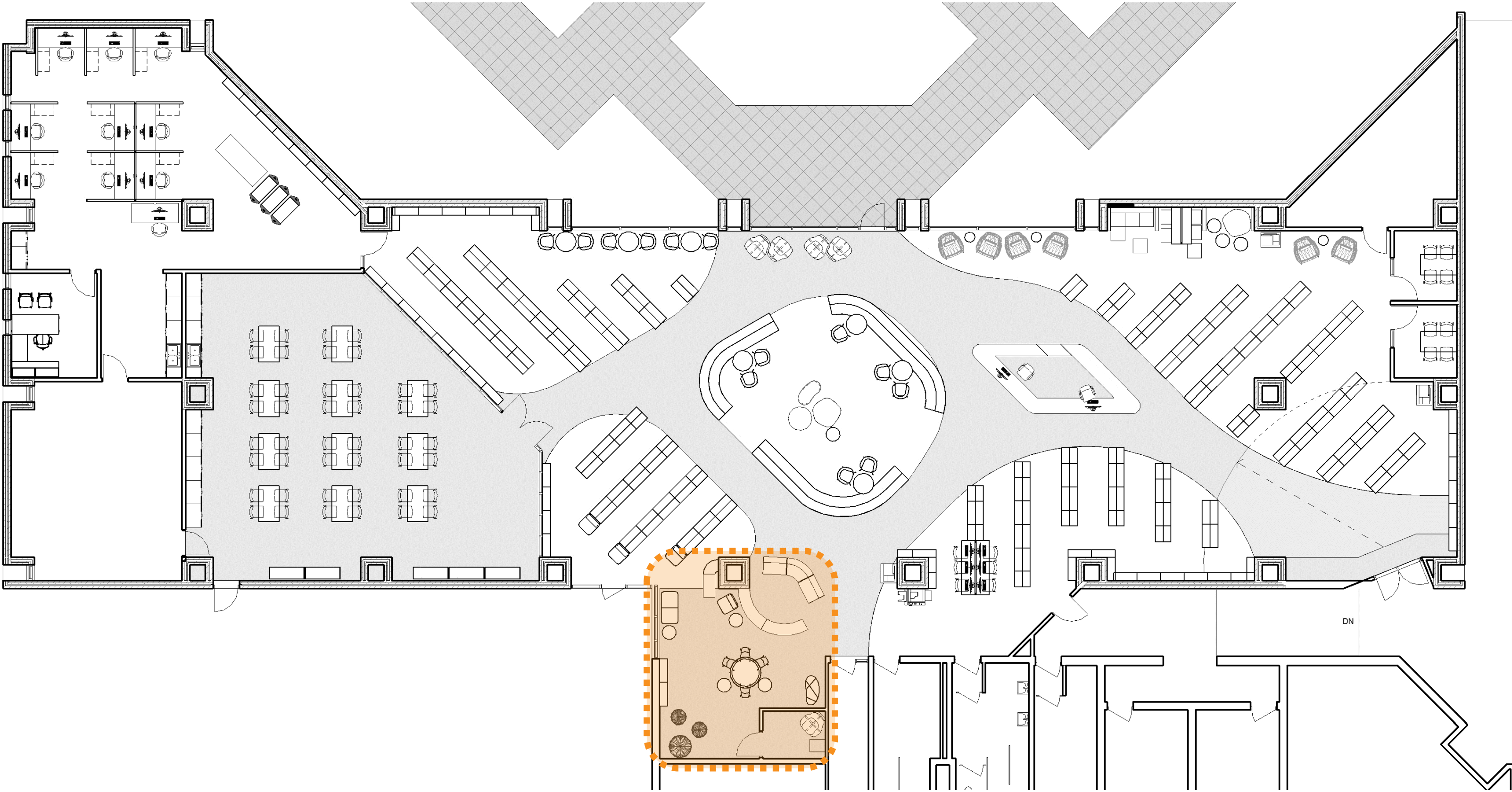
TROY PUBLIC LIBRARY – YOUTH LIBRARY RENOVATION



DESIGN PERSPECTIVE – MULTIPURPOSE ROOM

TROY PUBLIC LIBRARY – YOUTH LIBRARY RENOVATION

BABY/PRE-K SPACE



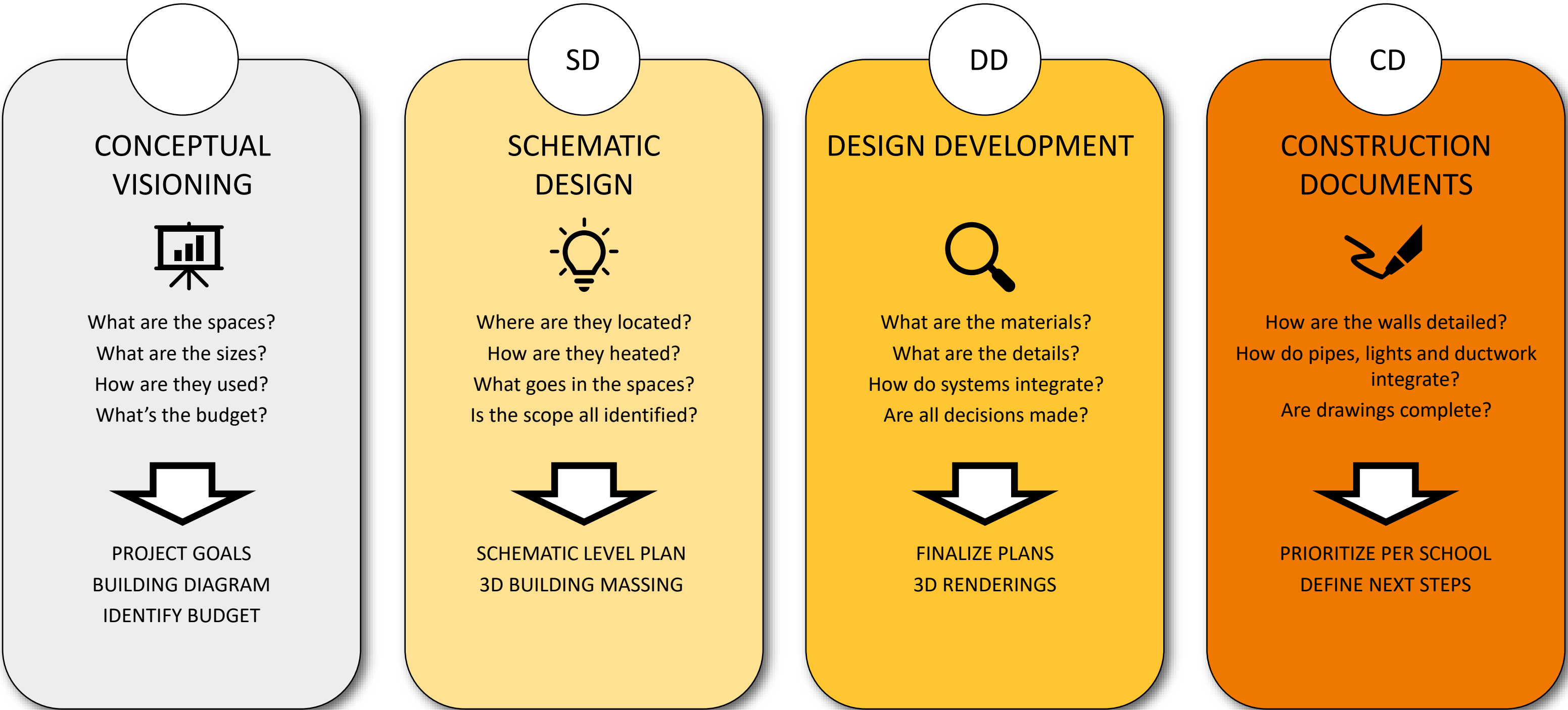
LIBRARY FLOOR PLAN



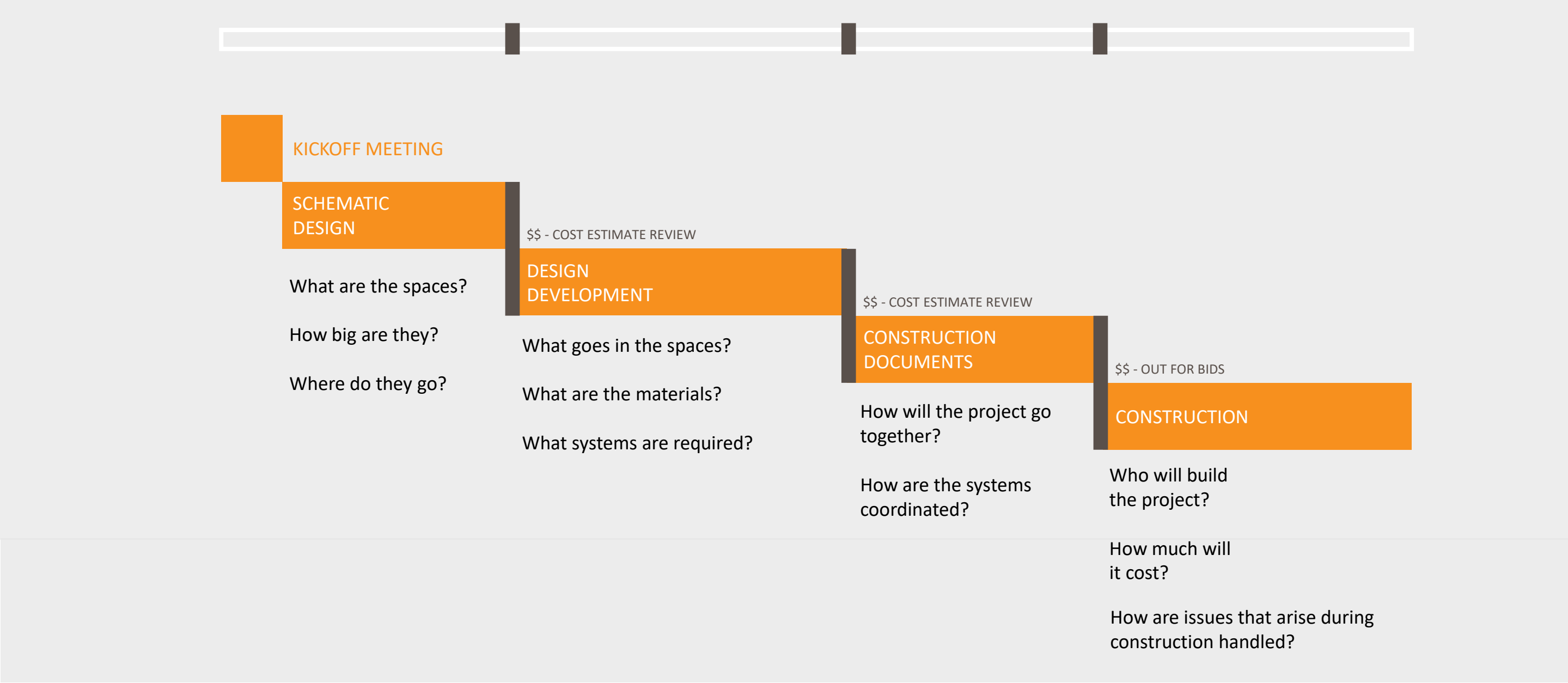
NEXT STEPS

HOW WILL WE ACCOMPLISH THE PROJECT(S)?

Basic steps we'll go through...



PROCESS PHASES



DESIGN PROCESS

2022

JANUARY 2022						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY 2022						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

MARCH 2022						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

APRIL 2022						
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY 2022						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JUNE 2022						
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

JULY 2022						
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUGUST 2022						
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER 2022						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER 2022						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER 2022						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER 2022						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

DD PROJECT KICK-OFF

SCHEMATIC DESIGN (COMPLETE SEPTEMBER 2021)

DESIGN DEVELOPMENT (KO + 8wks)

CONTRACT DOCUMENTS (10wks)

COST ESTIMATION (2wks)

BIDDING/ AWARD (4wks)

CONSTRUCTION START (window October- May)

PRELIMINARY SCHEDULE

THANK YOU



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-04

CITY COUNCIL AGENDA ITEM

Date: February 28, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Lisa Burnham, Controller
Kurt Bovensiepe, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
Emily Frontera, Purchasing Manager

Subject: Bid Waiver: Outdoor Drinking Fountains and Bicycle Repair Stations and Parts

History

The Facilities and Grounds Division of the Department of Public Works is responsible for the installation, maintenance, and repair of the outdoor amenities including drinking fountains and bicycle repair stations. The majority of the outdoor drinking fountains used throughout the parks, is the Most Dependable Fountain (MDF) brand. MDF has proven to be reliable and competitively priced to comparable brands. In addition to the reliability, the continued standardization of equipment allows for more efficient maintenance by reducing the amount of different manufacturer parts in inventory. For several years the City of Troy has used MDF fountains and specified their products during the development of parks such as the newly named Jeanne M. Stine Park. Purchasing directly from the manufacturer avoids additional costs associated with distributor markup.

Purchasing

- Scheduled Capital Projects to improve park facilities in the current and future years dictates the need to purchase replacement drinking fountains and bicycle repair stations and parts on an as needed basis.
- Standardizing drinking fountains and bicycle repair stations to a single brand will streamline staff training, and reduce repair part inventories and maintenance issues.
- It is not possible to secure competitive bids because Most Dependable Fountains is the sole source manufacturer for MDF brand equipment and parts.
- A bid waiver is requested to purchase Most Dependable Fountains equipment and the associated parts directly from Most Dependable Fountains on an ongoing basis, not to exceed budgetary limitations.

Financial

Funds for the purchase of drinking fountains and bicycle repair stations are budgeted and available in the respective facility Capital and Operating Fund accounts and will be presented to City Council for approval as individual expenditures as required by the City Charter.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Recommendation

City Management recommends that the bid process be waived and an ongoing contract be established with *Most Dependable Fountains of Arlington, TN* for the purchase of outdoor drinking fountains, bicycle repair stations, and associated parts not to exceed budget limitations.



CITY COUNCIL AGENDA ITEM

Date: February 28, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Lisa Burnham, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
Emily Frontera, Purchasing Manager

Subject: Contract Amendment: Janitorial Services Increase (Introduced by Dennis Trantham, Facilities & Grounds Operations Manager)

History

The Facilities and Grounds Division of the Department of Public Works is responsible for the comprehensive oversight of the citywide janitorial services contract. On June 4, 2018 the Troy City Council awarded a three-year contract to DM Burr of Flint Michigan to provide janitorial services (Resolution #2018-06-098). On October 3, 2019 DM Burr notified the City of Troy that they could no longer provide janitorial services at the provided rate. Reasons cited were the increased costs of supplies along with the inaccurate hours captured to complete all the tasks within the facilities. City Management met and decided that it was not in the best interest of the City of Troy to accept the proposed increase to the original contract and to start the RFP process to implement a new contract effective on July 1, 2020. DM Burr was able to participate in the RFP process. During the RFP process insourcing was examined and found to not a cost-effective option at this time.

At the March 16, 2020 meeting of the Troy City Council, RNA Facilities Management of Ann Arbor, MI was awarded a three (3) year contract with three (3) opportunities to renew their three-year (3) contract upon mutual agreement (Resolution #2020-03-051). RNA was awarded at the very beginning of the COVID pandemic. The further decline of janitorial services from the previous provider lead the City of Troy to begin the janitorial services contract before July 1, 2020. RNA has provided good service to the City of Troy and has responded well to the additional requests of cleaning and disinfecting related to the global pandemic.

On January 12, 2022 RNA approached the City of Troy and asked for an increase to provide higher salaries in an effort to competitively recruit quality staff. RNA has submitted a request for an additional \$9,265 per month for the sole purpose of raising salaries and contains no additional profit for the company. The JanSan Industry has been hit hard with the effects of the pandemic, increased workload coupled by a reduced workforce. The requested increase is in line with what other service-based industries are experiencing.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing

- Employment issues and the increasing cost of hourly wages continue to affect the hiring and retention of highly productive employees in every industry.
- Data from the US Bureau of Labor Statistics shows the CPI has increased 1.1 percent over the past two months and is up 7 percent from a year ago.
- Based on the current economic statistics and the high rate of inflation, the City would not benefit in soliciting new proposals for janitorial services.
- RNA Facilities Management continues to provide a best value service for citywide janitorial services and City Management is in mutual agreement with the proposed monthly increase.
- It is in the best interest of the City to amend the contract at the proposed increases of \$9,265 for the remainder of the current contract year and \$9,402.52 for year three, as detailed in the attached letter, effective March 1, 2022.

Financial

The resulting proposed increase exceeds the FY22 budgeted amount, however, a budget amendment will not be required due to the realized savings from several unfilled custodial positions throughout this fiscal year. The increase in costs will be charged to the various departments and funds.

The increase in cost will be included in the FY23 Budget.

The costs for any additional casual labor or furniture moving are available in the various department operating/capital budgets as needed.

Recommendation

City Management recommends approving the requested increase of \$9,265 per month for the remainder of the current contract year and \$9,402.52 for year three for Janitorial Services for Proposal A to *RNA Facilities Management of Ann Arbor, MI* effective March 1, 2022. It is also recommended that the as needed casual labor and furniture moving rate provided in Price Proposal C be increased by \$3.00 per hour from \$18.00 to \$21.00 effective March 1, 2022.



2022

Janitorial-
Request for
Rate Increase

RNA
FACILITIES MANAGEMENT

In Partnership With:



February 10, 2022



To Whom It May Concern,

Our highest priority is to continue maintaining the exemplary level of service provided to the City of Troy. May this letter serve as a formal request to increase the monthly custodial rate by +\$9,265.00.

In light of the ever-increasing cost of living, we feel this will positively enhance our Human Resources Department's ongoing quest to recruit and land high-producing staff members for the City by offering more competitive earnings.

The proposed added cost, shared across all 16 City sites, in no way affects our bottom line. A profit motive does not drive this request. We intend it to benefit the employees by increasing their salaries directly. Specifically, weekday employees will bump up to \$15.00 per hour, with weekend staff receiving an elevated rate of \$16.00 per hour. The proposed increases are on the following page for your review.

Your consideration is sincerely appreciated.

Thank you kindly,

A handwritten signature in blue ink that reads "Mike Farha".

Mike Farha
Chief Operating Officer
734-260-3395

www.RNAFM.com | Mfarha@rnafm.com



ORIGINAL COST DETAIL



COST COMPARISONS

PROPOSED NEW RATE



#	CITY FACILITY Location	Square ft cleaned	Estimated daily minimum hours	Monthly Cost Year 2 of 3	Monthly Cost Year 3 of 3
1.	CITY HALL 500 W Big Beaver	49,450	22	\$11,529.00 \$13,192.67	\$11,701.00 \$13,389.49
2.	POLICE DEPARTMENT 500 W Big Beaver	55,215	24	\$12,511.00 \$14,316.38	\$12,698.00 \$14,530.36
3.	52-4 DISTRICT COURT 520 W Big Beaver	29,000	14	\$8,464.00 \$9,685.38	\$8,590.00 \$9,829.57
4.	LIBRARY 510 W Big Beaver	44,500	10	\$12,288.00 \$14,061.20	\$12,471.00 \$14,270.61
5.	DEPARTMENT of PUBLIC WORKS 4693 Rochester	9,500	4	\$1,884.00 \$2,155.87	\$1,912.00 \$2,187.91
6.	PARKS GARAGE 4695 Rochester	1,800	2	\$471.00 \$538.97	\$478.00 \$546.98
7.	TRANSIT CENTER 1201 Doyle	2,600	1.5	\$477.00 \$545.83	\$484.00 \$553.84
8.	FIRE STATION 1 1019 E Big Beaver	2,175	2	\$419.00 \$479.46	\$425.00 \$486.33
9.	FIRE STATION 2 5600 Livernois	2,320	2	\$446.00 \$510.36	\$452.00 \$517.23
10.	FIRE STATION 3 2400 W Big Beaver	3,000	2	\$577.00 \$660.26	\$585.00 \$669.42
11.	FIRE STATION 4 2117 E Maple	5,900	3	\$1,136.00 \$1,299.93	\$1,153.00 \$1,319.38
12.	FIRE STATION 5 6399 John R	2,000	1.5	\$384.00 \$439.41	\$389.00 \$445.13
13.	FIRE STATION 6 5901 Coolidge	1,920	1.5	\$369.00 \$422.25	\$374.00 \$427.97
14.	FIRE/POLICE TRAINING CENTER 4850 John R	6,915	2.5	\$996.00 \$1,139.73	\$1,010.00 \$1,155.75
15.	COMMUNITY CENTER 3179 Livernois	53,045	33	\$11,261.00 \$12,886.00	\$11,429.00 \$13,078.24
16.	STAGE NATURE CENTER 6685 Coolidge	8,100	2.5	\$993.00 \$1,136.29	\$1,007.00 \$1,152.31
	MONTHLY COST FOR JANITORIAL SERVICES LOCATIONS 1-16			\$64,205.00 \$73,470.00	\$65,158.00 \$74,560.52

MONTHLY COST DIFFERENCE:

+\$9,265.00**+\$9,402.52**





500 West Big Beaver
Troy, MI 48084
troymi.gov

I-06

CITY COUNCIL AGENDA ITEM

Date: February 28, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Lisa Burnham, Controller
Frank Nastasi, Chief of Police
Nathan Gobler, Police Lieutenant
Emily Frontera, Purchasing Manager

Subject: Bid Waiver - Thomson Reuters Police Investigative System (Introduced by Lieutenant Nathan Gobler)

History

The Troy Police Department has historically purchased investigative software that allows investigators to gather public records information via a single web-based software. The software is used to gather information pertaining to criminal investigations and employment background investigations.

Thomson Reuters software was evaluated on a trial basis by Detective James Mork. The evaluation process compared different software products such as Thomson Reuters, LexisNexis and TLO to gauge the accuracy of the information provided from each search. The process also evaluated the amount of data acquired by each query. Thomson Reuters provides additional query types and unique search parameters that are not available on similar investigative software products. It was found that Thomson Reuters was the superior product.

The current vendor, LexisNexis, does not offer the comprehensive data that is available via Thomson Reuters. This vendor also eliminates a per transaction fee with a standard subscription fee which would allow for more detailed investigations in all cases. It is the recommendation of staff to contract with Thomson Reuters to replace LexisNexis investigative software.

Purchasing

- Thomson Reuters provides specialized web-based technology to aid government professionals and law enforcement in information gathering and investigative research.
- The CLEAR for Law Enforcement Plus and CLEAR License Plate Recognition (LPR) systems work in combination to access public records nationwide and the Vigilant Solutions national commercial license plate database. These systems provide up-to-date information on people and businesses through specialized investigative tools and reports to locate subjects and their associated addresses, access phone and vehicle records, identify risk levels associated with a person or business, and improve community and officer safety with real-time and historical data.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

- Subscription pricing has been secured through Thomson Reuters West Publishing as detailed in the attached proposal Order ID: Q-02398787 with subscription term ending June 31, 2025. The annual costs for this software are as follows:

FY2022 - \$5,714.40 (prorated cost to July 1, 2022)

FY2023 - \$17,143.20

FY2024 - \$17,481.48

FY2025 - \$17,829.84

- Thomson Reuters has successfully provided web-based research technology and services to the City for many years.
- It is being recommended, in the best interest of the City, that the bid process be waived and a contract be awarded to *Thomson Reuters West Publishing of Eagan, MN* for the CLEAR for Law Enforcement Plus and LPR software systems.

Financial

Funds are budgeted and available annually in the Police Department Miscellaneous Investigations Account Number 101.301.11.307.7955.080

Recommendation

City Management, in the best interest of the City, recommends waiving the bid process and requests authorization to contract with *Thomson Reuters West Publishing of Eagan, MN* for the CLEAR for Law Enforcement Plus and ENCLR PRO Gov License Plate Recognition software subscription package, as per the rates contained in the attached agreement. City Management further requests the authorization to renew the Thomson Reuters subscription on an ongoing basis as needed by the Police Department.



Order Form

Order ID:Q-02398787

Contact your representative anthony.cicchese@thomsonreuters.com with any questions. Thank you.

Subscriber Information

Sold To Account Address

Account #: 1000411587
TROY POLICE DEPT
TEMP ACCESS CLEAR
500 W BIG BEAVER RD
TROY MI 48084-5254 US

“Customer”

Shipping Address

Account #: 1000411587
TROY POLICE DEPT
TEMP ACCESS CLEAR
500 W BIG BEAVER RD
TROY MI 48084-5254 US

Billing Address

Account #: 1000411587
TROY POLICE DEPT
TEMP ACCESS CLEAR
500 W BIG BEAVER RD
TROY, MI 48084-5254 US

This Order Form is a legal document between Customer and

- A. West Publishing Corporation to the extent that products or services will be provided by West Publishing Corporation, and/or
- B. Thomson Reuters Enterprise Centre GmbH to the extent that products or services will be provided by Thomson Reuters Enterprise Centre GmbH.

A detailed list of products and services that are provided by Thomson Reuters Enterprise Centre GmbH and current applicable IRS Certification forms are available at: <https://www.tr.com/trorderinginfo>

West Publishing Corporation may also act as an agent on behalf of Thomson Reuters Enterprise Centre GmbH solely with respect to billing and collecting payment from Customer. Thomson Reuters Enterprise Centre GmbH and West Publishing Corporation will be referred to as “Thomson Reuters”, “we” or “our,” in each case with respect to the products and services it is providing, and Customer will be referred to as “you”, or “your” or “Client”.

Thomson Reuters General Terms and Conditions apply to all products ordered, except print and is located at <http://tr.com/TermsandConditions>. In the event that there is a conflict of terms between the General Terms and Conditions and this Order Form, the terms of this Order Form control. This Order Form is subject to our approval.

Thomson Reuters General Terms and Conditions for Federal Subscribers is located at <https://static.legalsolutions.thomsonreuters.com/static/Federal-ThomsonReuters-General-Terms-Conditions.pdf> In the event that there is a conflict of terms between the General Terms and Conditions and this Order Form, the terms of this Order Form control. This Order Form is subject to our approval.

Clear Fixed Rate / Window/Fraud Waste & Abuse Products

Service Material	Product	Quantity	Unit	Monthly Charges	Minimum Term (Months)	Order Type
41882302	CLEAR for Law Enforcement Plus	100	Seats	\$489.00	36	Subscription Plus Bridge (see below)
42124048	ENCLR PRO Gov License Plate Recognition State Add	100	Seats	\$939.60	36	Subscription Plus Bridge (see below)

Bridge Products

Material #	Product	Quantity	Unit	Bridge Monthly Charges	Bridge Term (Months)
41882302	CLEAR for Law Enforcement Plus	100	Seats	\$489.00	5
42124048	ENCLR PRO Gov License Plate Recognition State Add	100	Seats	\$939.60	5

Bridge Terms

Bridge Monthly Charges begin on the date we process your order and will be prorated for the number of days remaining in the calendar month, if any. The Bridge Monthly charges will continue for the number of complete calendar months listed in the Bridge Term column above. At the end of the Bridge Term, your Monthly Charges and the Minimum Term will be as described in the Product grid above. All other terms and conditions of the Order Form remain unchanged.

Minimum Terms

Your subscription is effective upon the date we process your order ("Effective Date") and Monthly Charges will be prorated for the number of days remaining in that month, if any. Your subscription will continue for the number of months listed in the Minimum Term column above counting from the first day of the month following the Effective Date. Your Monthly Charges during the first twelve (12) months of the Minimum Term are as set forth above. If your Minimum Term is longer than 12 months, then your Monthly Charges for each year of the Minimum Term are displayed in the Attachment to the Order Form.

Post Minimum Terms

At the end of the Minimum Term, we will notify you of any change in Monthly Charges at least 90 days before each 12 month term starts. Either of us may cancel the Post-Minimum Term subscription by sending at least 60 days written notice.

Federal Government Subscribers Optional Minimum Term. Federal government subscribers that chose a multi-year term, may exercise the option to implement those additional years pursuant to federal law.

Miscellaneous

Applicable Law. If you are a state or local governmental entity, your state's law will apply and any claim may be brought in the state or federal courts located in your state. If you are a non-governmental entity, this Order Form will be interpreted under Minnesota state law and any claim by one of us may be brought in the state or federal courts in Minnesota. If you are a United States Federal Government subscriber, United States federal law will apply and any claim may be brought in any federal court.

Charges, Payments & Taxes. You agree to pay all charges in full within 30 days of the date of invoice. You are responsible for any applicable sales, use, value added tax (VAT), etc. unless you are tax exempt. If you are a non-government subscriber and fail to pay your invoiced charges, you are responsible for collection costs including attorneys' fees.

eBilling Contact. All invoices for this account will be emailed to your e-Billing Contact(s) unless you have notified us that you would like to be exempt from e-Billing.

Credit Verification. If you are applying for credit as an individual, we may request a consumer credit report to determine your creditworthiness. If we obtain a consumer credit report, you may request the name, address and telephone number of the agency that supplied the credit report. If you are applying for credit on behalf of a business, we may request a current business financial statement from you to consider your request.

Cancellation Notification Address. Send your notice of cancellation to Customer Service, 610 Opperman Drive, P.O. Box 64833, Eagan MN 55123-1803

Regulated Data. Due to the regulated or private nature of some data in our information products such as credit header data, motor vehicle data, driver license data and voter registration data, you may need to complete a credentialing process which will include certifying what your legally permissible use of the data will be. You agree to immediately notify us if any of the information you provided in your ordering document or during the credentialing process changes. You agree to and warrant that you are the end user of this data and that you will only use it for your own internal business purposes. You also warrant that you will strictly limit the access, use and distribution of this data to user permitted under applicable laws, rules and regulations and as permitted by the third party additional terms. You will keep the data confidential. You will use industry standard administrative, physical and technical safeguards to protect the data. You will not disclose it to anyone except as necessary to carry out your permissible use. You will immediately report any misuse, abuse or compromise of the data. You agree to cooperate with any resulting inquiry. If we reasonably believe that the data has been misused, abused or compromised, we may block access without additional notice. You are responsible for all damages caused by misuse, abuse or compromise of the data by you, your employees and any person or entity with whom you shared the data. We will be responsible for damages caused by us. We are not a consumer reporting agency. You may use information product data to support your own processes and decisions but you may not deny any service or access to a service to a consumer based solely upon the information product data. Examples of types of service include eligibility for credit or insurance, employment decisions and any other purpose described in the Fair Credit Reporting Act (15 U.S.C.A. 1681b). If the Financial Industry Regulatory Authority regulations apply to you, you may use our information products to verify the accuracy and completeness of information submitted to you by each applicant for registration on Form U4 or Form U5 in compliance with the requirements of FINRA Rule 3110. You may use the information products in this manner only in furtherance of written policies and procedures that are designed to achieve your compliance with FINRA Rule 3110 or as otherwise allowed by the General Terms and Conditions.

Excluded Charges And Schedule A Rates. If you access products or services that are not included in your subscription you will be charged our then-current rate ("Excluded Charges"). Excluded Charges will be invoiced and due with your next payment. For your reference, the current Excluded Charges schedules are located <http://static.legalsolutions.thomsonreuters.com/static/agreement/schedule-a-clear.pdf> and Excluded Charges change from time-to-time upon 30 days written or online notice. We may, at our option, make certain products and services Excluded Charges if we are contractually bound or otherwise required to do so by a third party provider or if products or services are enhanced or if new products or services are released after the effective date of this ordering document. Modification of Excluded Charges or Schedule A rates is not a basis for termination under paragraph 10 of the General Terms and Conditions.

CLEAR Fixed Rate Usage :If the transactional value of your CLEAR fixed rate usage exceeds your then-current Monthly Charges by more than 10 times in any month (or by 20 times in any month for Enterprise Law Enforcement subscribers), we may limit access to live gateways and request that the parties enter into good faith renegotiation or terminate upon 10 days written notice. Transactional value of your CLEAR usage is calculated based upon our then-current Schedule A rate. Schedule A rates may change upon at least 30 days written or online notice.

Batch Usage :If you have a fixed rate batch and/or batch alerts subscription and the total of your batch inputs or batch alerts exceeds your annual fixed rate batch or total batch alerts allotment, we may: 1) request the parties enter into good faith negotiations regarding a superseding agreement, 2) terminate your subscription upon 10 days written notice or 3) limit your access to your fixed rate batch subscription for the remainder of the then-current 12 month period, during which time you will continue to be billed your Monthly Charges. If your access to your fixed rate batch subscription has been limited, your access will be reinstated on the first day of the following 12 month period.

If the trial includes Batch Services, you may submit up to 1,000 input lines at no cost. We reserve the right to invoice you for input lines in excess of 1,000. You will pay our then current Schedule A rate. Schedule A rates are located at <http://legalsolutions.com/schedule-a-clear>.

Existing Vigilant Subscribers: We may terminate your License Plate Recognition (LPR) subscription if you are an existing Vigilant LEARN subscriber whose LPR pricing is based upon your existing Vigilant LEARN agreement, and you cancel your Vigilant LEARN agreement.

Enterprise Law Enforcement Subscribers: You certify that you have up to the number of Sworn Officers in your employ at this location identified in the QTY Column above. Our pricing for banded products is made in reliance upon your certification. If we learn that the actual number is greater, we reserve the right to increase your charges as applicable.

CLEAR Subscribers via an Alliance Partner. In limited circumstances we may allow you to access CLEAR through a third party's ("Service Provider") software or service (together with CLEAR, the "Integrated System"). In the event that you enter into a license agreement to access an Integrated System, you agree as follows:

We have no obligation to Service Provider with regard to the functionality or non-functionality of CLEAR during or after the integration. Service Provider will have access to CLEAR on your behalf and you will ensure Service Provider's compliance with the terms and conditions of the Thomson Reuters General Terms and Conditions located in the General Terms and Conditions paragraph above. Except as otherwise provided in your agreement with us, Data may not (i) be distributed or transferred in whole or in part via the Integrated System or otherwise to any third party, (ii) be stored in bulk or in a searchable database, and (iii) not be used in any way to replace or to substitute for CLEAR or as a component of any material offered for sale, license or distribution to third parties. No party will use any means to discern the source code of our products and product data. You are responsible for Service Provider's access to CLEAR on your behalf. You are responsible for all damages caused by misuse, abuse or compromise of the data by Service Provider, you, your employees and any person or entity with which you shared the data. We will be responsible for damages caused by us.

For Law Enforcement Agencies and Correctional Facilities Only – No Inmate Westlaw or CLEAR Access (direct or indirect)

I certify, on behalf of Subscriber, that I understand and accept the security limits of Westlaw or CLEAR ; Subscriber's responsibility for controlling Westlaw, CLEAR, internet and network access; and, how Subscriber will be using Westlaw or CLEAR. I acknowledge Subscriber's responsibility for providing West with prompt written notice if Subscriber's type of use changes.

Only non-inmates/administrative staff will access Westlaw or CLEAR with no direct Westlaw research results provided to inmates (including work product created as part of inmates' legal representation). In no event shall anyone other than Subscriber's approved employees be provided access to or control of any terminal with access to Westlaw or Westlaw Data.

Functionality of Westlaw or CLEAR cannot and does not limit access to non-West internet sites. It is Subscriber's responsibility to control access to the internet.

Subscriber will provide its own firewall, proxy servers or other security technologies as well as desktop security to limit access to the Westlaw or CLEAR URL and West software (including CD-ROM orders). Subscriber will design, configure and implement its own security configuration.

Subscriber will not use any data nor distribute any data to a third party for use, in a manner contrary to or in violation of any applicable federal, state, or local law, rule or regulation or in any manner inconsistent with the General Terms and Conditions.

Subscriber will maintain the most current version of the West software to access CD-ROM Products for security purposes.

Amended Terms and Conditions

Government Non Availability of Funds for Online, Practice Solutions or Software Products

You may cancel a product or service with at least 60 days written notice if you do not receive sufficient appropriation of funds. Your notice must include an official document,(e.g., executive order, an officially printed budget or other official government communication) certifying the non-availability of funds. You will be invoiced for all charges incurred up to the effective date of the cancellation.

Signature for Order ID: Q-02398787

ACKNOWLEDGEMENT Q-02398787

I have read all pages and attachments to this Order Form and I accept the terms on behalf of Subscriber. I warrant that I am authorized to sign this Order Form on behalf of the Subscriber.

Signature of Authorized Representative for order

Title

Printed Name

Date

This Order Form will expire and will not be accepted after 4/2/2022 CT.



THOMSON REUTERS™

Attachment**Order ID:Q-02398787**Contact your representative anthony.cicchese@thomsonreuters.com with any questions. Thank you.

Order ID: Q-02398787

Payment, Shipping and Contact Information**Payment Method:**

Payment Method: Bill to Account

Account Number: 1000411587

Order Confirmation Contact (#28)

Contact Name:Mork, Jim

Email:morkjr@troymi.gov

Account Contacts

Contact Name		Email Address	Customer Type Description
Jim	Mork	morkjr@troymi.gov	CLEAR PRIMARY CONT
Jim	Mork	morkjr@troymi.gov	EML PSWD CONTACT

IP Address Information

From IP Address	To IP Address	From IP Address	To IP Address	From IP Address	To IP Address
111.11.111.11	11.111.11.111				

Charges During Minimum Term

Material #	Product Name	Year 1 Monthly Charges	% Incr Yr1-Yr2	Year 2 Monthly Charges	% Incr Yr2-Yr3	Year 3 Monthly Charges	% Incr Yr3-Yr4	Year 4 Monthly Charges	% Incr Yr4-Yr5	Year 5 Monthly Charges
41882302	CLEAR for Law Enforcement Plus	\$489.00	0.00%	\$489.00	0.00 %	\$489.00	N/A	\$N/A	N/A	\$N/A
42124048	ENCLR PRO Gov License Plate Recognition State Add	\$939.60	3.00%	\$967.79	3.00 %	\$996.82	N/A	\$N/A	N/A	\$N/A

Charges During Minimum Term

Pricing is displayed only for the years included in the Minimum Term. Years without pricing in above grid are not included in the Minimum Term. Refer to your Order Form for the Post Minimum Term pricing.



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-07

CITY COUNCIL AGENDA ITEM

Date: February 22, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager

Subject: 2022 City Council Meeting Schedule
(Introduced by: Robert J. Bruner, Assistant City Manager)

History

The City Council approved its calendar year 2022 Regular Meeting schedule on November 22, 2021. The schedule also included Special Meetings on Monday, April 4 and Wednesday, April 6 for presentation of the proposed fiscal year 2021-2022 budget in accordance with City Charter Section 8.2. City Council scheduled additional Special Meetings as follows:

Monday, February 28, 2022	City Council Rules of Procedure
Wednesday, March 23, 2022	Personnel Evaluations
Saturday, November 19, 2022	2022 City of Troy Advance

Recommendation

City staff recommends City Council schedule a Special Meeting for a Neighborhood Node “Walk & Talk” similar to those conducted by the Planning Commission in November 2021. The meeting will be convened at the Community Center at 8:00 AM. City Council and staff will travel to three nodes by bus and return to the Community Center for discussion. We plan to adjourn the meeting at 11:30 AM. City staff and planning consultants are available on the following dates:

Saturday, March 5, 2022
Saturday, March 12, 2022
Saturday, March 19, 2022



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-08

CITY COUNCIL AGENDA ITEM

Date: February 18, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert Maleszyk, Chief Financial Officer
Frank Nastasi, Police Chief
Jeanette Menig, Human Resources Director

Subject: Police Officer Recruitment Incentives

History

The ever-shrinking limited pool of qualified, eligible candidates to fill Police Officer vacancies continues to be one of our greatest recruitment challenges. While Human Resources and the Police Department work together to streamline our processes, the unique aspects required by Act 78 limit our abilities to creatively fill these vacancies.

All of our neighboring communities are competing to attract and retain the same pool of candidates. Some local municipalities have recently enhanced vacation schedules beyond the traditional multi-year graduated schedules tied to years of service and are now providing four weeks of vacation time immediately upon hire.

In an effort to remain competitive, City Management seeks to match this enhanced vacation and also accelerate Police Officer pay steps within the current structure. City Management reached agreements with the Troy Police Officers Association (TPOA) and the Troy Command Officers Association (TCOA) to modify the current collective bargaining agreements. The attached tentative agreements detail the changes.

Financial

The costs for implementing these changes includes both future costs as we hire new officers and immediate costs as we bring officers who were below the new four-week threshold up to four or five weeks, and adjust pay for current officers to the accelerated steps.

Many of the command officers are already at the maximum vacation accrual rates, however, some adjustments need to be made to ensure that the vacation benefit is maintained as officers promote up the ranks.

There are currently 35 members of the TPOA and TCOA at the maximum vacation accrual. The remaining 67 officers, depending on their hire dates and relevant position in the vacation accrual timeline, will realize between a half week and four weeks of additional vacation. Additionally, the majority of the TPOA members have already attained the top pay step, but 14 current employees

would see a pay adjustment according to the accelerated pay schedule. The cost of these adjustments is estimated at \$270,000 for fiscal year 2022/2023.

It should be noted that City Management continues to explore options for Police Officer retention in addition to these immediate recruitment incentive strategies. However, it was necessary to move forward now with the recruitment incentives due to an upcoming recruitment cycle for Police Officer.

Recommendation

We recommend that City Council ratifies the agreements attached, accelerating the TPOA vacation accrual schedule and pay steps and the TCOA commensurate vacation accrual. Resolution A modifying the TPOA agreement should be considered first, as resolution B modifying the TCOA agreement is predicated on the approval of A.

Legal Review

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



500 West Big Beaver
Troy, MI 48084
troymi.gov

TENTATIVE AGREEMENT City of Troy and TPOA

February 8, 2022

The City and the Union agree to modify Article 42 – Wages as follows:

		Certified PO No Experience	Part-time & certified PO with less than one year experience	More than one but less than two years of full-time sworn PO experience	Two or more years of full-time sworn PO experience
	Advancement	Starts at Step 1	Starts at Step 2	Starts at Step 3	Starts at Step 4 6
Step 1		\$52,658	-	-	
Step 2	6 months from Step 1	\$57,924	\$57,924	-	
Step 3	6 months from Step 2	\$63,189	\$63,189	\$63,189	
Step 4	6 months from Step 3	\$69,508	\$69,508	\$69,508	\$69,508
Step 5	6 months 1 year from Step 4	\$72,668	\$72,668	\$72,668	\$72,668
Step 6	1 year from Step 5	\$76,880	\$76,880	\$76,880	\$76,880
Step 7	1 year from Step 6	\$81,718	\$81,718	\$81,718	\$81,718

Effective July 1, 2022:

		Certified PO No Experience	Part-time & certified PO with less than one year experience	More than one but less than two years of full-time sworn PO experience	Two or more years of full-time sworn PO experience
	Advancement	Starts at Step 1 4	Starts at Step 2	Starts at Step 3	Starts at Step 4 6
Step 1		\$53,711	-	-	-
Step 2	6 months from Step 1	\$59,082	\$59,082	-	-
Step 3	6 months from Step 2	\$64,453	\$64,453	\$64,453	-
Step 4	6 months from Step 3	\$70,898	\$70,898	\$70,898	\$70,898
Step 5	6 months 1 year from Step 4	\$74,121	\$74,121	\$74,121	\$74,121
Step 6	1 year from Step 5	\$78,418	\$78,418	\$78,418	\$78,418
Step 7	1 year from Step 6	\$83,352	\$83,352	\$83,352	\$83,352

All existing employees will transition to the new pay schedule starting the next complete pay period following ratification.

The City and the Union agree to modify Article 31 – Vacation as follows:

- A. All officers hired as new full-time employees shall receive four weeks (160 hours) of available vacation upon hire and a new available bank of four weeks (160 hours) on January 1 of the next calendar year.

Thereafter, officers shall qualify for vacation leaves on January 1 of each calendar year according to the following schedule:

1. ~~For all months worked in the previous calendar year prior to the third service date with the City, an officer shall accumulate vacation leave at the rate of 6 2/3 hours for each month worked.~~
2. ~~For all months worked in the previous calendar year beyond the third and prior to the eighth service date with the City, an officer shall accumulate vacation leave at the rate of 10 hours for each month worked.~~
3. For all months worked in the previous calendar year beyond the eighth and prior to the fifth service date with the City, an officer shall accumulate vacation leave at the rate of 13 1/3 hours for each month worked. (12 months = 160 hours)
4. ~~For all months worked in the previous calendar year beyond the thirteenth service date with the City, an officer shall accumulate vacation leave at the rate of 15 hours for each month worked.~~
5. For all months worked in the previous calendar year beyond the fifth service date with the City, an officer shall accumulate vacation leave at the rate of 16 2/3 hours for each month worked. (12 months = 200 hours)

Current City of Troy full-time employees who transfer from another employee group will receive the vacation accrual according to the schedule above, based upon their City of Troy service date.

--
Additionally:

Officers who have accrued less than 4 weeks (160 hours) of vacation for use in 2022 will be increased to 4 weeks (160 hours) in their available 2022 vacation leave bank. All current officers will be transitioned to the new accrual rate and schedule above within one month of ratification. (All TPOA members will be at 4 weeks of vacation time or 5 weeks of vacation time.)


FOR THE UNION:


KOS 2.8.22 T/A

Date: 02/10/2022



FOR THE CITY:


Jeanette Meunz

Date: 2/8/22



500 West Big Beaver
Troy, MI 48084
troymi.gov

TENTATIVE AGREEMENT
City of Troy and TCOA

February 16, 2022

The City and the Union agree to modify Article 27 – Vacation as follows:


A. All officers shall qualify for vacation leaves on January 1 of each calendar year according to the following schedule:

- ~~1. For all months worked in the previous calendar year prior to the third service date with the City, an officer shall accumulate vacation leave at the rate of 6 2/3 hours for each month worked.~~
- ~~2. For all months worked in the previous calendar year beyond the third and prior to the eighth service date with the City, an officer shall accumulate vacation leave at the rate of 10 hours for each month worked.~~
- ~~3. For all months worked in the previous calendar year beyond the eighth and prior to the thirteenth service date with the City, an officer shall accumulate vacation leave at the rate of 13 1/3 hours for each month worked.~~
- ~~4. For all months worked in the previous calendar year beyond the thirteenth service date with the City, an officer shall accumulate vacation leave at the rate of 15 hours for each month worked.~~
- ~~5. For all months worked in the previous calendar year beyond the eighteenth service date with the City, an officer shall accumulate vacation leave at the rate of 16 2/3 hours for each month worked.~~

Additionally:

Officers who have accrued less than 4 weeks (160 hours) of vacation for use in 2022 will be increased to 4 weeks (160 hours) in their available 2022 vacation leave bank. All current officers will be transitioned to the new accrual rate within one month of ratification. (All TCOA members will be accruing at the 5 weeks rate in 2022.)

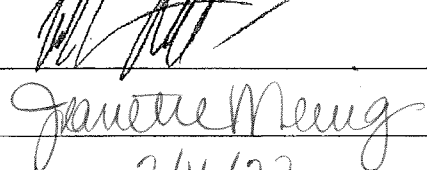
FOR THE UNION:

 FRANK SHULER

Date:

2/21/22

FOR THE CITY:

 JANETTE MEUNG

Date:

2/16/22



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-09

CITY COUNCIL AGENDA ITEM

Date: February 16, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
M. Aileen Dickson, City Clerk

Subject: Revisions to Troy Precinct Map - (Introduced by: Aileen Dickson, City Clerk)

History

The last major revision to the City of Troy Precinct Map was made in 2002. Since that time, the City has grown significantly in population. In 2002, there were approximately 54,000 registered voters in Troy. Today, there are over 64,000 registered voters.

An “election precinct”, commonly shortened to just “precinct”, is defined in Michigan Election Law as: *“...a political subdivision, the area of which is embraced in its entirety within the confines of a city...for which not more than 1 polling place is provided for all qualified and registered electors residing therein.”* (MCL 168.654) A “polling place”, or as it is more commonly known a “polling location”, is the actual physical building where voting takes place, with one or more precincts assigned to that location. Michigan Election Law restricts voting precincts to a population of 2,999 registered voters (MCL 168.658). In December, the Bureau of Elections released a report to clerks that identified any precincts where the population of registered voters exceeded the maximum, were close to exceeding the maximum, or were of concern for reaching the maximum. Troy had six precincts on the list that had populations that were of concern, but were not flagged as close to or exceeding the maximum.

There are many factors that are considered when reviewing the Precinct Map for possible revisions. The first factor we considered is the population size in relation to the maximum population allowed in each precinct. Since the Bureau of Elections had called out six of Troy’s precincts that were of concern due to their population sizes, we focused on those six precincts. Second, we worked with our Geographic Information System (GIS) team in the Information Technology Department to identify which areas of the City have the potential for population increases over the next ten years. Third, we reviewed the new district maps adopted at the State and County levels, specifically the new district boundary lines that cross through Troy. Fortunately, the State and County districts’ new boundaries all followed Troy’s existing precinct boundaries. We were careful to create new precincts within the boundaries of existing precincts, so there would not be any conflicts with the State or County maps. Finally, we considered the existing polling locations, and the possible need to add new locations and move precincts location-to-location.

The City of Troy is fortunate to have excellent working relationships with all eighteen of our existing polling locations. Two of our locations are City facilities, and the remaining sixteen are in religious organizations’ buildings. Michigan Election Law restricts the types of buildings that are allowed to be



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

used for elections (MCL168.662). The first choice should be publicly owned/controlled buildings such as the Troy Community Center and Troy Nature Center (these are already polling locations.) While many municipalities utilize their city/township halls as polling locations, Troy City Hall does not have a room in it that would be conducive to use as a polling location. Some municipalities use fire stations as polling locations. Troy has six fire stations, and the Fire/Police Training Center, however these facilities need to be clear and accessible 24/7 for emergency response 365 days a year, including election days. Also, the parking lots at these facilities are not large enough to accommodate the number of voters who would vote there during our November even-year elections while still allowing clear access for first responders. Therefore, these buildings are not an option for polling locations. The other options, according to Michigan Election Law, are for the municipality to use buildings controlled by organizations that are exempt from federal income tax. This essentially limits other options for polling locations to schools, religious organizations' buildings, and some nonprofit organizations (as long as they are not political, associated with a corporation or labor organization). Most municipalities use a combination of public buildings, schools, and religious organizations' buildings. In Troy, we removed our polling locations from all school buildings in the early 2000's due to safety concerns. This is why a majority of polling locations in Troy are housed in the social halls, gyms, classrooms, and meeting spaces within buildings owned by religious organizations. These restrictions, and challenges, all must be considered during the review of our list of polling locations.

During our Precinct Map revision process, we identified the need for two additional polling locations, the need to house our six new precincts, and the challenge of moving some precincts to different locations with as little disruption as possible to Troy voters. The current Precinct Map is attached, as well as the proposed revised Precinct Map that was approved by the Troy Election Commission on February 16, 2022. The City Clerk's Office has secured two additional polling locations: SALT Church on Livernois, and Bridge Community Church on Rochester Road. We are very grateful to the administrations at these two new locations, as well as the sixteen current locations, for their generosity and cooperation. We made every effort to keep voters at their familiar locations, however, we did have to move some precincts to different locations. The full list of current and proposed polling locations is attached to this memo.

The decision to create new precincts, and to move precincts to different polling locations, is not done lightly. We understand the disruption that voters feel when their precinct number is changed or their polling location is moved. We have made every effort to minimize the effect on voters. Five of the new precincts were created by dividing existing precincts into two portions. Precinct 37 was created by dividing current Precinct 24 and current Precinct 25, then using portions from each to create the new precinct. Below are the before and after population sizes for those precincts:

PCT	Registered Voters – Current Map	Registered Voters – New Map
4	2,699	1,715
13	2,689	1,257
22	2,665	1,584
23	2,705	1,611
24*	2,303	1,485
25	2,659	1,684



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

26	2,535	1,985
32	division from precinct 4	961
33	division from precinct 13	1,415
34	division from precinct 23	1,090
35	division from precinct 22	1,047
36	division from precinct 26	568
37	division from precincts 24 & 25	1,797

*Precinct 24 was not on the Bureau of Elections' list of precincts

When deciding which polling locations will house which precincts, the factors that influence the decision are size of the room(s) available for voting, travel distance for voters from their homes to the polling location, parking lot capacity, and the availability of other polling locations in the same area. In Troy, we have limited options for polling locations in the southeast corner of the City, which causes us to have to utilize polling locations further north for some precincts. Unfortunately, there are times that it is not possible to keep precincts at the same polling location when the new map is drawn.

In order to inform voters about the new precincts, polling locations, and districts, the City Clerk's Office will provide a number of information sources in the months prior to the next citywide election, which is August 2, 2022. These sources include, but are not limited to:

- Direct mailing to all voters of new Voter ID cards
- Direct mailing of informational postcards to all households
- Announcements and information provided on social media (Facebook, Nextdoor)
- Advertisement in the Troy Times
- Advertisement in Troy Today
- Press release to media
- Poster displays at City Hall and Troy Public Library
- Pop-Up Clerk's Office events at Troy Public Library
- Display at City and community events
- Presentations to community groups

As required by Michigan Election Law, the Troy Election Commission unanimously approved the revisions to the Troy Precinct Map on February 16, 2022, and recommended the map to Troy City Council (Resolution #EC-2022-02-02). Final maps are required to be transmitted to the Bureau of Elections by April 4, 2022, and will go into effect May 4, 2022 so as to not interfere with the May 3, 2022 Warren Consolidated Schools Special Election in (current) Precincts 24 and 25. Once the map is approved by City Council, the City Clerk will transmit the precinct and polling location changes to the Bureau of Elections in order for the Qualified Voter File (QVF) to be updated. During this time, the City Clerk's Office will begin preparing notifications for the public about the new Precinct Map, new district maps, and new precincts and polling locations. Once the QVF is updated, the City Clerk's Office will mail new Voter ID cards to all registered voters in the City after the May 3, 2022 Special Election.

Purchasing



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

The estimated cost of mailing new Voter ID cards to all registered voters in Troy, as required by Michigan Election Law, is \$20,000 including postage. The estimated cost of mailing informational postcards to all registered voter households is under \$10,000.

Troy City Council approved the purchase of 6 additional Verity Scan ballot scanners, and 3 additional Verity Touch Writer voter assist terminals at the Regular City Council Meeting of February 14, 2022 for a total cost of \$46,770 plus future maintenance costs of \$24,645. (Resolution #2022-02-025)

Financial

Printing and mailing of approximately 70,000 Voter ID cards by Printing Systems, Inc. is budgeted and available in City Clerk – Elections Printing – Account #101.215.262.7901 (Resolution #2021-11-172)

Recommendation

City Management and the Troy Election Commission recommend approval of the revisions to the Troy Precinct Map and the addition of two polling locations.

Attachments:

- Attachment 1: Troy Election Commission Draft Minutes – February 16, 2022
- Attachment 2: Current City of Troy Precinct Map (dated 03-13-2019)
- Attachment 3: List of Polling Locations – Current and Proposed
- Attachment 4: 2022 Proposed City of Troy Precinct Map
- Attachment 5: 2021 Michigan Congressional Map – Troy District
- Attachment 6: 2021 Michigan State Senate Map – Troy Districts
- Attachment 7: 2021 Michigan House Map – Troy Districts
- Attachment 8: 2021 Oakland County Commission Map – Troy Districts

A meeting of the Troy Election Commission was held February 16, 2022, at City Hall, 500 W. Big Beaver Road. City Clerk Dickson called the Meeting to order at 10:00 AM.

Roll Call:

PRESENT: Steve Sadlier, Ray Watts, M. Aileen Dickson

Approval of Minutes

Resolution # EC-2022-02-01

Motion by Watts

Seconded by Sadlier

RESOLVED, That the Election Commission Meeting Minutes of September 23, 2021, are **APPROVED** as printed.

Yes: All-3

No: None

MOTION CARRIED

Recommendation to Troy City Council for Approval of the City of Troy Precinct Boundaries and Polling Locations

Resolution # EC-2022-02-02

Motion by Sadlier

Seconded by Watts

WHEREAS, The City of Troy has 31 precincts, as established in 2002; and 18 polling locations, as established in 2002; and

WHEREAS, Due to population growth in the City of Troy, it is necessary and reasonable to amend the precinct boundary lines in order to accommodate the increased population in certain areas of the City, while maintaining registered voter population levels in each precinct under the maximum set by Michigan Election Law; and

WHEREAS, The rearrangement of precinct boundaries is governed under Michigan Election Law (MCL 168.654-661), and must be submitted to the Michigan Department of State by April 4, 2022; and

WHEREAS, Michigan Election Law requires that the precinct boundaries must be approved by the Troy Election Commission prior to the approval of the Troy City Council;

THEREFORE, BE IT RESOLVED, That the Troy Election Commission hereby **APPROVES** the proposed precinct boundaries and polling locations, which will increase

the number of precincts to 37 and the number of polling locations to 20, as submitted by the Troy City Clerk, and **RECOMMENDS** approval to Troy City Council.

PRECINCT #	BOUNDARY DESCRIPTION	POLLING LOCATION
1	Section 1 in its entirety	Evanswood Church of God 2601 E. Square Lake Rd.
2	Portion of Section 2 that lies within Troy School District boundary	Woodside Bible Church 6600 Rochester Rd.
3	Portions of Sections 2, 3 and 4 that lie within Avondale School District boundary	First United Methodist Church 6363 Livernois Rd.
4	Portions of Sections 3 and 4 that lie within Troy School District boundary	First United Methodist Church 6363 Livernois Rd.
5	Portions of Sections 5 and 6 that lie within the Avondale School District boundary	Faith Apostolic Church 6710 Crooks Rd.
6	Portion of Section 6 that lies within the Troy School District boundary	Troy Nature Center 6685 Coolidge Hwy.
7	Portion of Section 7 from the west boundary line of the Troy School District, to the portion of Section 8 west of Coolidge Hwy	St. Stephen Episcopal Church 5500 Adams Rd.
8	Portion of Section 8 east of Coolidge Hwy	Northfield Hills Baptist Church 1800 W. Long Lake Rd.
9	Sections 9 and 10 in their entirety	SALT Church 5475 Livernois
10	Section 11 in its entirety	Woodside Bible Church 6600 Rochester Rd.
11	Portion of Section 12 north of Highbury, east of Harbor, north of Willard, north and east of English	Evanswood Church of God 2601 E. Square Lake Rd.
12	Section 12 south of Highbury, west of Harbor, south of Willard, south and west of English	Bethesda Romanian Pentecostal Church

		2075 E. Long Lake Rd.
13	Portion of Section 13 that lies north of north boundary of Mount Vernon Estates, Supervisor's Plat of Broadacres Sub, Wattles Pointe Sub and parcel 88-20-13-301-001	Kensington Community Church 1825 E. Square Lake Rd.
14	Section 14 in its entirety	Bridge Community Church 5700 Rochester Rd.
15	Section 15 in its entirety	Bridge Community Church 5700 Rochester Rd.
16	Portion of Section 16 east of I-75 and the portion of Section 21 east of I-75	First Presbyterian Church 4328 Livernois Rd.
17	Portion of Section 16 west of I-75 and Section 17 in its entirety	St. Nicholas Greek Orthodox Church 760 W. Wattles Rd.
18	Portion of Section 18 that lies within the Troy School District boundary	St. Stephen Episcopal Church 5500 Adams Rd.
19	Portions of Section 19 and 30 that lie within the Troy School District boundary	Lutheran Church of the Master 3333 Coolidge Hwy.
20	Section 20 in its entirety and the portion of Section 21 west of I-75	St. Nicholas Greek Orthodox Church 760 W. Wattles Rd.
21	The portion of Section 22 west of Rochester Road	St. Lucy Croatian Church 200 E. Wattles Rd.
22	Portion of Section 23 that lies North of South Boundary of Dean Estates, West of East Boundary of Dean Estates, North of South Boundary of Raintree Village Sub #2, Raintree Village on the Park Condo and parcels 88-20-23-277-007, 88-20-23-278-016, 88-20-23-401-046	St. Lucy Croatian Church 200 E. Wattles Rd.
23	Portion of Section 24 that lies South of North Boundary of Beaver Trail Sub #3 & #2	St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd.

24	Portion of Section 25 that lies East of Milverton, East of East boundary of parcel 88-20-25-177-002, South of South Boundary of parcel 88-20-25-126-018, South of the North Boundary of Eva Haus Sub and parcel 88-20-25-177-007	St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd.
25	Portions of Sections 35 and 36 that lie within the Warren Consolidated Schools District boundary	St. George Antiochian Orthodox Church 2160 E. Maple Rd.
26	Portions of Section 27 south of I-75 and west of Rochester Rd.; and Section 34 west of Rochester Rd.	Troy Community Center 3179 Livernois Rd.
27	Section 28 in its entirety; portion of Section 27 north of I-75; portion of Section 26 north of I-75 and within the Troy School District boundary; portion of Section 25 within Troy School District boundary	Troy Community Center 3179 Livernois Rd.
28	Section 29 in its entirety; portion of Section 32 that lies within the Troy School District boundary	Lutheran Church of the Master 3333 Coolidge Hwy.
29	Portions of Section 18, Section 19, Section 30, Section 31 and Section 32 that lie within the Birmingham School District boundary	Central Woodward Christian Church 3955 W. Big Beaver Rd.
30	Portion of Section 35 that lies within the Royal Oak School District boundary; portion of Section 36 that lies within the Lamphere School District boundary	St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd.
31	Portions of Sections 6, 7 and 18 that lie within the Bloomfield Hills School District	Troy Nature Center 6685 Coolidge Hwy.
32	Portion of Section 5 that lies within the Troy School District boundary	Faith Apostolic Church 6710 Crooks Rd.

33	Portion of Section 13 that lies south of north boundary of Mt Vernon Estates, Supervisor's Plat of Broadacres Sub, Wattles Pointe Sub and parcel 88-20-13-301-001	Kensington Community Church 1825 E. Square Lake Rd.
34	Portion of Section 24 that lies north of north boundary of Beaver Trail Sub #3 & #2	St. Anastasia Catholic Church 4571 John R Rd.
35	Portion of Section 21 that lies east of Rochester, portion of Section 23 that lies south of south boundary of Dean Estates, east of east boundary of Dean Estates, south of south boundary of Raintree Village Sub #2, Raintree Village on the Park Condo and parcels 88-20-23-277-007, 88-20-23-278-016, 88-20-23-401-046	St. Anastasia Catholic Church 4571 John R Rd.
36	Portion of Sections 26 west of I-75; Section 27 east of Rochester Rd; Section 34 east of Rochester Rd; and Section 35 west of I-75 and north of the Troy School District boundary	Troy Community Center 3179 Livernois Rd.
37	Portions of Sections 26 and 25 that lie within the Warren Consolidated School District and lie west of Milverton, west of east boundary of parcel 88-20-25-177-002, north of south boundary of parcel 88-20-25-126-018, north of the north boundary of Eva Haus Sub and parcel 88-20-25-177-007	St. George Antiochian Orthodox Church 2160 E. Maple Rd.

Yes: All-3
No: None

MOTION CARRIED

Approval of Consolidation of Precincts for May 3, 2022 Special Election

Resolution # EC-2022-02-03
Motion by Sadlier

Seconded by Watts

RESOLVED, That the Election Commission of the City of Troy hereby **AUTHORIZES** that applicable precincts servicing qualified electors in the City of Troy be **CONSOLIDATED** for the May 3, 2022 Special Election in accordance with MCL 168.659.

Yes: All-3
No: None

MOTION CARRIED

Authorization to Conduct Testing for the May 3, 2022 Special Election

Resolution # EC-2022-02-04
Motion by Watts
Seconded by Sadlier

RESOLVED, That the Election Commission hereby **AUTHORIZES** the City Clerk to conduct preliminary and public tests of the programming, equipment and ballots on behalf of the Election Commission for the May 3, 2022 Special Election.

Yes: All-3
No: None

MOTION CARRIED

Public Comment: None

Adjournment:

The meeting was **ADJOURNED** at 10:45 AM.

M. Aileen Dickson, MMC, MiPMC II
City Clerk

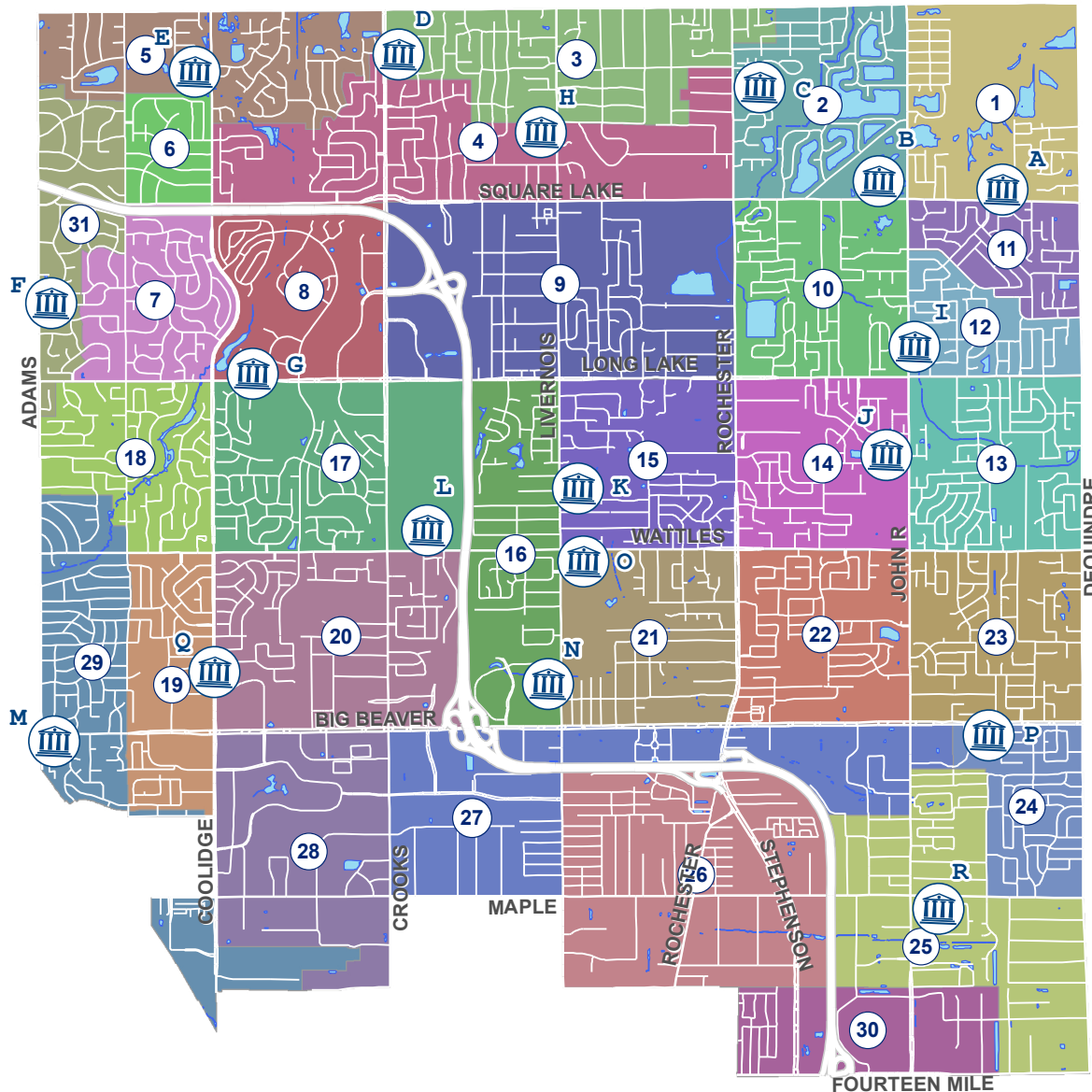


Voting Precinct Map

PRECINCT	ADDRESS	LOCATION	MAP ID
1	2601 E SQUARE LAKE	EVANSWOOD CHURCH OF GOD	A
2	1825 E SQUARE LAKE	KENSINGTON COMMUNITY CHURCH	B
3	6600 ROCHESTER	WOODSIDE BIBLE CHURCH	C
4	6363 LIVERNOIS	FIRST UNITED METHODIST CHURCH OF TROY	H
5	6710 CROOKS	FAITH APOSTOLIC CHURCH	D
6	6685 COOLIDGE HWY	TROY NATURE CENTER	E
7	5500 ADAMS	ST STEPHEN EPISCOPAL CHURCH	F
8	1800 W LONG LAKE	NORTHFIELD HILLS BAPTIST CHURCH	G
9	6363 LIVERNOIS	FIRST UNITED METHODIST CHURCH OF TROY	H
10	1825 E SQUARE LAKE	KENSINGTON COMMUNITY CHURCH	B
11	2601 E SQUARE LAKE	EVANSWOOD CHURCH OF GOD	A
12	6600 ROCHESTER	WOODSIDE BIBLE CHURCH	C
13	2075 E LONG LAKE	BETHESDA ROMANIAN PENTECOSTAL CHURCH	I
14	4571 JOHN R	ST ANASTASIA CATHOLIC CHURCH	J
15	200 E WATTLES	ST LUCY CROATIAN CHURCH	O
16	4328 LIVERNOIS	FIRST PRESBYTERIAN CHURCH	K
17	760 W WATTLES	ST NICHOLAS GREEK ORTHODOX CHURCH	L
18	5500 ADAMS	ST STEPHEN EPISCOPAL CHURCH	F
19	3333 COOLIDGE	LUTHERAN CHURCH OF THE MASTER	Q
20	760 W WATTLES	ST NICHOLAS GREEK ORTHODOX CHURCH	L
21	200 E WATTLES	ST LUCY CROATIAN CHURCH	O
22	4571 JOHN R	ST ANASTASIA CATHOLIC CHURCH	J
23	2442 E BIG BEAVER	ST JOSEPH CHALDEAN CATHOLIC CHURCH	P
24	2160 E MAPLE	ST GEORGE ANTIOCHIAN ORTHODOX CHURCH	R
25	2160 E MAPLE	ST GEORGE ANTIOCHIAN ORTHODOX CHURCH	R
26	3179 LIVERNOIS	TROY COMMUNITY CENTER	N
27	3179 LIVERNOIS	TROY COMMUNITY CENTER	N
28	3333 COOLIDGE	LUTHERAN CHURCH OF THE MASTER	Q
29	3955 W BIG BEAVER	CENTRAL WOODWARD CHRISTIAN CHURCH	M
30	3179 LIVERNOIS	TROY COMMUNITY CENTER	N
31	6685 COOLIDGE HWY	TROY NATURE CENTER	E

- 22 Voting Precinct
- Polling Location

ATTACHMENT 2

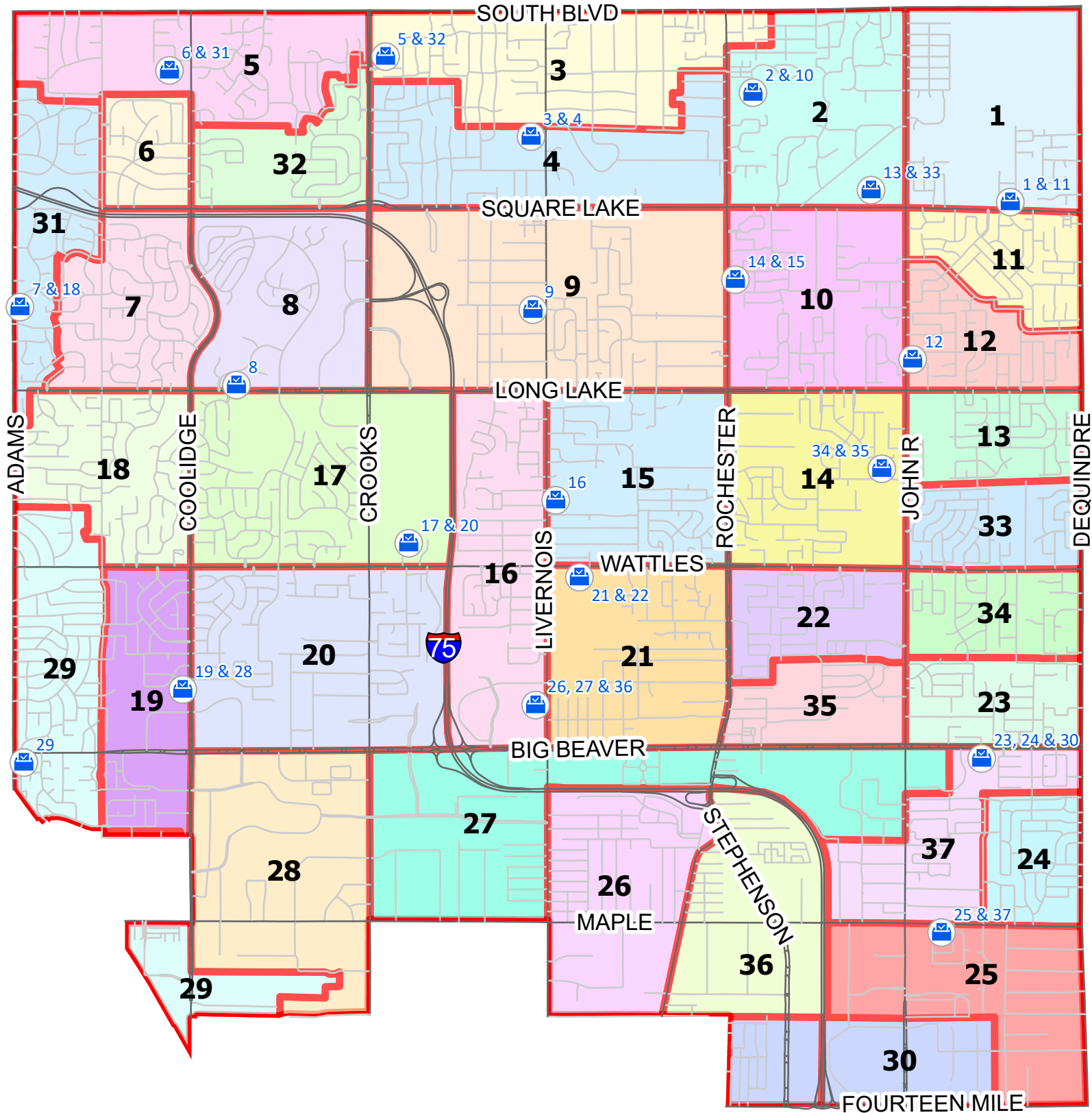


CURRENT PRECINCT MAP - WILL EXPIRE UPON APPROVAL OF NEW MAP

PRECINCT	POLL CODE	CURRENT POLLING LOCATION	CURRENT ADDRESS	NEW POLLING LOCATION	NEW ADDRESS	NOTES
1	A	Evanswood Church of God	2601 E Square Lake	not moved	not moved	
2	B	Kensington Community Church	1825 E Square Lake	Woodside Bible Church	6600 Rochester	
3	C	Woodside Bible Church	6600 Rochester	First United Methodist Church	6363 Livernois	
4	C	First United Methodist Church	6363 Livernois	not moved	not moved	
5	D	Faith Apostolic Church	6710 Crooks	not moved	not moved	
6	E	Troy Nature Center	6685 Coolidge Hwy	not moved	not moved	
7	F	St. Stephen Episcopal Church	5500 Adams	not moved	not moved	
8	G	Northfield Hills Baptist Church	1800 W Long Lake	not moved	not moved	
9	H	First United Methodist Church	6363 Livernois	SALT Church	5475 Livernois	
10	B	Kensington Community Church	1825 E Square Lake	Woodside Bible Church	6600 Rochester	
11	A	Evanswood Church of God	2601 E Square Lake	not moved	not moved	
12	I	Woodside Bible Church	6600 Rochester	Bethesda Romanian Pentecostal Church	2075 E Long Lake	
13	J	Bethesda Romanian Pentecostal Church	2075 E Long Lake	Kensington Community Church	1825 E Square Lake	
14	K	St. Anastasia Catholic Church	4571 John R	Bridge Community Church	5700 Rochester Rd.	
15	K	St. Lucy Croatian Church	200 E Wattles	Bridge Community Church	5700 Rochester Rd.	
16	L	First Presbyterian Church	4328 Livernois	not moved	not moved	
17	M	St. Nicholas Greek Orthodox Church	760 W Wattles	not moved	not moved	
18	F	St. Stephen Episcopal Church	5500 Adams	not moved	not moved	
19	N	Lutheran Church of the Master	3333 Coolidge	not moved	not moved	
20	M	St. Nicholas Greek Orthodox Church	760 W Wattles	not moved	not moved	
21	O	St. Lucy Croatian Church	200 E Wattles	not moved	not moved	
22	O	St. Anastasia Catholic Church	4571 John R	St. Lucy Croatian Church	200 E Wattles	
23	P	St. Joseph Chaldean Catholic Church	2442 E Big Beaver	not moved	not moved	
24	P	St. George Antiochian Orthodox Church	2160 E Maple	St. Joseph Chaldean Catholic Church	2442 E Big Beaver	
25	Q	St. George Antiochian Orthodox Church	2160 E Maple	not moved	not moved	
26	R	Troy Community Center	3179 Livernois	not moved	not moved	
27	R	Troy Community Center	3179 Livernois	not moved	not moved	
28	N	Lutheran Church of the Master	3333 Coolidge	not moved	not moved	
29	S	Central Woodward Christian Church	3955 W. Big Beaver Rd.	not moved	not moved	
30	P	Troy Community Center	3179 Livernois	St. Joseph Chaldean Catholic Church	2442 E Big Beaver	
31	E	Troy Nature Center	6685 Coolidge Hwy	not moved	not moved	
32	D	First United Methodist Church	6363 Livernois	Faith Apostolic Church	6710 Crooks	Pct 32 was part of current Pct 4
33	J	Bethesda Romanian Pentecostal Church	2075 E Long Lake	Kensington Community Church	1825 E Square Lake	Pct 33 was part of current Pct 13
34	T	St. Joseph Chaldean Catholic Church	2442 E Big Beaver	St. Anastasia Catholic Church	4571 John R	Pct 34 was part of current Pct 23
35	T	St. Anastasia Catholic Church	4571 John R	not moved	not moved	Pct 35 was part of current Pct 22
36	R	Troy Community Center	3179 Livernois	not moved	not moved	Pct 36 was part of current Pct 26
37	Q	St. George Antiochian Orthodox Church	2160 E Maple	not moved	not moved	Pct 37 was part of current Pcts 24 & 25

ATTACHMENT 3

CITY OF TROY PRECINCT MAP

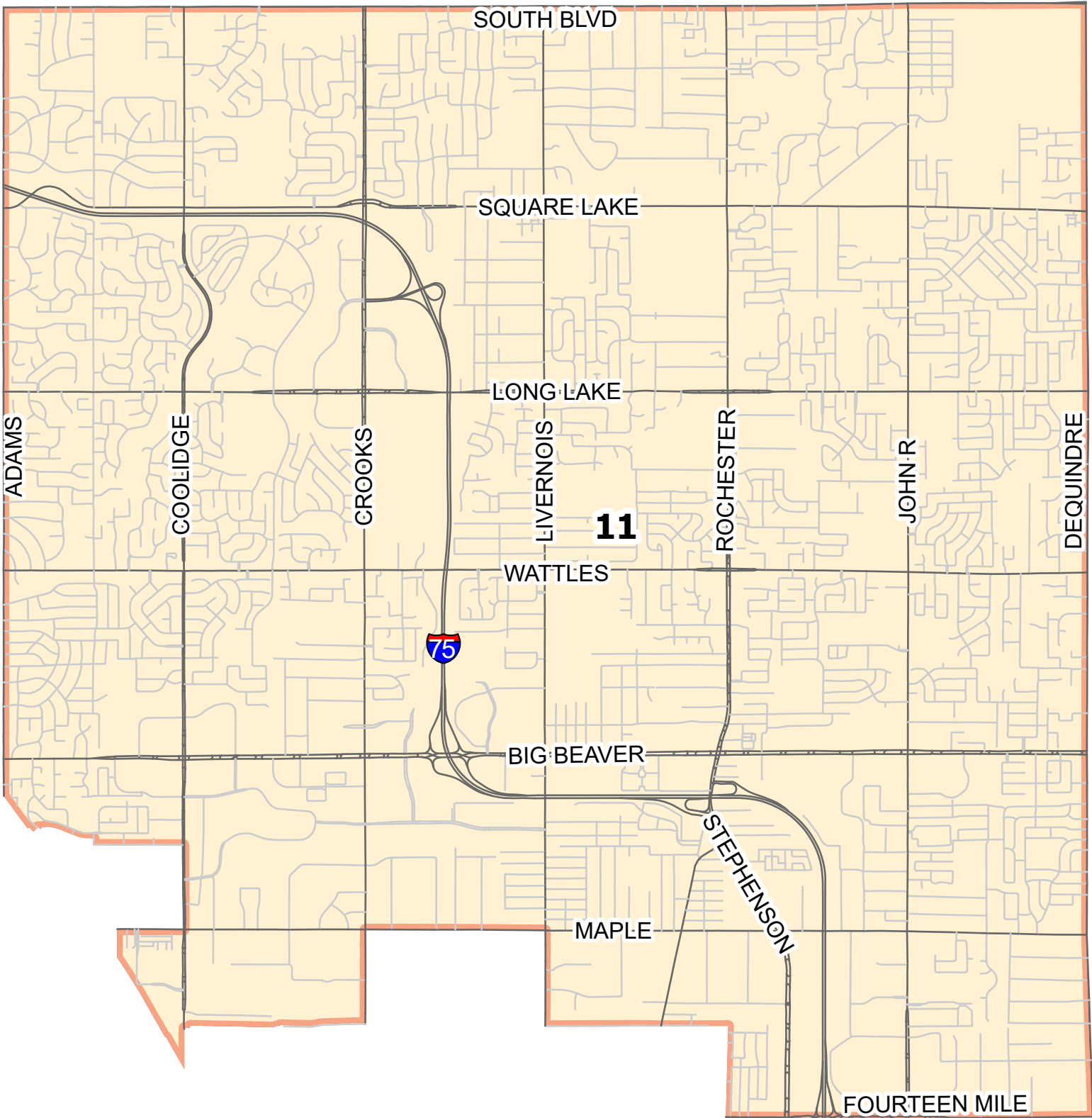


Poll Location

ATTACHMENT 4



U.S. CONGRESSIONAL DISTRICT

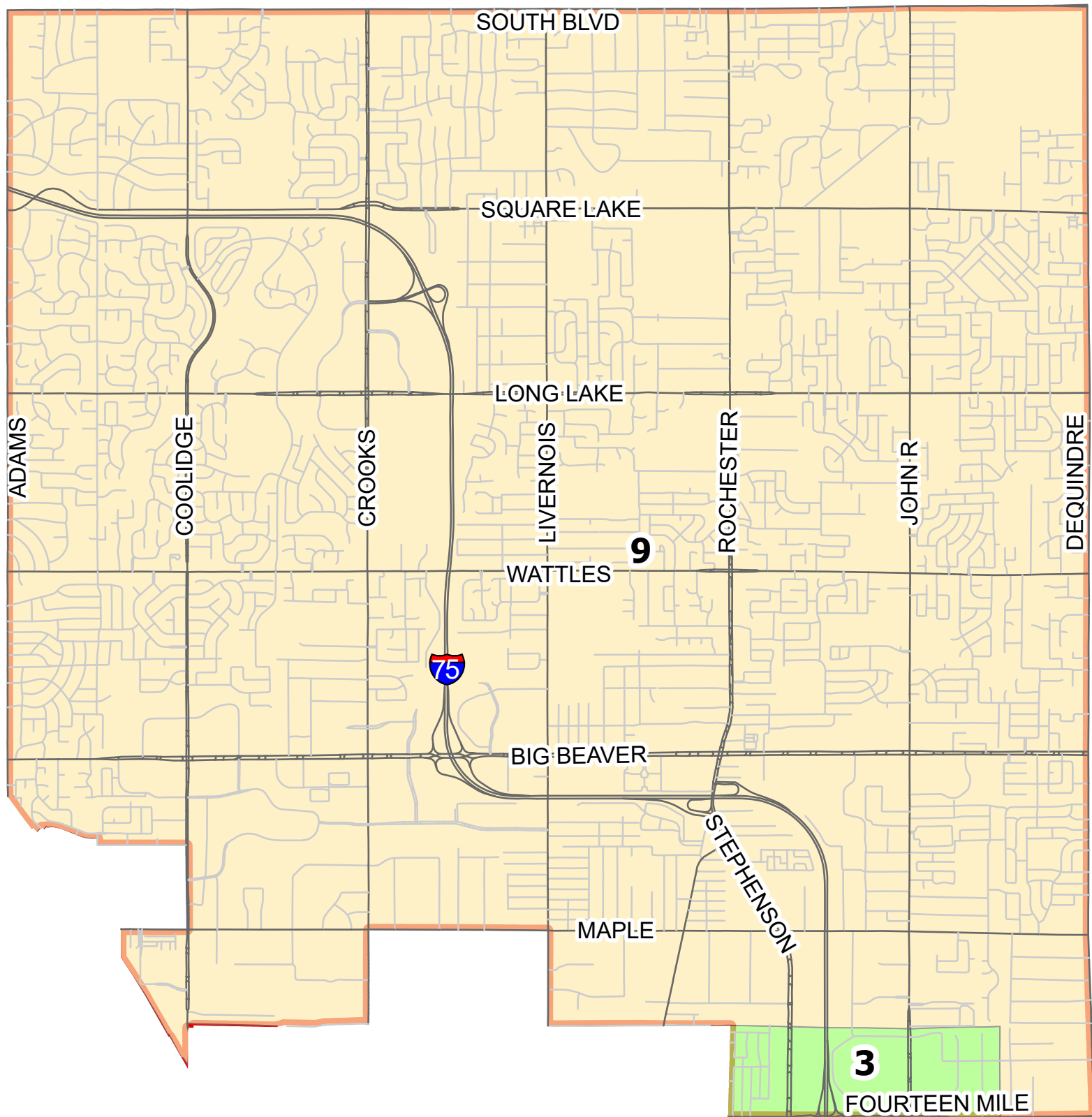


DISTRICT
11

ATTACHMENT 5



STATE SENATE DISTRICT



DISTRICT

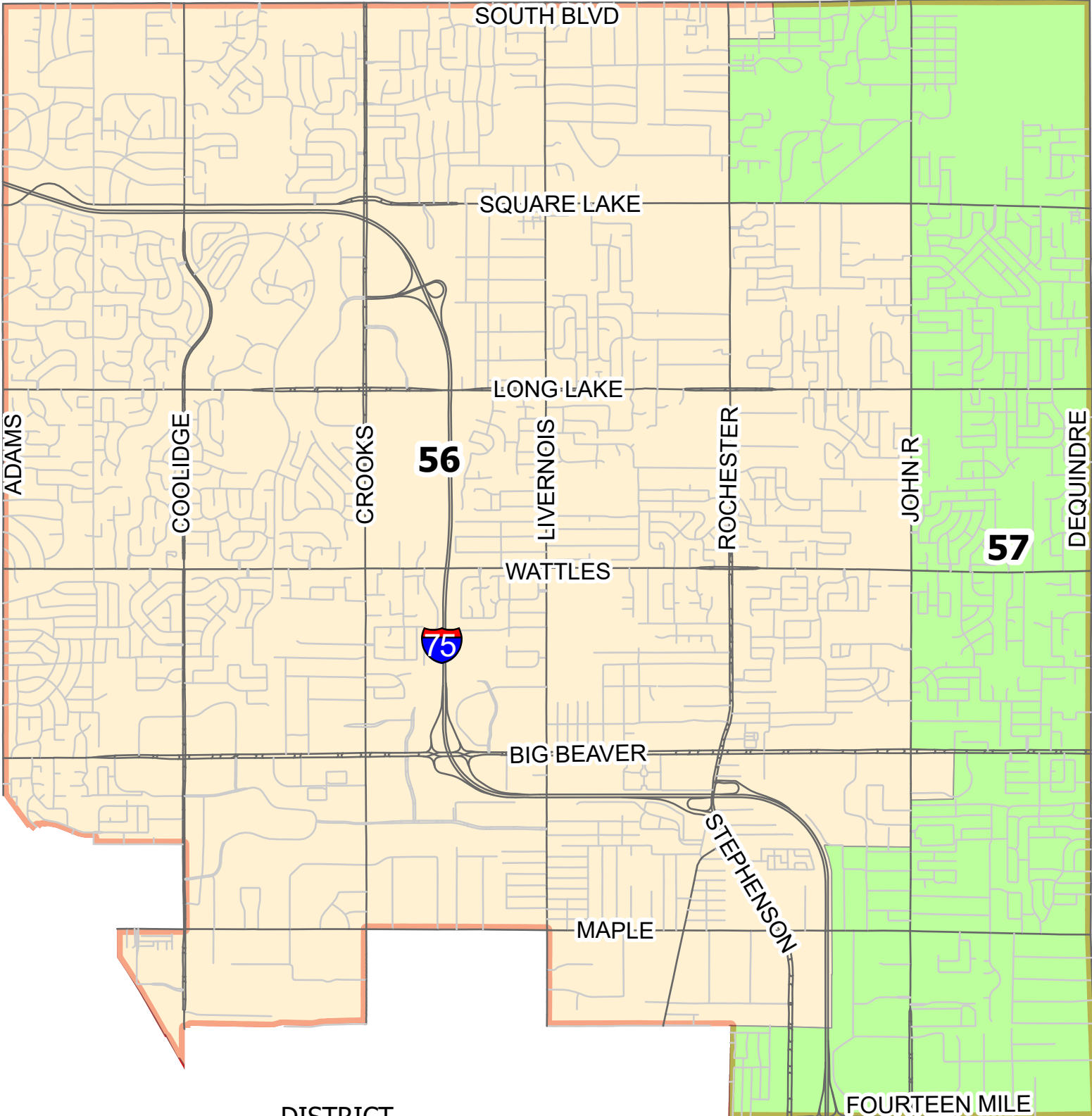
3

9

ATTACHMENT 6



STATE HOUSE DISTRICT

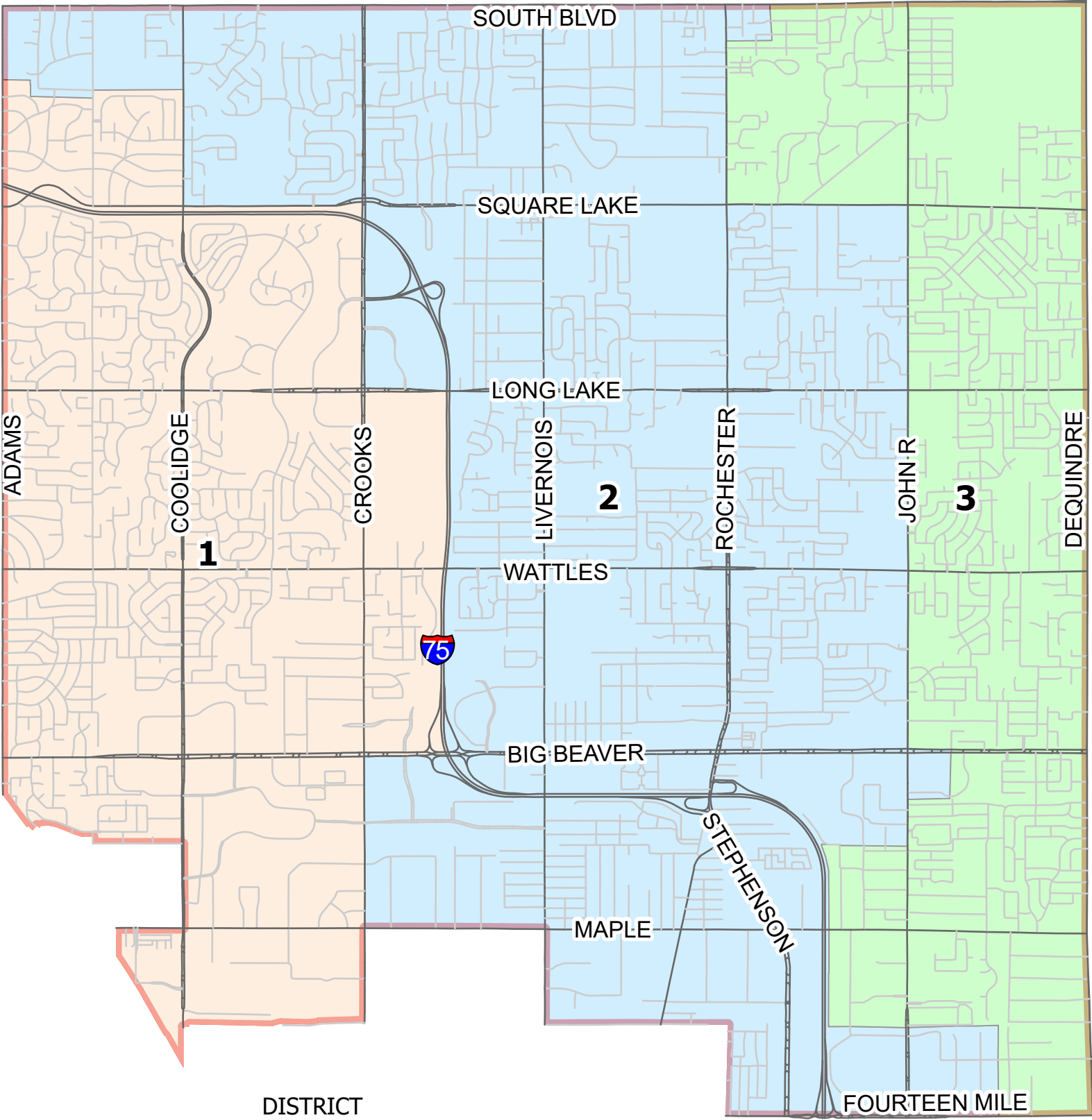


DISTRICT
56
57

ATTACHMENT 7



COUNTY COMMISSIONER DISTRICT



Rev. Ginger Luke from Beacon Unitarian Universalist Congregation performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on February 14, 2022, 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
- Edna Abraham
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Ann Erickson Gault-Absent
- David Hamilton
- Ellen Hodorek-Absent

Excuse Absent Council Members:

Resolution #2022-02-019

Moved by Baker

Seconded by Hamilton

RESOLVED, That Troy City Council hereby **EXCUSES** the absences at the Regular City Council Meeting of February 14, 2022 of Council Member Hodorek due to being out of the county, and Mayor Pro Tem Erickson Gault, who will participate remotely in discussion only, due to a medical emergency.

Yes: Baker, Abraham, Brooks, Chamberlain-Creanga, Hamilton

No: None

Absent: Erickson Gault, Hodorek

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Proclamation to Max and Sophia Pollak for Organizing Holiday Food Drives to Feed the Needy (*Presented by: Mayor Ethan Baker*)

C-2 Update on Recent Oakland County Grant Received by Stage Nature Center and Troy Nature Society (*Presented by: Dave Lambert and Stage Nature Center Executive Director Carla Reeb*)

Vote on Resolution to Waive the Rules of Procedure for the City Council, Rule #8 Proclamations and Congratulatory Certificates

Resolution #2022-02-020

Moved by Baker

Seconded by Abraham

RESOLVED, That Troy City Council hereby **WAIVES** the Rules of Procedure for the City Council Rule #8 *Proclamations and Congratulatory Certificates* to approve and present a Proclamation to Celebrate Black History Month – February 2022 in the City of Troy on February 14, 2022.

Yes: Abraham, Brooks, Chamberlain-Creanga, Hamilton, Baker

No: None

Absent: Erickson Gault, Hodorek

MOTION CARRIED

C-3 Proclamation to Celebrate Black History Month – February 2022 (Presented by: Mayor Ethan Baker)

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Preliminary Site Plan Review (File Number SP 2021-0020) – Proposed Adler Cove (One Family Residential Cluster), South Side of Long Lake, East of John R, Currently Zoned R-1C (One Family Residential) Zoning District (Introduced by: Brent Savidant, Community Development Director)

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving no Public Comment.

Resolution #2022-02-021

Moved by Hamilton

Seconded by Brooks

WHEREAS, The City is in receipt of a proposed preliminary site plan application for Adler Cove, a 20-unit detached single family condominium One Family Cluster development; and,

WHEREAS, The base density under the R-1C (One-Family Residential) District as determined by the submission of a parallel plan is 16 units; and,

WHEREAS, In exchange for 4 additional units above the base density established by the parallel plan, the applicant is providing 38% open space, for a total of 20 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 proposed cluster development was recommended for approval by the Planning Commission by an 8-0 vote;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the proposed Adler Cove Site Condominium, 20-units/lots, located south side of Long Lake, east of John R, Section 13, currently zoned R-1C (One Family Residential) District, including providing regulatory flexibility for setbacks as per Section 10.04.E.5, as recommended by the Planning Commission.

Yes: Brooks, Chamberlain-Creanga, Hamilton, Baker, Abraham

No: None

Absent: Erickson Gault, Hodorek

MOTION CARRIED

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Stephen Dunn	Commented on item O-02b
--------------	-------------------------

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

Mayor Baker commented that the City of Troy cannot do anything further regarding small wireless communication devices because State law does not allow it. Mayor Baker commented that comments and complaints should be directed to Verizon Wireless, State Senator McMorro or State Representative Kuppa. He said that the law, and the situation, is very frustrating because the local government and residents have no options.

Council Member Chamberlain-Creanga commented that this is in her own neighborhood, and she was very surprised to learn that there had been another meeting. She said that when she read the report, she felt that the City had fought for residents; however, DTE denied the request to use the utility pole nearby. She said that she is disappointed with DTE for denying the request, and she is disappointed with Verizon Wireless for not trying to find a better location for the pole. She said that she will be reaching out to Verizon to find out why they need to place the pole exactly in that spot.

Mayor Baker commented that Council tasks City Management with many projects and reports, and that this is the proper procedure for informing Council by placing reports on the agenda. He said that this disappointment is more with the State law than with Verizon. He said that elections are important for this reason among many.

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 – Election Commission****a) Mayoral Appointments: None****b) City Council Appointments:**

Resolution #2022-02-022

Moved by Baker

Seconded by Chamberlain-Creanga

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

Election Commission

Appointed by Council

2 Regular Members and 1 Charter Member

1 Year Term

Nominations to the Election Commission:**Term Expires: 1/31/2023****Stephen Sadlier****Democrat**

Term currently held by: Stephen Sadlier

Term Expires: 1/31/2023**Ray Watts****Republican**

Term currently held by: Ray Watts

Yes: Chamberlain-Creanga, Hamilton, Baker, Abraham, Brooks

No: None

Absent: Erickson Gault, Hodorek

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

Resolution #2022-02-023

Moved by Baker

Seconded by Abraham

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:

Planning Commission

Appointed by Mayor

9 Regular Members

3 Year Term

Nominations to the Planning Commission:**Term Expires: 12/31/2023****Toby Buechner**

Term currently held by: Gerald (Jerry) Rauch

Yes: Hamilton, Baker, Abraham, Brooks, Chamberlain-Creanga

No: None

Absent: Erickson Gault, Hodorek

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

I-3 No Closed Session Requested

I-4 Contract Extension – Concrete Slab Replacement (*Introduced by: Kurt Bovensiep, Public Works Director*)

Resolution #2022-02-024

Moved by Abraham

Seconded by Chamberlain-Creanga

RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a one (1) year contract extension to *DiLisio Construction Inc., of Clinton Township, MI*, that will include a 3% increase to its bid totals as detailed in the bid tabulation from the contract approved by City Council in 2019 (Resolution #2019-06-062); a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

Yes: Baker, Abraham, Brooks, Chamberlain-Creanga, Hamilton

No: None

Absent: Erickson Gault, Hodorek

MOTION CARRIED

I-5 Bid Waiver – Additional Election Equipment for New Voting Precincts (*Introduced by: Aileen Dickson, City Clerk*)

Resolution #2022-02-025

Moved by Chamberlain-Creanga

Seconded by Abraham

WHEREAS, The City Clerk's Office will be proposing amendments to the City of Troy Precinct Map at the Regular City Council Meeting of February 28, 2022; and,

WHEREAS, The amendments to the Precinct Map include the addition of 6 new voting precincts and 2 new polling locations. These new voting precincts will need to be equipped with the appropriate voting machines and supplies in order to be operational by the next election, which is August 2, 2022. Due to concerns with supply chain demands and delays in delivery times, City Management is requesting the approval of this purchase at the February 14, 2022 Regular City Council Meeting; and,

WHEREAS, In 2017, Troy City Council authorized the purchase of a new voting system from *Hart Intercivic, Inc. of Austin, TX*, after this vendor was chosen by the Oakland County Clerk as the supplier of the voting systems for all of Oakland County. Troy City Council also authorized additional election equipment purchases from *Hart Intercivic, Inc.* in 2019 and 2020;

THEREFORE, BE IT RESOLVED, That Troy City Council **DEEMS** it is in the best interest of the City to **WAIVE** the competitive bid process, and **AUTHORIZES** the City of Troy to **AWARD** a contract to *Hart Intercivic, Inc. of Austin TX*, for the purchase of six (6) additional Verity Scan devices for an estimated cost of \$33,000, and three (3) additional Verity Touch Writer devices for an estimated cost of \$13,500, the total cost for all equipment being \$46,500, which includes a 5-year warranty. Funds budgeted in the City Clerk-Elections-Capital Fund.

BE IT FINALLY RESOLVED, That Troy City Council hereby **APPROVES** the purchase of annual service and maintenance for years six through ten for the six (6) Verity Scan devices and three (3) Verity Touch Writer devices for a total cost of \$24,645, as detailed in Quote #9585 which is attached. Funds will be budgeted in the City Clerk-Elections budget in future years.

Yes: Abraham, Brooks, Chamberlain-Creanga, Hamilton, Baker

No: None

Absent: Erickson Gault, Hodorek

MOTION CARRIED

I-6 2022 City Council Meeting Schedule (*Introduced by: Robert J. Bruner, Assistant City Manager*)

Moved by Baker

Seconded by Hamilton

RESOLVED, That Troy City Council **SCHEDULES** a Special Meeting for a Neighborhood Node Walk & Talk at the Troy Community Center at 4:00 PM on:

Wednesday, March 16, 2022

BE IT FURTHER RESOLVED, That Troy City Council **SCHEDULES** a Special Meeting for the 2022 City of Troy Advance at the Troy Community Center at 8:00 AM on:

Saturday, December 3, 2022

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

Motion to Amend Item I-6 2022 City Council Meeting Schedule by Substitution

Resolution #2022-02-026

Moved by Baker

Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **AMENDS Item I-6 2022 City Council Meeting Schedule** to **REMOVE** “Wednesday, March 16, 2022” and to **REQUEST** that City Management provide new date options for the Special Meeting for a Neighborhood Node Walk & Talk at the Troy Community Center; and to **SUBSTITUTE** “Saturday, November 19, 2022” in place of “Saturday, December 3, 2022” for the Special Meeting for the 2022 City of Troy Advance at the Troy Community Center at 8:00 AM.

Yes: Brooks, Chamberlain-Creanga, Hamilton, Baker, Abraham

No: None

Absent: Erickson Gault, Hodorek

MOTION CARRIED

Motion to Approve Item I-6 2022 City Council Meeting Schedule as Amended

Resolution #2022-02-027

Moved by Baker

Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council **REQUESTS** that City Management provide additional dates to City Council for the Special Meeting for a Neighborhood Node Walk & Talk at the Troy Community Center.

BE IT FURTHER RESOLVED, That Troy City Council **SCHEDULES** a Special Meeting for the 2022 City of Troy Advance at the Troy Community Center at 8:00 AM on:

Saturday, November 19, 2022

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

Yes: Chamberlain-Creanga, Hamilton, Baker, Abraham, Brooks

No: None

Absent: Erickson Gault, Hodorek

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2022-02-028-J-1a

Moved by Abraham

Seconded by Brooks

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

Yes: Hamilton, Baker, Abraham, Brooks, Chamberlain-Creanga

No: None

Absent: Erickson Gault, Hodorek

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2022-02-028-J-2

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

- a) City Council Minutes-Draft – January 24, 2022

J-3 Proposed City of Troy Proclamations: None Submitted

Resolution #2022-02-028-J-3

- a) Service Commendation for Economic Development Specialist Glenn Lapin

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – sUAS/Drone with Camera – Police Department**

Resolution #2022-02-028-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a contract to the low bidder meeting specifications *NOAR Technologies of Clawson, MI*, for the purchase of a DJI Matrice 300 RTK with Zenmuse H20T camera for an estimated total cost of \$27,240.30 at the unit prices contained in the bid tabulation opened January 20, 2022, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

b) Standard Purchasing Resolution 2: Sole Bidder Meeting Specifications – Vehicle Graphic Materials

Resolution #2022-02-028-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract to provide and/or install Vehicle Graphic Materials with an option to renew for two (2) additional years to the sole bidder; *Majik Graphics, Inc. of Clinton Township, MI*, for an estimated total of \$44,999.00 not to exceed budgetary limitations at unit prices contained in the bid tabulation opened January 20, 2022, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire December 31, 2025.

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

c) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Fire Hose and Ground Ladder Testing

Resolution #2022-02-028-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with an option to renew for one (1) additional year to the low bidder meeting specifications, *Fire Catt, LLC of Troy, MI*, to provide annual fire hose and ground ladder testing services for an estimated total cost of \$17,600 in year 2022 and \$21,695 in year 2023 at the unit prices contained in the bid tabulation opened January 27, 2022, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire December 31, 2024.

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.

d) Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Wagon Shop Repair Design and Construction Documents

Resolution #2022-02-028-J-4d

RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds to *OHM Advisors of Livonia, MI*, for the Wagon Shop Repair Design and Construction Documents for a total estimated cost of \$17,000 not to exceed budgetary limitations.

J-5 Cost Participation Agreement for Road Work on Livernois, Long Lake to South Boulevard

Resolution #2022-02-028-J-5

RESOLVED, That Troy City Council hereby **APPROVES** the Cost Participation Agreement between the City of Troy and the Board of County Road Commissioners for Oakland County for Road Work on Livernois Road, Long Lake Road to South Boulevard at an estimated cost to the

City of Troy of \$91,667, and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

RESOLVED, That funds for Troy's share of the work are included in the proposed 2023 Major Roads Fund, Account # 401.447.479.7989.15.105.6.

J-6 Request for Acceptance of Two Permanent Easements from GFA Development, Inc., Sidwell #88-20-25-351-072 and -073

Resolution #2022-02-028-J-6

RESOLVED, That Troy City Council hereby **ACCEPTS** two permanent easements for storm sewers and surface drainage from GFA Development, Inc., owner of the properties having Sidwell #88-20-25-351-072 and -073.

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-7 Request for Acceptance of a Permanent Easement from Meelad and Mirvat Hannawa, Sidwell #88-20-25-351-074

Resolution #2022-02-028-J-7

RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for storm sewers and surface drainage from Meelad and Mirvat Hannawa, owners of the property having Sidwell #88-20-25-351-074.

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.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

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

The Meeting **RECESSED** at 9:02 PM.

The Meeting **RECONVENED** at 9:09 PM.

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

Vinodh Mudaliar	Commented on the need for cricket fields, especially for youth cricket teams to practice.
-----------------	---

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

Council Member Chamberlain-Creanga	Commented on the request for cricket fields, and that she is pleased it is now a part of the Recreation Department program.
Council Member Hamilton	Commented to request that cricket fields be included in the upcoming budget discussions.
Mayor Baker	Commented that City Council has cricket fields on the radar for discussion. He said City Council uses the Parks and Recreation Advisory Board's recommendations on how to address park needs.

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

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Planning Commission-Final – January 11, 2022
 - b) Planning Commission-Final – January 25, 2022
- Noted and Filed

O-2 Department Reports:

- a) Federal Funding for Rochester Road, Barclay to Trinway
 - b) Verizon Small Cell Updates
 - c) Interim Financial Report – 2nd Quarter For The Three Months Ended December 31, 2021
 - d) Fiscal Year 2022-2023 Budget Proposals
- Noted and Filed

O-3 Letters of Appreciation: None Submitted

- a) To DPW Staff from Paul Tennes Regarding Watermain Repairs
 - b) To Assessing Staff from Troy Resident Forwarded by Mayor Baker
- Noted and Filed

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

O-5 Notice of Hearing for the Electric Customers of DTE Electric Company Case No. U-20836

Noted and Filed

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:

The Meeting **ADJOURNED** at 9:19 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC II
City Clerk

2022 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

February 28, 2022.....	City Council Rules of Procedure
March 23, 2022.....	Personnel Evaluations
April 4, 2022.....	Special Budget Study Meeting
April 6, 2022.....	Special Budget Study Meeting

2022 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

February 28, 2022.....	Regular Meeting
March 14, 2022.....	Regular Meeting
March 21, 2022.....	Regular Meeting
April 11, 2022.....	Regular Meeting
April 25, 2022.....	Regular Meeting
May 9, 2022.....	Regular Meeting
May 23, 2022.....	Regular Meeting
June 13, 2022.....	Regular Meeting
June 27, 2022.....	Regular Meeting
July 11, 2022.....	Regular Meeting
July 25, 2022.....	Regular Meeting
August 15, 2022.....	Regular Meeting
August 22, 2022.....	Regular Meeting
September 12, 2022.....	Regular Meeting
September 19, 2022.....	Regular Meeting
October 3, 2022.....	Regular Meeting
October 24, 2022.....	Regular Meeting
November 14, 2022.....	Regular Meeting
November 21, 2022.....	Regular Meeting
December 5, 2022.....	Regular Meeting
December 12, 2022.....	Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04a

CITY COUNCIL AGENDA ITEM

Date: February 28, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Lisa Burnham, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Oakland County Purchasing Cooperative – Jaycee South and Raintree Restroom Building Electrical Distribution Panel Replacement

History

Jaycee Park:

- Jaycee Park is a 45-acre Community Park with a wide array of recreational opportunities.
- The existing electrical distribution system that provides electrical service to the south building consists of two branch circuit panels. These branch circuit panels are at capacity and have reached the end of their usable service life.
- The electrical distribution panel deficiency was identified in the Facilities Condition Assessment.

Raintree Park:

- Raintree Park is a 41-acre Community Park with a wide array of recreational opportunities.
- The existing branch circuit panel provides electrical service for the restroom building and the pavilion.
- The existing branch circuit panel is at capacity and has reached the end of its usable service life.
- The electrical distribution panel deficiency was identified in the Facilities Condition Assessment.

Purchasing

- Pricing for the replacement branch circuit panels at Jaycee and Raintree Parks including all labor, materials and equipment has been secured from *Shaw Service and Maintenance of Southfield, MI* through the Oakland County Cooperative Contract #005446 per proposal S211117001.
- City Council authorized participation in the Cooperative Purchasing Programs on November 8, 2021 (Resolution #2020-11-160).

Financial

Funds are budgeted and available in the Parks Buildings and Improvements Capital Fund under Project Numbers 2022C0144 and 2022C0066 for the 2022 fiscal year. Expenditures will be charged to account number 401.751.770.7975.135.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Recommendation

City management recommends awarding a contract to *Shaw Service and Maintenance of Southfield, MI* for the branch circuit distribution panel replacements at Jaycee and Raintree Parks for an estimated total cost of \$16,724 with a 20% contingency not to exceed budgetary limitations.



Proposal & Scope of Work

Date: 2/14/2022

Proposal ID: S211117001

TO: Dennis Trantham
City of Troy
4695 Rochester Road
Troy, MI 48085

FROM: Mark A Feters
PROJECT: City of Troy Raintree/Jaycee Panel Upgrades

Shaw Service and Maintenance Contacts

Mark Feters, Service Manager	Direct (248) 228-2019 Cell (248) 345-9538 mfeters@shawsi.com
Dispatch	Direct (248) 228-2028
After Hours Emergency Number	(877) 370-7076
Service Email	service@shawsi.com

Included	Excluded		Included	Excluded	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use Tax	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Payment & Performance Bonds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical Permit Costs & Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overtime Costs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire Division Inspection Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Temperature Controls
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building Permit Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Patching &/or repair of holes in walls or floors

This Proposal is based upon Shaw Service & Maintenance's Standard Terms and Conditions (see Page 2) unless otherwise indicated below.

SCOPE OF WORK:

JAYCEE PARK SCOPE:

Demolition of (2) Existing Branch Circuit Panel Boards
Furnish and install (1) 200 Amp 40 Circuit 240V Single Phase Panel Board
Terminate existing circuits into new panel
Update panel schedule
Furnish and install new Service Entrance Conductors
Furnish and install (1) New Lateral Meter Enclosure (work will require coordination with DTE)

Labor : [\\$5,398.00](#)
Equipment : [\\$494.00](#)
Material : [\\$2,817.00](#)
Offering Price : [8,709.00](#)

RAINTREE PARK SCOPE:

Demolition of (1) Existing Branch Circuit Panel Boards
Furnish and install (1) 200 Amp 40 Circuit 240V Single Phase Panel Board
Terminate existing circuits into new panel
Update panel schedule
Furnish and install new Service Entrance Conductors

Labor : [\\$5,398.00](#)
Equipment : [\\$494.00](#)
Material : [\\$2,123.00](#)
Offering Price : [\\$8,015.00](#)

EXCLUSIONS & ASSUMPTIONS:

Work is expected to be performed during Monday through Friday during normal working hours excluding holidays.
Quoted as time and material not to exceed
Unit Heaters provided and installed by other
Pricing per Oakland County contract 5446

Mark A Feters

Shaw Service & Maintenance

Standard Terms & Conditions

1. Payment terms are monthly progress payments net 30 days due.
2. The offering price is valid for 30 days. Shaw Service & Maintenance reserves the right to extend this term without notice.
3. Subcontract terms and conditions are subject to review and approval prior to award of a subcontract to Shaw Service & Maintenance.
4. Terms are pending approval by Shaw Service & Maintenance credit manager.
5. This Proposal is based on the schedule and time durations presented at time of bid. A change in schedule shall constitute a change in scope of work.
6. All equipment furnished is F.O.B. shipping points with freight allowed to jobsite.
7. The price includes a warranty as specified in the Bid Documents. No other warranty is expressed or implied.



22100 Telegraph
Southfield, MI 48033
Phone: (248) 228-2000
Fax: (248) 228-2080

CITY OF TROY BULLETIN BREAKDOWN

PROJECT:	CITY OF TROY	SHAW PROJECT #:	S211117001 JAYCEE
QUOTE FOR:	JAYCEE PARK PANEL	SHAW MMS RFC #:	
DATED:	3/23/2021	SHAW REVISION #:	0
		SHAW QUOTE DATE:	2/14/2022
DESCRIPTION:	PER PROVIDED SCOPE		
PLANS ISSUED:	n/a		
SPECS. ISSUED:	"		
SKETCHES ISSUED:	"		
QTY ELEC/TECH DWGS ISSUED:	0		
MATERIAL	Conduit and wire estimated		\$547
	PANEL BOARD WITH BREAKERS	0	\$1,300
	METER ENCLOSURE	0	\$350
	MI USE TAX @ 6%		\$132
	MARKUP 12%		\$279
	ESCALATION(CONTINGENCY) 8%		\$209
	MATERIAL TOTAL		\$2,817
DIRECT INSTALLATION LABOR COST - PER ATTACHED SHEETS			
0 HOURS @ Straight	\$ 82.00		\$0
0 HOURS @ "	\$ 97.00	JOURNEYMAN ELECTRICIAN	\$0
42 HOURS @ "	\$ 119.00	SERVICE ELECTRICIAN	\$4,998
0 HOURS @ Time & 1/2	\$ 105.00		\$0
0 HOURS @ "	\$ 130.00	JOURNEYMAN ELECTRICIAN	\$0
0 HOURS @ "	\$ 151.00	SERVICE ELECTRICIAN	\$0
0 HOURS @ Double	\$ 130.00		\$0
0 HOURS @ "	\$ 164.00	JOURNEYMAN ELECTRICIAN	\$0
0 HOURS @ "	\$ 189.00	SERVICE ELECTRICIAN	\$0
SUPERVISION - 8% OF DIRECT LABOR HOURS (DETAILING, LOGISTICS) or PER ATTACHED SHEETS AS DIRECT LABOR			
3.4 HOURS @ Straight	\$ 119.00		\$400
0 HOURS @ "			\$0
0 HOURS @ Time & 1/2			\$0
0 HOURS @ "			\$0
0 HOURS @ Double			\$0
0 HOURS @ "			\$0
	0% INCREASE RATES FOR NON DAY SHIFT/FUTURE RATES		\$0
LABOR TOTAL			\$5,398
DJE EQUIPMENT - LARGE OR SPECIAL TOOLING			
EXCAVATOR/TRENCHING EQUIPMENT			\$0
RIGGING / HOISTING / LULL / FORKLIFT			\$0
PARKING FEES / MILEAGE / FUEL			\$0
MEGGER, PHASE ROTATION METER			\$150
RIGID CUTTING,THEREADING AND BENDING EQUIPMENT			\$0
POWER LOGGER			\$0
PERMIT			\$0
ENGINEERING / DOCUMENT MAINTENANCE			
4 HOURS	\$ 86.00	SERVICE ENGINEER/FIELD DETAIL/SURVEY	\$344
0 HOURS	\$ 80.00	BIM COORDINATOR/PLOTS/DWGS	\$0
0 HOURS	\$ 65.00	ADMINISTRATIVE ASSISTANT	\$0
DIRECT JOB EXPENSES / SMALL TOOLS / SAFETY / CONSUMMABLES / FIRST AID			
AS PERCENT @ 0.0%	OF LABOR ABOVE TOTAL		\$0
or AS ITEMIZED ON THE DJE CHECKLIST SHEET (Page 2 of 2)			\$0
DIRECT JOB EXPENSES TOTAL			\$494
			\$8,709
	0%		\$0
SUBCONTRACTORS			
			\$0
X			\$0
x			\$0
x			\$0
SUBCONTRACTOR TOTAL			\$0
FEE ON SUBS @ 5%			\$0
PLM BOND / INSURANCE COSTS			\$0
TOTAL PRICE FOR THIS QUOTATION			\$8,709



22100 Telegraph
Southfield, MI 48033
Phone: (248) 228-2000
Fax: (248) 228-2080

CITY OF TROY BULLETIN BREAKDOWN

PROJECT:	CITY OF TROY	SHAW PROJECT #:	S211117001
QUOTE FOR:	RAINTREE PARK PANEL	SHAW MMS RFC #:	
DATED:	3/23/2021	SHAW REVISION #:	0
		SHAW QUOTE DATE:	2/14/2022
DESCRIPTION:	PER PROVIDED SCOPE		
PLANS ISSUED:	n/a		
SPECS. ISSUED:	"		
SKETCHES ISSUED:	"		
QTY ELEC/TECH DWGS ISSUED:	0		
MATERIAL	Conduit and wire estimated		\$356
	PANEL BOARD WITH BREAKERS	0	\$1,300
		0	
	MI USE TAX @ 6%		\$99
	MARKUP 12%		\$211
	ESCALATION(CONTINGENCY) 8%		\$157
	MATERIAL TOTAL		\$2,123
DIRECT INSTALLATION LABOR COST - PER ATTACHED SHEETS			
0 HOURS @ Straight	\$ 82.00		\$0
0 HOURS @ "	\$ 97.00	JOURNEYMAN ELECTRICIAN	\$0
42 HOURS @ "	\$ 119.00	SERVICE ELECTRICIAN	\$4,998
0 HOURS @ Time & 1/2	\$ 105.00		\$0
0 HOURS @ "	\$ 130.00	JOURNEYMAN ELECTRICIAN	\$0
0 HOURS @ "	\$ 151.00	SERVICE ELECTRICIAN	\$0
0 HOURS @ Double	\$ 130.00		\$0
0 HOURS @ "	\$ 164.00	JOURNEYMAN ELECTRICIAN	\$0
0 HOURS @ "	\$ 189.00	SERVICE ELECTRICIAN	\$0
SUPERVISION - 8% OF DIRECT LABOR HOURS (DETAILING, LOGISTICS) or PER ATTACHED SHEETS AS DIRECT LABOR			
3.4 HOURS @ Straight	\$ 119.00		\$400
0 HOURS @ "			\$0
0 HOURS @ Time & 1/2			\$0
0 HOURS @ "			\$0
0 HOURS @ Double			\$0
0 HOURS @ "			\$0
	0% INCREASE RATES FOR NON DAY SHIFT/FUTURE RATES		\$0
LABOR TOTAL			\$5,398
DJE EQUIPMENT - LARGE OR SPECIAL TOOLING			
EXCAVATOR/TRENCHING EQUIPMENT			\$0
RIGGING / HOISTING / LULL / FORKLIFT			\$0
PARKING FEES / MILEAGE / FUEL			\$0
MEGGER, PHASE ROTATION METER			\$150
RIGID CUTTING,THEREADING AND BENDING EQUIPMENT			\$0
POWER LOGGER			\$0
PERMIT			\$0
ENGINEERING / DOCUMENT MAINTENANCE			
4 HOURS	\$ 86.00	SERVICE ENGINEER/FIELD DETAIL/SURVEY	\$344
0 HOURS	\$ 80.00	BIM COORDINATOR/PLOTS/DWGS	\$0
0 HOURS	\$ 65.00	ADMINISTRATIVE ASSISTANT	\$0
DIRECT JOB EXPENSES / SMALL TOOLS / SAFETY / CONSUMMABLES / FIRST AID			
AS PERCENT @ 0.0%	OF LABOR ABOVE TOTAL		\$0
or AS ITEMIZED ON THE DJE CHECKLIST SHEET (Page 2 of 2)			\$0
DIRECT JOB EXPENSES TOTAL			\$494
			\$8,015
	0%		\$0
SUBCONTRACTORS			
			\$0
X			\$0
x			\$0
x			\$0
SUBCONTRACTOR TOTAL			\$0
FEE ON SUBS @ 5%			\$0
PLM BOND / INSURANCE COSTS			\$0
TOTAL PRICE FOR THIS QUOTATION			\$8,015



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04b

CITY COUNCIL AGENDA ITEM

February 28, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Lisa Burnham, Controller
Cindy Stewart, Community Affairs Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications -
Printing Services for the *Troy Today* and *Troy Recreation* Quarterly Newsletters

History

- The *Troy Today* Quarterly Newsletter, an all-encompassing newsletter to inform residents and businesses about pertinent City News, Library, Historic Village, and Nature Center programs and special events, and *Troy Recreation*, the quarterly newsletter to inform residents about all Recreation Department programs, classes, and special events, are mailed to all residential and business addresses.
- In addition, a Flip Page newsletter is posted on the City's website for both booklets.
- The existing contract is expiring April 30, 2022.

Purchasing

On February 10, 2022, a bid opening was conducted as required by City Charter and Code for one (1) year requirements of printing and delivery services of the *Troy Today* and *Troy Recreation* Quarterly Newsletters with an option to renew for two (2) additional years. The bid was posted on the Michigan Inter-governmental Trade Network (MITN) website; www.bidnetdirect.com/city-of-troy-mi. One hundred and twelve (112) vendors were notified via the MITN website. Three (3) bid responses were received. Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	112
Troy Companies notified via MITN	4
Troy Companies notified - Active email Notification	4
Troy Companies notified - Active non-paying	0
Companies that viewed the bid	16
Troy Companies that viewed the bid	0

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.

Grand Blanc Printing Co, Inc. of Grand Blanc, MI, is the low bidder meeting all bid specifications and is being recommended for award. *Grand Blanc Printing Co. Inc.* is currently providing printing services for the City, is meeting all bid specifications and is doing an excellent job of handling the printing and delivery services of the *Troy Today* and *Troy Recreation* Quarterly Newsletters. Note that web press equipment is required to provide printing services for the *Troy Today* and *Troy Recreation* Quarterly Newsletters.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Financial Considerations

Funds are available from the printing accounts of the City Manager, Library and Recreation Departments operating budgets.

Recommendation

City Management recommends awarding a one (1) year contract with the option to renew for two (2) additional years for printing and delivery services of the *Troy Today* and *Troy Recreation* Quarterly Newsletters to low bidder meeting specifications, *Grand Blanc Printing Co., Inc., of Grand Blanc, MI* for an estimated total cost of \$42,092.00 for the *Troy Today*, and \$60,096.00 for the *Troy Recreation* plus the actual cost of bulk rate postage and \$30.00 per issue to post the Flip Page newsletter on the City's website, and additional charges if needed, not to exceed budgetary limitations at prices contained in the attached bid tabulation opened February 10, 2022; contract to expire April 30, 2025.

CITY OF TROY
BID TABULATION
PRINTING TROY TODAY NEWSLETTER

Vendor Name:	Grand Blanc Printing, Inc.	Indiana Printing and Publishing Company, Inc.	OneSource
City:	Grand Blanc, MI	Indiana, PA	Buffalo Grove, IL
Check Amount:	Bid Deposit in Escrow	\$2,000.00	\$2,000.00
Check #:	Deposit 2011-00000097	009440450	2015359289

BID PROPOSAL A: PRINTING AND DELIVERY OF TROY TODAY QUARTERLY NEWSLETTERS (35,000 copies per printing of each Troy Today, four times per year, in accordance with specifications)

Proposal A1 - City Troy Today									
Item	Base Bid Total Pages	50 lb. Pages	Gloss Text Pages	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost
a.	36	32	4	\$9,597.00	\$38,388.00	\$14,186.00	\$56,744.00	\$16,985.00	\$67,940.00
b.	40	36	4	\$10,523.00	\$42,092.00	\$16,325.00	\$65,300.00	\$19,223.00	\$76,892.00
Proposal A2 - Recreation Troy Today									
Item	Base Bid Total Pages	50 lb. Pages	Gloss Text Pages	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost	Cost Per Issue	Annual Cost
c.	56	52	4	\$13,781.00	\$55,124.00	\$20,212.00	\$80,848.00	\$25,221.00	\$100,884.00
d.	60	56	4	\$14,403.00	\$57,612.00	\$21,156.00	\$84,624.00	\$26,700.00	\$106,800.00
e.	64	60	4	\$15,024.00	\$60,096.00	\$22,100.00	\$88,400.00	\$28,696.00	\$114,784.00
f.	68	64	4	\$15,646.00	\$62,584.00	\$23,044.00	\$92,176.00	\$28,999.00	\$115,996.00

BID PROPOSAL B: FLIP PAGE NEWSLETTER FOR WEBSITE

Flip Page Newsletter for posting on City's website	Cost Per Issue	Cost Per Issue	Cost Per Issue
	\$30.00	\$95.00	\$250.00
ADDITIONAL CHARGES:	Cost Per Proof	Cost Per Proof	Cost Per Proof
1. If additional proofs are needed	\$0.00	N/C	\$25.00
Completion Schedule can be met: Y or N	Y	N	Y
Contact Person:	Greg Care	Mike Donnelly	Peter Walsh
Hours of Operation:	9:00 - 5:00	M-F 8AM - 5PM	7AM - 5PM
24 Hr. Phone No:	810-875-0185	724-388-3839	708-822-6905
Payment Terms:	Net 30 Days	Net 30 Days	N/30
Exceptions:	None	Cannot meet completion schedule due to paper supply issues	Please Section No. 9 paper for text pages unavailable
Acknowledgement: Y or N	Y	Y	Y
Vendor Questionnaire provided: Y or N	Y	Y	Y
Forms: Y or N	Y	Y	Y

Low Bidder Meeting Specifications

Attest:
(*Bid Opening conducted via Zoom)
Cindy Stewart
Andrew Chambliss
Heather Chomiak
Jackie Ahlstrom

Emily Frontera
Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04c

CITY COUNCIL AGENDA ITEM

Date: February 28, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Lisa Burnham, Controller
Chief Frank Nastasi, Police Department
Captain Andy Satterfield, Police Department
Lt. Michael Giorgi, Police Department
David Druyor, Police IT Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Cooperative Purchasing Contracts OMNIA Partners and State of Michigan MiDeal – Server Upgrade and Extended Service Warranty Contract – Troy Police Department

History

The City of Troy Police Department maintains its own surveillance network for CCTV cameras. This is managed through servers and storage devices. In October of 2017, the system was upgraded from the Pelco Endura camera system to the Pelco VideoXpert (VX). The current configuration provides no redundancy in the case of server failure.

The proposed quote from Wadsworth is to acquire one (1) additional server and one (1) master workstation. Each of these devices are integral to the VX camera system. The server will act as a redundancy for the main server and load balance cameras for streaming. The master workstation will be an upgrade from the originally implemented Windows 7 machine which is now a security threat as it is no longer supported by Microsoft. The workstation is used as the Police Department Communications Video Wall for general surveillance of city buildings.

On July 27, 2020, Troy City Council approved the purchase of additional storage equipment for the Troy Police Department (Resolution #2020-07-105-J-4a). The three Nexsan storage devices are maintained by the Troy Police Department Research and Technology Section and are used for retaining video and audio footage, crime files, maps, and other information used by officers on a daily basis. Each of these units require service agreements that provide warranty coverage for technical support, hard drive replacements and device component part replacements. The proposed maintenance agreement from CDW-G will extend current service coverage to June 30, 2024 for all three units. After which, the storage devices will have reached end of life and expected to be replaced in fiscal year 2024/2025.

Purchasing

- Pricing to furnish and install the Pelco Enhanced CMG Server and VideoXpert Workstation has been secured from *Wadsworth Solutions of Southgate, MI* as per the OMNIA Partners Cooperative Purchasing Contract #R170504 for an estimated total cost of \$18,993 as detailed in the attached quote SECMJH22-015.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

- Pricing to provide extended service warranty coverage for the three Nexsan BT60 storage devices has been secured through *CDW Government, LLC of Vernon Hills, IL* as per the State of Michigan MiDeal contract #071B6600110 for an estimated total cost of \$20,990 as detailed in the attached quote dated 2/17/2022.
- City Council authorized participation in Cooperative Purchasing Programs on November 8, 2021 (Resolution #2021-11-160).

Financial

Funds are budgeted and available in the Troy Police Department Capital Fund under Project Number 2022C0014 for the 2022 fiscal year. Expenditures will be charged to account 401.301.11.325.7980.025.

Recommendation

City management recommends awarding contracts for the purchase and installation of the server and workstation at the Troy Police Department to *Wadsworth Solutions of Southfield, MI* for an estimated total cost of \$18,993 as per the OMNIA Partners Cooperative Purchasing Contract #R170504; and to *CDW Government of Vernon Hills, IL* for the extended service warranty contract for an estimated total cost of \$20,990 as per the State of Michigan MiDeal Cooperative Contract #071B6600110.

PROPOSAL

City of Troy City Police Add CMG and Workstation

February 8, 2022

Quote: SECMJH22-015

To: City of Troy
500 Big Beaver Road
Troy, Michigan 48084

Attention: Matt Heasley

All quotations are for acceptance within 30 days. Contracts are not binding until this company has approved buyer's credit.
Unless shown, prices quoted do not include federal or state sales taxes.

Cleveland

7851 Freeway Circle
Middleburg Heights, OH 44130
(216) 391-7263

Columbus

9022 Cotter Street
Lewis Center, OH 43035
(380) 390-0260

Toledo

1500 Michael Owens Way
Perrysburg, OH 43551
(419) 861-8181

Youngstown

909 Sahara Trail, Unit C
Boardman, OH 44514
(204) 201-8820

Scope of Work:

Wadsworth Solutions is pleased to present a proposal to provide (1) Pelco Enhanced Core Media Gateway (CMG), Windows Server 2019 Standard, dual 550W power supplies, Intel Xeon Silver processor, 64GB ECC RAM, two 1GbE NIC's, two 10GbE SFP+ports, iDRAC. 3-year warranty, and (1) Pelco VideoXpert Workstation (1RU) with VxOpsCenter, Windows 10 IoT 2019, 16GB RAM, two NVIDIA Quadro P620 2GB GPU's, supports 4 mons direct or 8 mons with 2 direct and 6 Enc Decoders and a 3-year warranty. This quotation includes the labor to install both items and program. This quotation does not include any network switches or cabling that may be necessary.

TOTAL AMOUNT FOR EQUIPMENT AND SERVICES LISTED ABOVE:.....\$18,993

All quotations are for acceptance within 30 days. Contracts are not binding until this company has approved buyer's credit. Unless shown, prices quoted do not include federal or state sales taxes.

Submitted By,

MJ Hill
Senior Account Executive
Tel (419) 873-6907
Fax (419) 861-3282
Cell (419) 654-1867
Email: mjhill@wadsworthsolutions.com

CUSTOMER

Accepted By: _____

Date: _____

Name: _____

Title: _____

WADSWORTH SOLUTIONS

Approved By _____

Date: _____

Name: _____

Title: _____

WADSWORTH SOLUTIONS SECURITY SYSTEM WARRANTY

Security systems which are installed by Wadsworth Solutions on the premises of the ultimate user and within years after system commissioning fails because of defective workmanship, materials, design, or installation to operate at specified performance standards will be repaired or replaced without charge at the site. 3- Year Pelco Manufacture Equipment Warranty. 1-Year Wadsworth Solutions Labor Warranty. Warranty repairs will be performed under normal working hours (7:30-4:30PM EST). Projects, which require a phased start up, the warranty period will commence at the owner's beneficial use of the system or subsystems that have been commissioned. Unless otherwise stipulated in a written sales contract covering the Security devices, the phrase "specified performance standards" means that items will conform with data and specifications published by their manufacturer which are current when Wadsworth Solutions contracts to sell them. No failure of a control device or Security system shall affect any postponement of the time when payment is due under the contract whereby the same was sold by Wadsworth Solutions; No warranty service shall be provided for any control device or control system on which payment is overdue. Except for aforementioned, Wadsworth Solutions makes no warranty, either express or implied in fact or by law, with respect to any of the Security devices or control systems sold pursuant to this instrument as to the merchantability thereof, their fitness for the purpose for which they are sold, or in any other respect. The liability of Wadsworth Solutions Northwest resulting from any breach of any warranty shall be limited to Wadsworth Solutions insurance limits and to claims which are presented to Wadsworth Solutions in writing promptly upon discovery by the claimant.

Wadsworth Solutions would like to say thank you for the opportunity to work with you on this project. We appreciate and value your business. If you have any questions or concerns you may contact us directly at 419-861-8181.



Quote

Prepared For : **City of Troy**
Customer # :
Attention : **Matt Heasley**
Project : **Nexsan Co-Term**
Date : **2/17/2022**

Michigan MiDeal Contract

Name **Jeff Jones**
Phone **866.668.9487**
email: jeffjon@cdw.com

Qty.	Part #	Description	Unit Price	Extended Price
1	OSP-BT60-R	PREMIUM 24X7 4HR ONSITE SVCSVCS RNWL s/n 405501 Term: 12/27/2021 to 6/30/2024 (916 Days)	\$ 11,425.00	\$11,425.00
1	OSE-BT60X-R	ENHANCED NBD ONSITE SVC RNWL SVCS S/N NXS00609887 Term: 10/2/2022 to 6/30/2024 (637 Days)	\$ 4,350.00	\$4,350.00
1	OSE-BT60-R	ENHANCED NBD ONSITE SVC RNWL SVCS S/N: NXS00609893 Term: 10/2/2022 to 6/30/2024 (637 Days)	\$ 5,215.00	\$5,215.00

Grand Total: \$20,990.00

*Prices are contingent on final pricing approval from Manufacturer
Quote provided based on specification provided by customer. No workload validation has been done.
The terms and conditions subject to <http://www.cdw.com/content/terms-conditions/default.aspx>*



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04d

CITY COUNCIL AGENDA ITEM

Date: February 18, 2022

To: Mark F. Miller, City Manager

From: Robert Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Lisa Burnham, Controller
Kurt Bovensiep, Public Works Director
William J. Huotari, City Engineer

Subject: Standard Purchasing Resolution #1: Award to Low Bidder
Contract 21-04 – Stephenson Water Main Replacement – Maple to 14 Mile Roads

History

The 8" diameter cast iron water main on the east side of Stephenson Hwy., from Maple to 14 Mile Roads in Section 35, is over 50 years old and has exceeded its service life. This project will replace and upsize this main to meet current size and fire flow standards while eliminating costly main breaks that are common with older water mains. Work will include replacing the existing 8" diameter water main on the above noted road with a 12" diameter water main. In addition, partial pavement reconstruction will also be required. The work is anticipated to start in April and be completed by December.

Purchasing

Bids were received and publicly read on February 16, 2022. The low bid of \$2,443,355.00 was submitted by Pamar Enterprises, Inc., 31604 Pamar Court, New Haven, MI 48048 as shown on the attached bid tab.

Work was competitively bid and publicly opened with four (4) bidders responding. The award is contingent upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements.

Financial

Funds for this work are included in the 2022 Water Fund (Project # 2022C0090 / Account # 591.537.555.7972.215035). The budgeted amount includes funds for construction, inspection, testing and contingencies.

Recommendation

It is recommended that City Council award the Stephenson Water Main Replacement – Maple to 14 Mile Roads contract to Pamar Enterprises, Inc., 31604 Pamar Court, New Haven, MI 48048, for their low bid of \$2,443,355.00

In addition, we are requesting authorization to approve additional work, if needed, not to exceed 15% of the original project cost due to unknown conflicts with existing underground utilities and underground conditions that may arise during construction.

A copy of the bid tab and recommendation shall be attached to the original Minutes of this meeting.

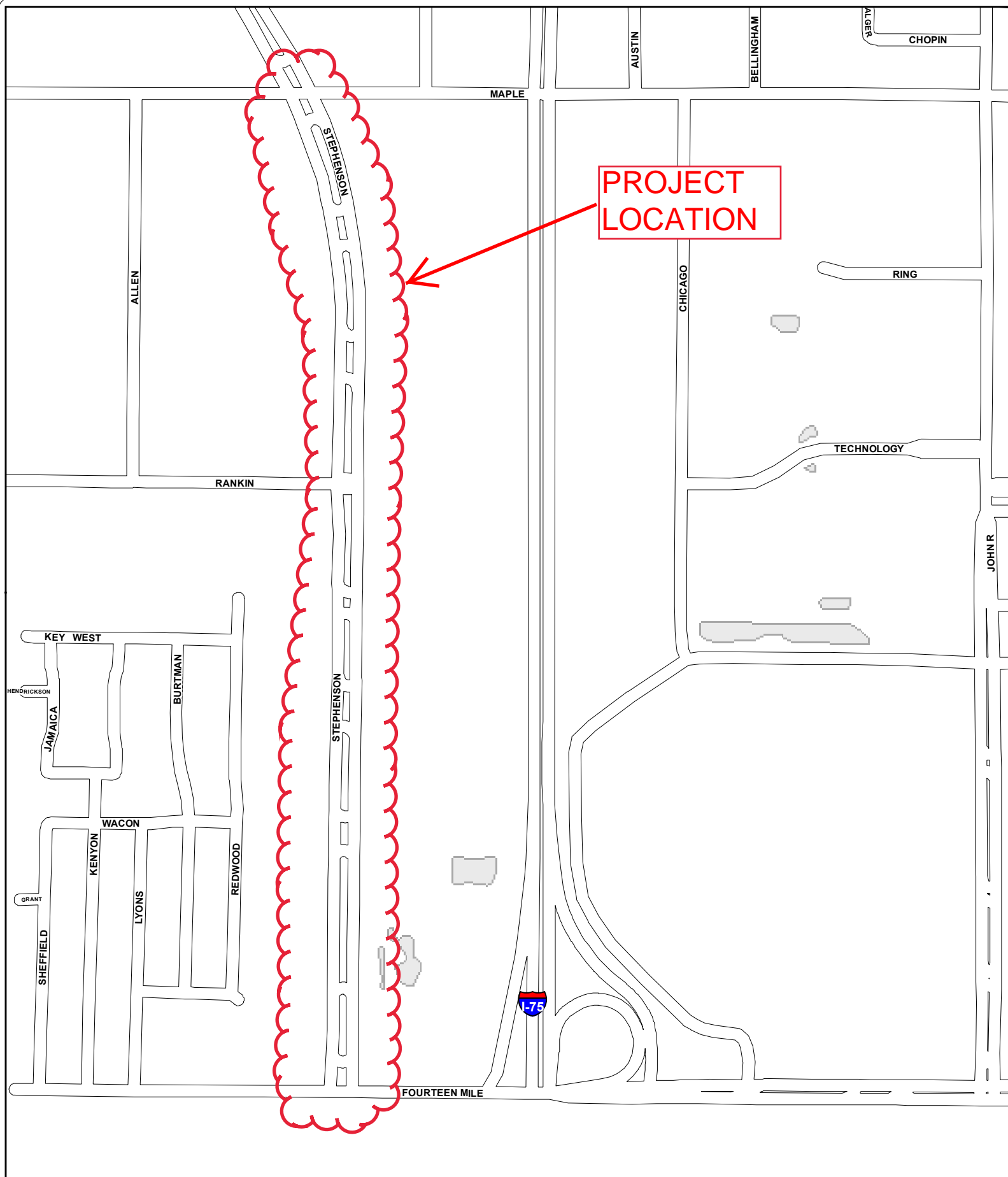
BID TABULATION
CONTRACT 21-04
STEPHENSON WATER MAIN REPLACEMENT
MAPLE TO 14 MILE ROADS
City of Troy
Oakland County, Michigan

Bids Due: February 16, 2022
Project No. 21.503.5

Total Bid Amount

1	Pamar Enterprises, Inc.	\$	2,443,355.00
2	F.D.M. Contracting, Inc.	\$	2,486,500.00
3	Superior Excavating, Inc.	\$	2,498,698.75
4	DVM Utilities, Inc.	\$	2,749,057.00 *

* = Corrected By Engineer





500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04e

CITY COUNCIL AGENDA ITEM

Date: February 28, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Lisa Burnham, Controller
Richard Riesterer, Fire Chief
Kurt Bovensiep, Public Works Director
Brian D Varney, Fleet Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: MiDeal Cooperative Purchasing Agreement – Fire Department Vehicles & DPW Cab Chassis Trucks

History

- Seven (7) vehicles being purchased are planned replacement vehicles used by the Department of Public Works and the Fire Department.
- One (1) vehicle being purchased for use in the Fire Department will be an additional vehicle.
- Seven (7) vehicles will be removed from service and sold at auction with estimated proceeds of \$35,000.
- This purchase replaces seven (7) existing vehicles and increases the size of the existing Department of Public Works motor pool fleet by one (1) vehicle.
- Seven (7) cab chassis vehicles will have plows and service bodies installed in the 2023 fiscal year once vehicles become available.

Purchasing

- *Gorno Ford of Woodhaven, MI* is the total low bidder in the State of Michigan Cooperative Bid. The MiDeal Contract (ID # 071B7700181) pricing is valid thru November 30, 2022 for Ford vehicles - passenger, patrol, trucks and vans.
- City Council authorized participation in the Cooperative Purchasing Programs on November 8, 2021 (Resolution#2021-11-160)
- On February 10, 2014 City Council authorized departments to utilize sites such as GovDeals.com to dispose of city owned surplus items (Resolution# 2014-02-017-J-4a). Therefore, note that the City will utilize and market the seven (7) obsolete vehicles on GovDeals.com site for optimal trade-in value.

Financial

- Funds are available in the Public Works Fleet Division Capital Fund under Project Numbers 2022C0110, 2022C0112, 2022C0113, 2022C0114, 2022C0115, 2022C0129 and 2022C0130 for the 2022 Fiscal Year.
- Total available budget in Project Number 2022C0110 is \$78,000.00. Estimated total cost for this project will be \$85,974.00. Additional funds are available in the Fleet Capital Fund to cover the shortfall of \$7,874.00 in the unused portion of Project# 2022C0112.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Financial (continued)

- Expenditures will be charged to account number 661.549.565.7981.

	<u>Unit Cost</u>	<u>Estimated Total</u>	<u>Project#</u>
(1) Ford F350 Cab Chassis	\$38,989.00	\$38,989.00	2022C0110
(1) Expedition	\$46,885.00	\$46,885.00	2022C0110
(1) Ford F350 Cab Chassis	\$38,989.00	\$38,989.00	2022C0112
(1) Ford F350 Cab Chassis	\$38,989.00	\$38,989.00	2022C0113
(1) Ford F450 Cab Chassis	\$39,485.00	\$39,485.00	2022C0114
(1) Ford F450 Cab Chassis	\$39,485.00	\$39,485.00	2022C0115
(1) Ford F350 Cab Chassis	\$38,839.00	\$38,839.00	2022C0129
(1) Ford F550 Cab Chassis	\$43,497.00	<u>\$43,497.00</u>	2022C0130

Estimated Grand Total

\$325,158.00

Recommendation

City management requests authorization to purchase eight (8) 2022 Ford Vehicles from *Gorno Ford of Woodhaven, MI* for the Department of Public Works as per the MiDeal Cooperative Purchasing contract #071B7700181 for an estimated total cost of \$325,158.00.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



DPW Ford Cab Chassis



Fire Department Ford Expedition



Examples only not actual vehicles



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-05

CITY COUNCIL AGENDA ITEM

Date: February 16, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert Maleszyk, Chief Financial Officer
Jeanette Menig, Human Resources Director

Subject: PA 152 - Publicly Funded Health Care

History

Public Act 152 of 2011 established limits on the amount that public employers pay toward employee medical benefit plans. Coinciding with each medical insurance plan year (beginning April 1), we must address the alternatives and affirm the City's direction in this matter with a City Council resolution. The alternatives are:

- Hard Cap - The hard cap limits the amount a public employer can contribute to employee health insurance costs; the employer cannot pay more of the annual costs for health insurance than a total amount equal to:

\$ 7,304.51 – times the number of employees with one-person coverage
\$15,276.01 – times the number of employees with two-person coverage
\$19,921.45 – times the number of employees with family coverage
- 80/20 - The 80/20 option states the employer may not pay more than 80% of the total annual costs of all the medical benefit plans it offers or contributes to for its employees.
- Opt-Out - The opt-out allows the local unit of government to exercise its discretion to determine what premium share contribution is desired for their organization.

Since the inception of PA 152, the Troy City Council has voted to opt-out each year.

Financial

The financial impact of each option is estimated below:

Estimated Cost Allocation by Option (FY 2021/22 Rates)

PA 152 Option	Employee Share	City Share	Total
Opt-Out	305,290	5,800,518	6,105,808
Hard Cap	1,017,692	5,088,116	6,105,808
80/20	1,221,162	4,884,646	6,105,808

Note that our current medical plan is self-funded; accordingly, actual costs (experience) will likely differ somewhat from illustrative rates used in the above table.

While overall cost is one consideration, the impact on each individual is another. This year, the effect of PA 152 options on an individual City employee cost share would be as follows:

Annual Employee Premium Share (FY 2021/22 Rates)

Type of Coverage	Current 5% (Opt-Out)	Hard Cap*	80/20
1 person	\$ 399	\$ 677	\$ 1,596
2 person	\$ 957	\$ 3,862	\$ 3,828
Family	\$ 1,198	\$ 4,037	\$ 4,792

* Hard Cap may be allocated alternatively

It should be noted that any option change would only affect non-union, full-time employees (currently 125 employees) until each union collective bargaining agreement expires and contribution rates can be changed for those groups.

Recommendation

We recommend that City Council continues to affirm the City's direction in this matter by selecting the PA 152 opt-out alternative for plan year 2022/23.



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-06

CITY COUNCIL AGENDA ITEM

Date: February 17, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Lisa Burnham, Accounting Manager
Kurt Bovensiepe, Public Works Director
Ashely Tebedo, Administrative Services Manager

Subject: 2022 Specialized Services Operating Assistance Program

History

Community Municipal Credits are funds collected by the Suburban Mobility Authority for Regional Transportation (SMART) through property taxes from communities opting in to regional transportation. A portion of these funds are divided among every city, township and village in Oakland, Wayne and Macomb Counties based on the specialized services it provides. Prior to the city starting the Troy R.Y.D.E (Reach Your Destination Easily) program, Specialized Services funds were distributed directly to Troy MediGo. The Troy R.Y.D.E. program is now eligible to receive this funding as it is operating in accordance with SMART's Community Partnership Program.

Financial

The Specialized Services funding through SMART allows the City of Troy to use an additional \$27,692.00 towards the Troy R.Y.D.E. service. The City of Troy received the same amount in FY2021.

Recommendation

It is recommended that the City enter into a contract for the Specialized Services Operation Assistance Program with SMART for \$27,692.00. These funds are utilized for transportation service for senior citizens and persons with disabilities through the new Troy R.Y.D.E service.

Legal Review

The subject contract or agreement was submitted to the City Attorney and approved with respect to its form and legality pursuant to City Charter Section 12.2 (Contracts).

SPECIALIZED SERVICES OPERATING ASSISTANCE PROGRAM THIRD-PARTY CONTRACT

THIS AGREEMENT (“Agreement” or “Contract”) is made and entered between the Suburban Mobility Authority for Regional Transportation (hereinafter referred to as “**AUTHORITY**”), whose address is 535 Griswold Suite 600, Detroit, Michigan 48226, and **CITY of TROY** (hereinafter referred to as “**SUBRECIPIENT**”), whose address is **500 W. Big Beaver, Troy, MI 48083**

SECTION 1. - DEFINITIONS

PROGRAM	Means the Michigan Specialized Services Operating Assistance Program designed primarily for seniors and persons with disabilities as defined under Section 10e(4)(c)(i) of Act 51, of the Public Acts of 1951, as amended; MCL 247.660e(4)(c)(i).
DEPARTMENT	Means the Michigan Department of Transportation.
BUREAU	Means the Bureau of Urban and Public Transportation of the Michigan Department of Transportation.
AUTHORITY	Means the Suburban Mobility Authority for Regional Transportation (SMART).
PROJECT	Means the providing of SPECIALIZED SERVICES.
SPECIALIZED SERVICES	Means public transportation services primarily designed for persons with disabilities or who are sixty-five (65) years of age or older.
STATE	Means the State of Michigan.
SUBRECIPIENT	Means CITY of TROY , which will provide the transit services with funds received under this Contract.
APPLICATION	Means the AUTHORITY ’s application, submitted in cooperation with the SUBRECIPIENT , for funding from this PROGRAM for the period from October 1, 2021 to September 30, 2022 .

SECTION 2. - PURPOSE

The purpose of this Contract is to pass through operating assistance funding received from the DEPARTMENT PROGRAM, to the SUBRECIPIENT. The transit services provided shall be as described in the APPLICATION submitted by the SUBRECIPIENT through the AUTHORITY and approved for funding by the DEPARTMENT.

SECTION 3. - FUNDING

The AUTHORITY is only obligated to provide funds under this Contract to the extent that funds for the PROGRAM are made available to it and approved by the DEPARTMENT as outlined in the Contract Authorization provided to us by the DEPARTMENT.

The SUBRECIPIENT is eligible for contract costs in the amount of **\$27,692.00**.

The maximum amount of the AUTHORITY funds to be given the SUBRECIPIENT shall not be increased without a prior written amendment to this Contract. DEPARTMENT funds made available to the AUTHORITY, through legislative appropriation, are based on projected revenue estimates. In the event that revenue actually received is insufficient to support the appropriation, it may necessitate a reduction in the maximum amount of said funds available to the SUBRECIPIENT. In such event, the AUTHORITY reserves the right, without notice, to reduce the maximum obligation of funds for the SUBRECIPIENT by the amount of any reduction by the DEPARTMENT to the AUTHORITY.

SECTION 4. - BUDGET ADJUSTMENTS

Budget adjustments must be requested in writing by the SUBRECIPIENT. Upon receipt of the request, the AUTHORITY shall have thirty-five (35) business days to provide written approval or disapproval of the budget adjustment. If no action is taken within thirty-five (35) working days, the budget adjustment shall be deemed approved. Expenditure of funds in excess of any line-item will not be considered an eligible PROJECT cost. The addition of any new line-item, or any line-item changes which represent a deviation from the PROJECT as described in the APPLICATION, shall require a prior written amendment to this Contract.

SECTION 5. - PROJECT COSTS AND REVENUES

The SUBRECIPIENT shall complete and submit to the AUTHORITY the information required by the DEPARTMENT, on the quarterly reporting form (available online at SMARTbus.org), within ten (10) days after the end of each state of Michigan fiscal year quarter. Failure to provide the quarterly report within thirty (30) days after the end of each state of Michigan fiscal year quarter, may result in a loss of a portion of or all funding. The AUTHORITY reserves the right to withhold payment of PROJECT funds if the SUBRECIPIENT fails to file reports as required in this paragraph.

If the SUBRECIPIENT also receives funding under 1951 P.A. 51, Section 10e(4)(a); MCL 247.660e(4)(a), as amended as its cost allocation plans must be submitted to the BUREAU for

approval. Any PROJECT costs in excess of revenues reported on the quarterly reporting form will **not** be eligible under any other state and federal program administered by the AUTHORITY or the DEPARTMENT.

Section 6. - BILLING, PAYMENTS AND QUARTERLY REPORTS

Notwithstanding the provisions set-forth in Section 3 of this Contract, the AUTHORITY shall provide to the SUBRECIPIENT the STATE funds designated for the eligible project costs incurred in performance of this Contract within ten (10) business days of the receipt of said funds from the DEPARTMENT.

The AUTHORITY may appropriately reduce payments if written reports submitted by the SUBRECIPIENT as required under this section indicate that the level of service described in the APPLICATION has been reduced.

Actual reimbursement shall be based on a rate per mile, or one-way passenger trips of SPECIALIZED SERVICES up to the maximum amount provided for herein.

The actual reimbursement method selected by the SUBRECIPIENT is **\$2.40 per mile**, but subject to change.

Should the per-mile rate method be selected by SUBRECIPIENT, the actual reimbursement may be subject to change, per DEPARTMENT and/or BUREAU reimbursement rate modifications.

SECTION 7. - TERMINATION OR SUSPENSION

For any violation of this Contract or legislative change, the AUTHORITY may, by thirty (30) days written notice, suspend any and all of the rights and obligations under this Contract until such time as the event or condition resulting in such suspension has ceased or been corrected, or the AUTHORITY may, by thirty (30) days written notice to the SUBRECIPIENT, terminate any and all of the rights and obligations under this Contract.

SECTION 8. - ACCOUNTING RECORDS, AUDITS, AND DOCUMENTATION

(a) Establishment and Maintenance of Accounting Records

The SUBRECIPIENT shall maintain books, records, documents, and other accounting records in accordance with generally accepted governmental accounting principles. Said records shall be sufficient to properly reflect all costs of whatever nature claimed to have been incurred or anticipated to be incurred in the performance of the identified PROJECT. To facilitate the administration of the PROJECT, separate records shall be established and maintained. The SUBRECIPIENT shall assure that the records to support the miles traveled and the passengers carried as reported pursuant to Section 6 of this Contract are established and maintained.

(b) Audit

The SUBRECIPIENT shall permit the AUTHORITY and/or the DEPARTMENT or the authorized representatives of the AUTHORITY to audit all data and records relating to the performance of this contract. The SUBRECIPIENT shall retain and allow access to, and require its contractors to retain and allow access to all data and records pertaining to the PROJECT for a period of not less than six (6) years after the final payment by the AUTHORITY pursuant to the Contract.

The period of access, examination, and retention of data and records which relate to litigation or the settlement, of claims arising out of the performance of this Contract, or costs of this Contract as to which exception has been taken by the AUTHORITY or the DEPARTMENT or the authorized representative of the AUTHORITY or the DEPARTMENT, shall continue until such litigation, claims, or exceptions have been disposed of.

(c) Costs Supported by Documentation

PROJECT costs shall be supported by properly executed canceled checks, invoices or vouchers evidencing the nature and propriety of the charges.

(d) Accuracy of Financial Documentation

If a third-party contract is required for rendering of the services herein, then the SUBRECIPIENT is responsible for the accuracy of the financial and non-financial data and reports submitted for reimbursement.

(e) Revenue Expense Guidelines

If the SUBRECIPIENT also receives funding under 1951 P.A. 51, Section 10e(4)(a); MCL 247.660e(4)(a), as amended, determination of PROJECT costs shall be in conformity with the criteria set forth in the DEPARTMENT'S Office of Passenger Transportation's "Local Public Transit Revenue and Expense Manual." All other providers of service shall use the "Specialized Services Manual" (effective October 1, 2015, and any subsequent revisions, amendments and replacements).

SECTION 9. - THIRD-PARTY CONTRACT PROCEDURE

The SUBRECIPIENT shall **not** enter into contracts with third parties for provision of services herein without prior written approval from the AUTHORITY; notice of potential third-party contracts shall be submitted to the AUTHORITY for approval in writing. Approval or denial of said third-party contract will be submitted, in writing, to SUBRECIPIENT by the AUTHORITY. The AUTHORITY shall approve any third-party contracts at its sole discretion.

Approval does not constitute an assumption of liability, a waiver or an estoppel to enforce any of the requirements of this Contract, nor shall any such approval by the AUTHORITY be construed as a warranty of the third-party's qualifications, professional standards, ability to perform the work being subcontracted, or financial integrity.

SECTION 10 - ACCESS

SUBRECIPIENT agrees to provide, and will require its contractors to provide, access by the AUTHORITY and/or the DEPARTMENT to all technical data, reports, documents and work in progress pertaining to the PROJECT. Copies of technical data and reports shall be provided by the SUBRECIPIENT or its contractors to the AUTHORITY upon request.

SECTION 11. - INDEMNIFICATION

Notwithstanding any other provision in this Agreement, SUBRECIPIENT shall indemnify, defend and save harmless AUTHORITY, its officers, agents, employees, and members of its Board of Directors from any and all claims, losses and damages, including costs and attorney fees, occurring or resulting from any act or omission the SUBRECIPIENT or its officers, agents, employees, subcontractors, successors or assigns arising out of and/or pursuant to this Agreement without regard to the negligence of the SUBRECIPIENT.

This Agreement is not intended to alter or increase SMART or SUBRECIPIENT's liability for tort claims, to other third-parties. Nor is this indemnity provision intended to be a third-party beneficiary contract, and therefore it confers no rights or third-party status on anyone other than the parties hereto.

SECTION 12. - ENTIRE AGREEMENT

This Contract, along with any exhibits, addendums, schedules, and amendments hereto, merges and concludes the entire agreement of SUBRECIPIENT and the AUTHORITY. Any previous communications, whether oral or written, are superseded through by this document. The SUBRECIPIENT and AUTHORITY acknowledge, by executing this document that said parties have not relied on any representation, assertion, guarantee, warranty, ancillary contract or other assurance, except those set out in this AGREEMENT. SUBRECIPIENT hereby waives all rights and remedies, at law or in equity, which may arise as the result of said party's reliance on such representation, assertion, guarantee, warranty, ancillary contract or other assurance, provided that no clause herein shall be construed as a restriction or limitation of said party's right to remedies associated with the gross negligence, willful misconduct or fraud of any person or party taking place prior to, or contemporaneously with, the execution of this Agreement.

SECTION 13. - PROHIBITED DISCRIMINATION

The SUBRECIPIENT shall not discriminate against any passenger because of race, color, sex, age, handicap, religion, ancestry, marital status, national origin, place of birth or sexual orientation in accordance with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts", dated August of 1985, which is hereby incorporated by reference.

The SUBRECIPIENT shall not discriminate based upon race, color, creed, national origin, sex, age, disability, height, weight, familial status, marital status, or sexual orientation, in accordance with Civil Rights Act of 1964, being P.L. 88-352, 78 Stat. 241, as amended, being Title 42 U.S.C. Sections 1971, 1975a-1975d, and 2000a-2000h-6, Section 303 of the Age Discrimination Act of

1975, Section 202 of the Americans with Disabilities Act of 1990, 49 U.S.C. Section 5332, the Michigan Elliot-Larsen Civil Rights Act, MCLA 37.2101 et seq., and SMART policy.

The SUBRECIPIENT shall comply with FTA Circular C 9070.1G, as may be amended or updated, with respect to all provisions on Civil Rights and discrimination including, but not limited to, Chapter VIII, §9.

The SUBRECIPIENT shall require similar covenants on the part of any contractor or subcontractor employed in the performance of the PROJECT for which this Contract is made.

SECTION 14. - MBE/WBE

In accordance with 1980 P.A. 278, MCL 423.321 at seq; MCL 445.901 et seq, the SUBRECIPIENT, in the performance of this Agreement, shall not enter into a Contract with a subcontractor, manufacturer, or supplier listed in the register maintained by the STATE, Department of Labor, of employers who have been found in contempt of court by a federal court of appeals, on not less than three (3) occasions involving different violations during the preceding seven (7) years, for failure to correct an unfair labor practice, as prohibited by Section 8 of Chapter 372 of the National Labor Relations Act, 29 U.S.C. 158. The AUTHORITY may void this Contract if the name of the SUBRECIPIENT, or the name of a subcontractor, manufacturer, or supplier utilized by the SUBRECIPIENT in the performance of this Contract subsequently appears in the register during the performance period of this Contract.

SECTION 15. - MISCELLANEOUS PROVISIONS

(a) If any provision of this contract is held invalid, the remainder of this Contract shall not be affected, if any such remainder continues to conform to the provisions and requirements of applicable law.

(b) The SUBRECIPIENT shall commence, carry on, and complete the PROJECT in accordance with all applicable laws. Nothing in this Contract shall require the SUBRECIPIENT to observe, comply, or do any other thing in contravention of any STATE, Local or Federal law.

(c) The SUBRECIPIENT warrants that it has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of SPECIALIZED SERVICES required to be performed under this Contract. The SUBRECIPIENT further warrants that in the performance of this Contract, no person having any such interest shall be employed.

(d) None of the funds, materials, property, or services obtained by the AUTHORITY or the SUBRECIPIENT under this Contract shall be used for any partisan political activity, or to further the election or defeat of any political activity or candidate for public office.

(e) The SUBRECIPIENT shall not assign any interest in this Contract without the prior written approval of the AUTHORITY, however, that compensation due to the SUBRECIPIENT under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment shall be furnished promptly to the AUTHORITY in

writing. Any such assignment does not relieve the SUBRECIPIENT of its obligations under this Contract.

(f) If the SUBRECIPIENT enters into any contracts with other governmental agencies for the purposes of providing SPECIALIZED SERVICES outside of its jurisdictional boundaries, as defined and provided by law, it shall immediately provide the BUREAU with a copy of any contracts and true copies of any resolutions passed by its governing board which relate to the providing of service under such contracts.

SECTION 16. - TERM OF CONTRACT

Upon execution, this Contract shall cover the period commencing **October 1, 2021**, and extending through **September 30, 2022**.

The SUBRECIPIENT agrees to notify the AUTHORITY of any event which may have significant potential impact on PROJECT progress, direction, control or cost.

SECTION 17. - EXECUTION

This Contract shall become binding on the parties hereto upon the execution thereof by the duly authorized official(s) for the SUBRECIPIENT and the AUTHORITY; and upon the adoption of a resolution approving said Contract and authorizing the signatures thereto of the respective official(s) of the SUBRECIPIENT, a certified copy of which resolution shall be attached to this Contract.

The Parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. The Parties agree that the electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

THE PARTIES HEREBY ACKNOWLEDGE that they have read and understand this Agreement and that the signatories below have affixed their signatures and affirmed that they are authorized to execute this Agreement, for the purpose of binding their respective Parties.

**SUBURBAN MOBILITY AUTHORITY
FOR REGIONAL TRANSPORTATION**

CITY of TROY

Signature

DWIGHT FERRELL
Printed Name

GENERAL MANAGER
Title

Date

Signature

ETHAN BAKER
Printed Name

MAYOR
Title

Date

Signature

M. Aileen Dickson
Printed Name

City Clerk
Title

Date



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-07

CITY COUNCIL AGENDA ITEM

Date: February 28, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Kurt Bovensiepe, Public Works Director
Paul Trosper, Water and Sewer Operations Manager

Subject: Contract Agreement-Installation and Operation of Rain Gauges on City of Troy Property

History

The City of Troy and Oakland County Water Resources Commission have a long-standing working relationship associated with Waste Water and Storm Water Disposal and Management. Rain events have a very large influence on both waste water and storm flows. The gathering of precipitation levels in various locations aids in real time actions and in future asset management. This data allows system operators valuable information that can be used in response to events and in future planning.

Financial

The cost of this project is fully funded by Oakland County Water Resources Commission. After installation the City of Troy will assume the cost of electric service to the two sites. The cost associated to this electrical would be equivalent to operating two desk top computers.

Recommendation

It is recommended that the City enter into a contract with Oakland County Water Resources Commission for the installation and operation of two (2) rain gauges, utilizing City of Troy owned facilities for placement, with the understanding that City of Troy staff will have access to the data provided by these sites.

Legal Review

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

RAIN GAUGE SITE LICENSE AGREEMENT

THIS AGREEMENT is entered into on this _____ day of _____, 2022 between the CITY OF TROY (“TROY”) a Michigan Municipal Corporation, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084-5285 and the GEORGE W. KUHN DRAIN DRAINAGE DISTRICT, a Michigan statutory public corporation established in accordance with Chapter 20 of the Michigan Drain Code, Public Act 40 of the Public Acts of 1956, as amended (MCL 280.461 *et seq.*), whose address is One Public Works Drive, Building 95 West, Waterford, Michigan 48328-1907 (hereafter, the “DISTRICT”).

RECITATIONS:

WHEREAS the DISTRICT has requested TROY’S permission to install, operate and maintain a rain gauge collection system (“RAIN GAUGE”) and related facilities on certain property (“SUBJECT PROPERTY”) owned by TROY identified on the attached **Exhibits A and B**; and

WHEREAS the DISTRICT intends and represents that it will perform an interference study and structural engineering analysis to determine the location for the RAIN GAUGE system and related facilities to be installed; and

WHEREAS the DISTRICT intends and represents that the RAIN GAUGE system and related facilities will not cause any radio frequency or other interference to other communication facilities and will be used by the DISTRICT to monitor rainfall data; and

WHEREAS the DISTRICT will make available to TROY such rainfall data as collected by the rain gauge(s) without charge upon written request.

NOW THEREFORE in consideration of mutual promises, responsibilities and obligations set forth herein, TROY and the DISTRICT agree:

1. Grant of License. Subject to, and conditioned upon, the DISTRICT’S continued conformance to and fulfillment of the terms and conditions set forth in this Agreement, the DISTRICT shall be, and hereby is, granted a license allowing the RAIN GAUGE system and related facilities to be constructed and/or installed on the SUBJECT PROPERTY, as approved by TROY’S City Council. Except as specifically provided in this Agreement, nothing contained herein shall be construed to lessen or otherwise alter TROY’S rights or interests in the SUBJECT PROPERTY, and the license may be revoked by TROY any time as provided in paragraph 10.
2. District Responsibility. During this Agreement, the DISTRICT shall have full and exclusive responsibility for the design, installation, operation, maintenance, repair and removal of the RAIN GAUGE system and related facilities. The DISTRICT shall perform and conduct the installation, operation, maintenance, repair and removal of the RAIN GAUGE system and related facilities in a neat and workmanlike manner consistent with good engineering practices. The DISTRICT shall undertake all appropriate measures to ensure the safety of the site during and following installation.

3. Compliance with Laws. The DISTRICT shall conform with and remain subject to all applicable federal, state and local laws, ordinances, regulations, rules and requirements relating to the installation, operation, and maintenance, repair and removal of the RAIN GAUGE system and related facilities.
4. Access. The DISTRICT shall have access to the SUBJECT PROPERTY throughout the duration of this Agreement to perform the obligations as identified in this Agreement. If the DISTRICT is undertaking any maintenance, repair, installation or removal of equipment or related facilities on the SUBJECT PROPERTY that requires entry into the City of Troy facilities, the DISTRICT shall notify the TROY City Manager or his/her delegate prior to entry.
5. Indemnification. To the extent permitted by law, the DISTRICT shall hold harmless, indemnify, represent and defend TROY, its elected and appointed officials, employees, volunteers and agents from and against claims, demands, suits, liability or loss, including all costs and reasonable attorney fees and/or damages connected therewith, for personal injury, property damage or other claims related to or arising out of this Agreement, including but not limited to the design, installation, operation, use, maintenance, repair and removal of the RAIN GAUGE system and related facilities. Notwithstanding the foregoing, nothing herein shall be construed to constitute a waiver of governmental immunity; all immunities provided by law are reserved to the DISTRICT and TROY.
6. Insurance. It is understood that the DISTRICT is self-insured. In addition, in the event that the DISTRICT engages contractors, the DISTRICT shall require such contractors involved in the installation, operation, maintenance, repair and removal of the RAIN GAUGE system and related facilities to obtain the following insurance coverages:
 - (a) Workers' Compensation Insurance. Workers' Compensation Insurance, including employer's liability coverage, shall be in accordance with all applicable statutes of the State of Michigan.
 - (b) Commercial General Liability Insurance. Commercial General Liability Insurance on an "occurrence basis" with limits of liability not less than \$5,000,000.00 per occurrence for personal injury and property damage combined. Coverage shall include the following: (i) contractual liability; (ii) products and completed operations; (iii) independent contractor's coverage, and (iv) broad form general liability endorsement or equivalents.
 - (c) Motor Vehicles Liability Insurance. Motor Vehicle Liability Insurance, including Michigan's no-fault coverage, with limits of liability of not less than \$1,000,000.00 per occurrence for personal injury and property damage combined. Coverage shall include all owned, not owned and hired vehicles.
 - (d) Additional Insured. Commercial General Liability coverage, as described above, shall include an endorsement stating the following shall be "additional insureds" the George W. Kuhn Drain Drainage District and the

City of TROY, including their respective elected and appointed officials, employees and volunteers, boards, commissions and/or authorities and board members, including employees and volunteers thereof. These coverages shall be primary to the additional insureds and not contributing with other insurance or similar protection available to the additional insureds even though other available insurance be primary, contributing or excess for claims arising out of activities of the undertaken pursuant to this Agreement.

- (e) Cancellation Notice. Commercial General Liability Insurance, as described above, shall include an endorsement stating that the DISTRICT and TROY shall be given thirty (30) days' advance written notice of cancellation, non-renewal, reduction and/or material change in such coverages.

7. Third-Party Use of RAIN GAUGE System. The DISTRICT shall not lease, or otherwise assign, delegate or convey any rights and/or obligations under this Agreement, nor shall the DISTRICT allow the RAIN GAUGE system or related facilities to be used by any third parties without first obtaining TROY'S written consent, and subject to such other terms and conditions as TROY may require.
8. Electrical Work. The DISTRICT agrees that any electrical work required for the RAIN GAUGE system located at TROY'S property, will be performed by a licensed electrician and in accordance with applicable codes and standards.
9. No Representations as to Use. Except as expressly stated in this Agreement, TROY makes no representations with respect to the SUBJECT PROPERTY'S suitability for the DISTRICT'S installation and operation of the RAIN GAUGE system and related facilities.
10. Duration. This Agreement shall be revocable at TROY'S sole discretion. TROY shall provide the DISTRICT ninety (90) days' prior written notice of its intent to revoke this Agreement. Upon revocation of this Agreement, the DISTRICT shall dismantle and remove the RAIN GAUGE system and related facilities and shall restore the SUBJECT PROPERTY to its prior condition.
11. General. This Agreement shall inure to the benefit of, and shall be binding upon, the parties hereto, their respective successors, or grantees.
12. Notices. Any notices which either party may be required to give shall be delivered by First-Class Mail, postage prepaid and addressed to:

TROY: City Manager's Office
 City of Troy
 500 West Big Beaver Road
 Troy, Michigan, 48084-5285

DISTRICT: Gary Nigro, P.E., Chief Engineer
Water Resources Commissioner
One Public Works Drive Bldg. 95-West
Waterford, Michigan 48328-1907

13. Headings. Topical headings appearing in this Agreement are for convenience only. They do not define, limit, or construe the contents of any paragraphs or clauses.
14. Amendment. This Agreement can be modified or amended only by written agreement signed by both TROY and the DISTRICT.
15. Law. The laws of the State of Michigan will control in the construction and enforcement of this Agreement.
16. Entire Agreement. This Agreement sets forth the entire agreement of the parties and supersedes any prior understandings and agreements that may have existed between the parties. Any amendment or modification of this Agreement shall be in writing.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by the duly authorized officers as of the day and year indicated above.

CITY OF TROY

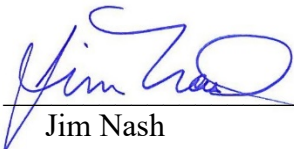
By: _____
Ethan Baker
Its: Mayor

Date: _____

By: _____
Aileen Dickson
Its: City Clerk

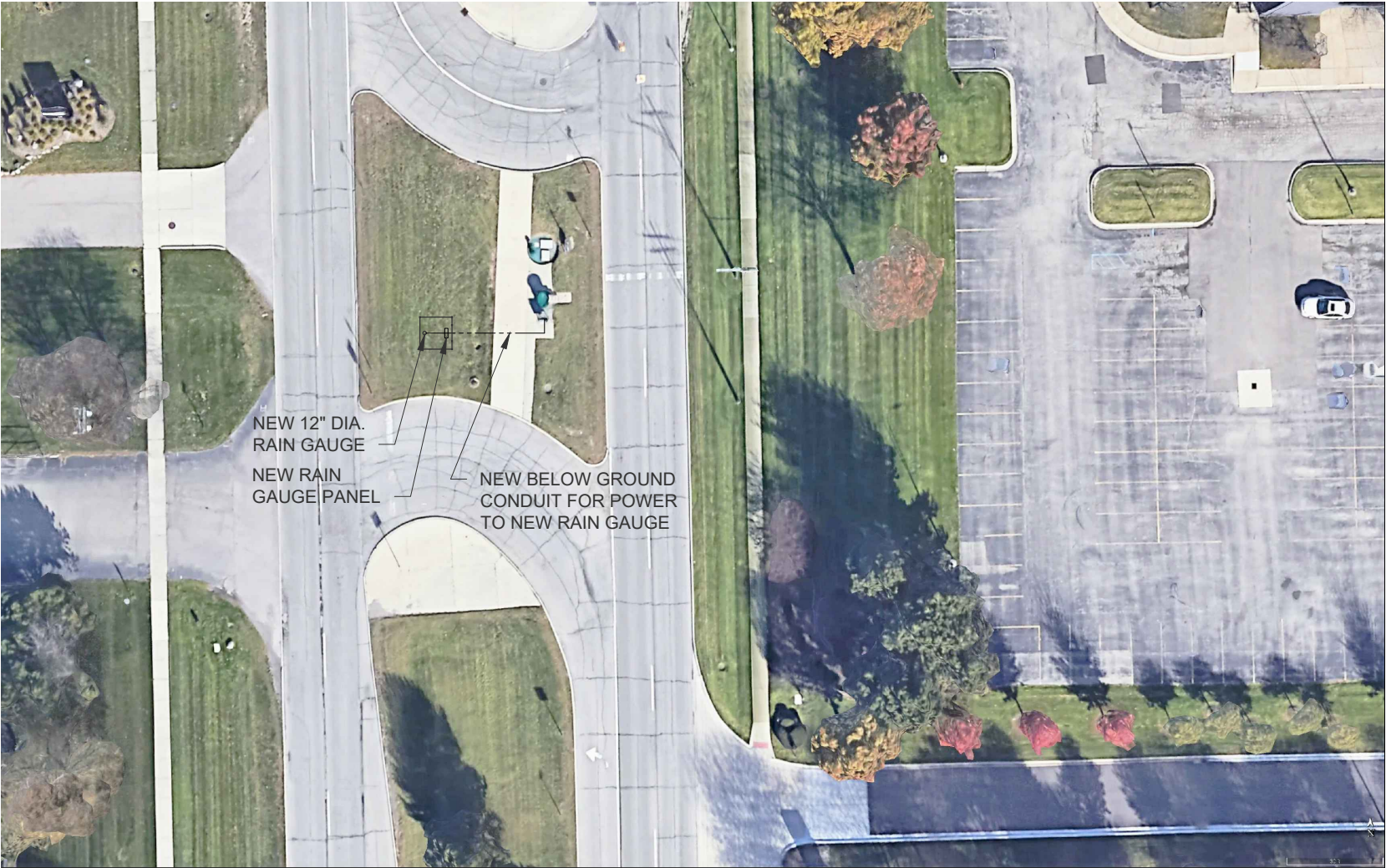
Date: _____

GEORGE W. KUHN DRAIN DRAINAGE DISTRICT

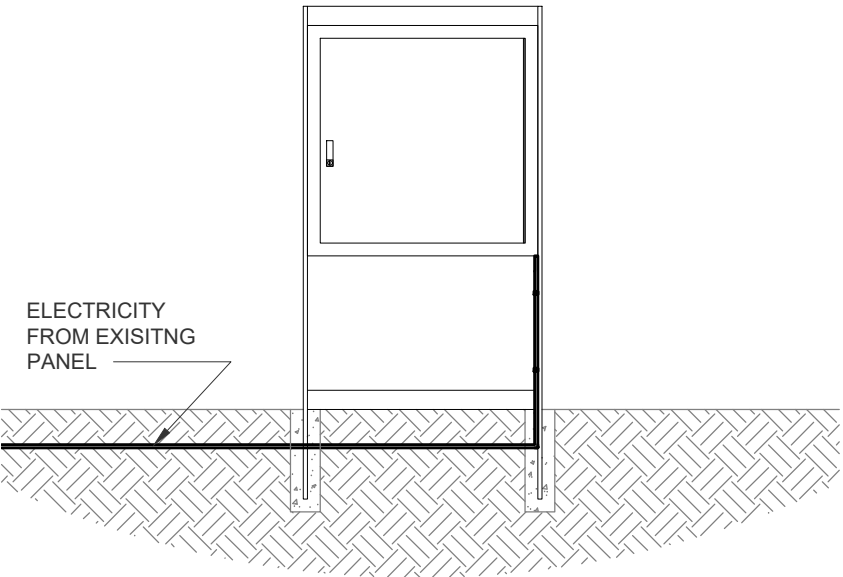
By:  _____
Jim Nash
Its: Chairman

Date: Feb. 17, 2022

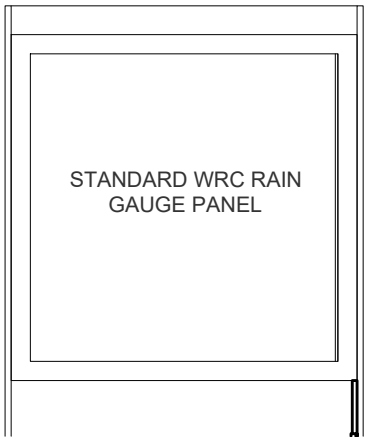
K:\DWGFiles\2016\1618\Rain Gauge Maps\PUMP STATION #6 Rain Gauge Map.dwg Jan 19, 2022 - 9:59am



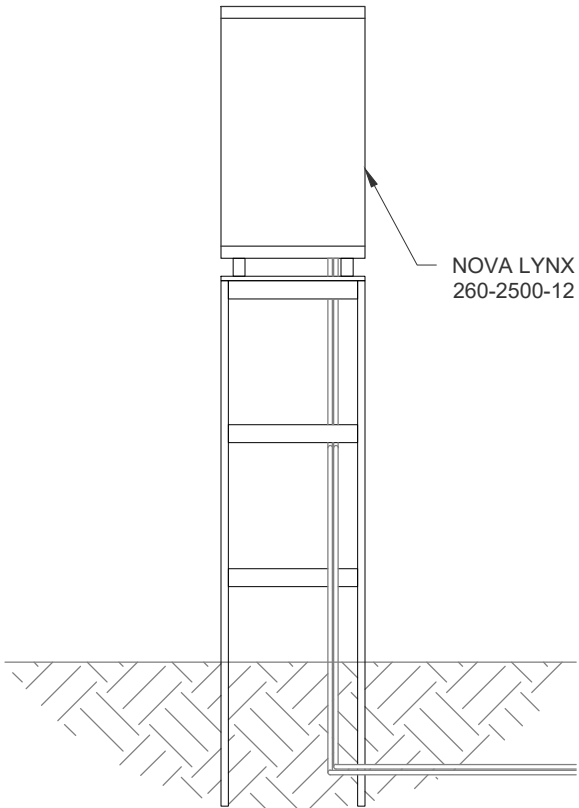
SITE PLAN
SCALE: 1" = 50'



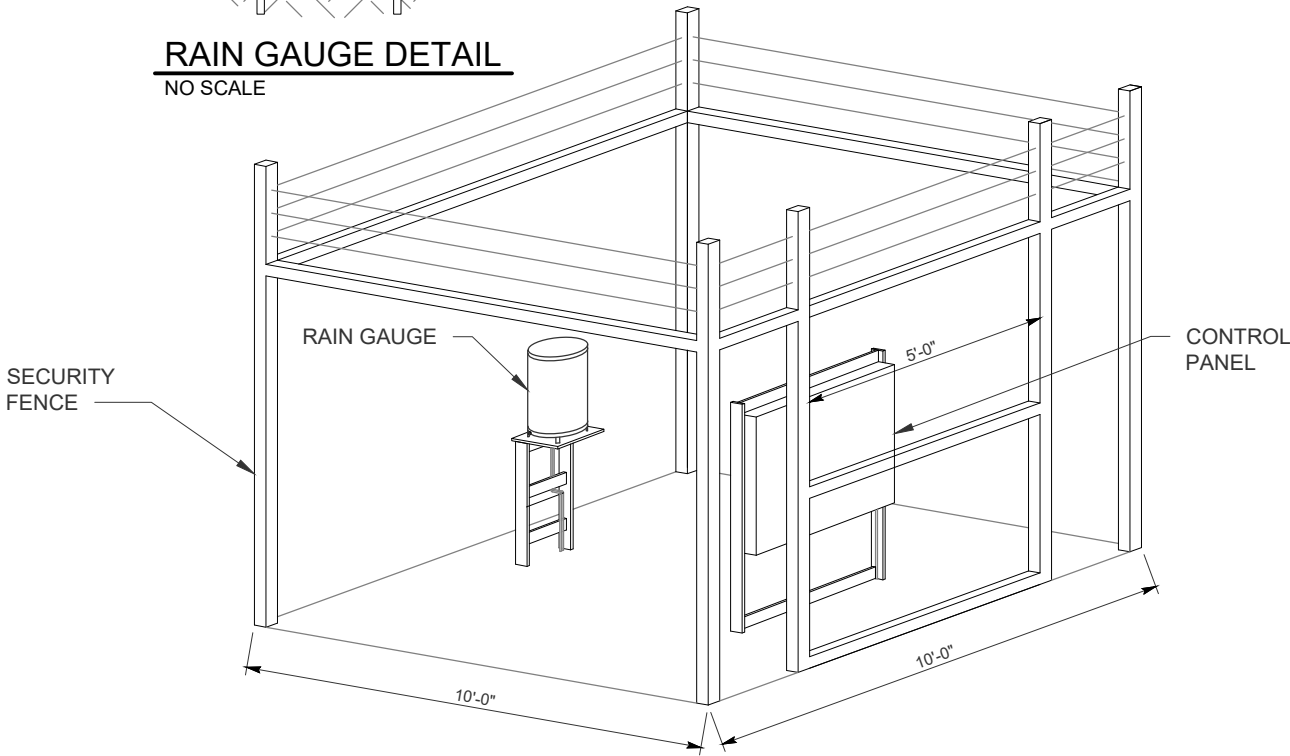
PANEL INSTLLATION DETAIL
NO SCALE



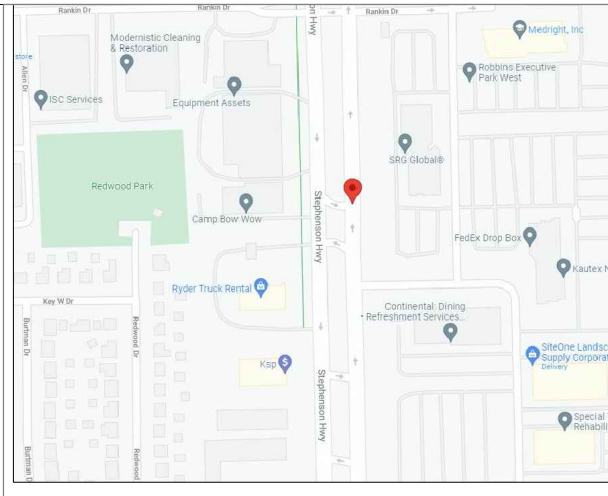
PANEL INTERIOR DETAIL
NO SCALE



RAIN GAUGE DETAIL
NO SCALE



RAIN GAUGE PROFILE
NO SCALE



LOCATION MAP
NO SCALE

PREPARED BY:



PUMP STATION #6 RAIN GAUGE MAP

DATE: SEPTEMBER 2021

PROJECT NO: #1618
SCALE: AS SHOWN

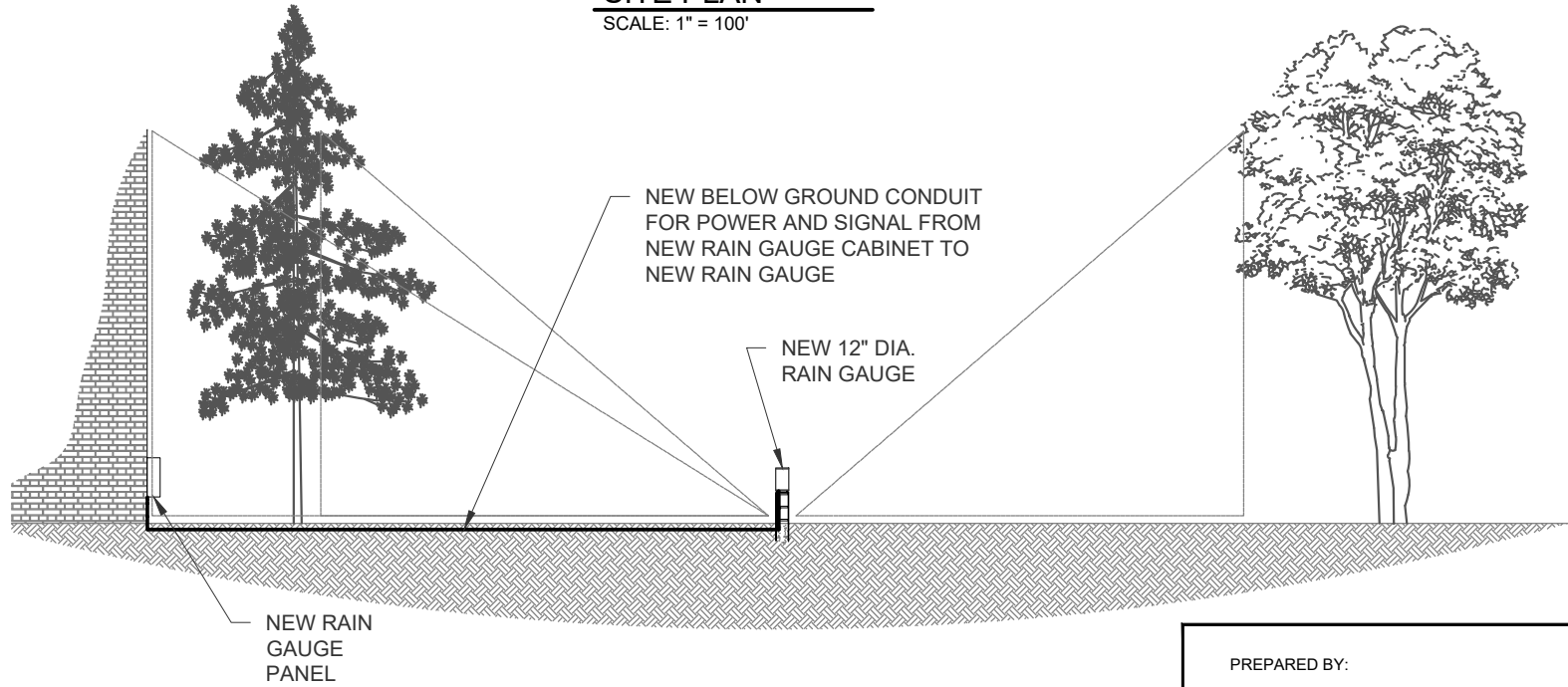
Exhibit A

DRAWING NO:

K:\DWGFiles\2016\1618\Rain Gauge Maps\Troy DPW Rain Gauge Map.dwg Jan 12, 2022 - 10:28am



SITE PLAN
SCALE: 1" = 100'



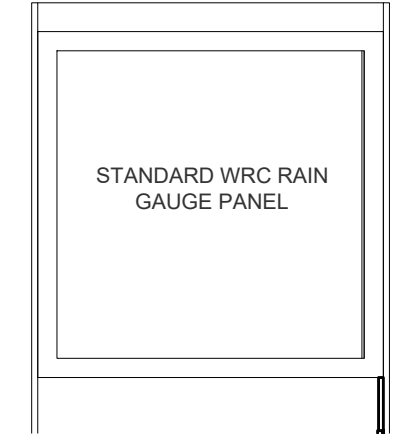
RAIN GAUGE PLACEMENT DETAIL
NO SCALE

PREPARED BY:
 **Applied Science, Inc.**

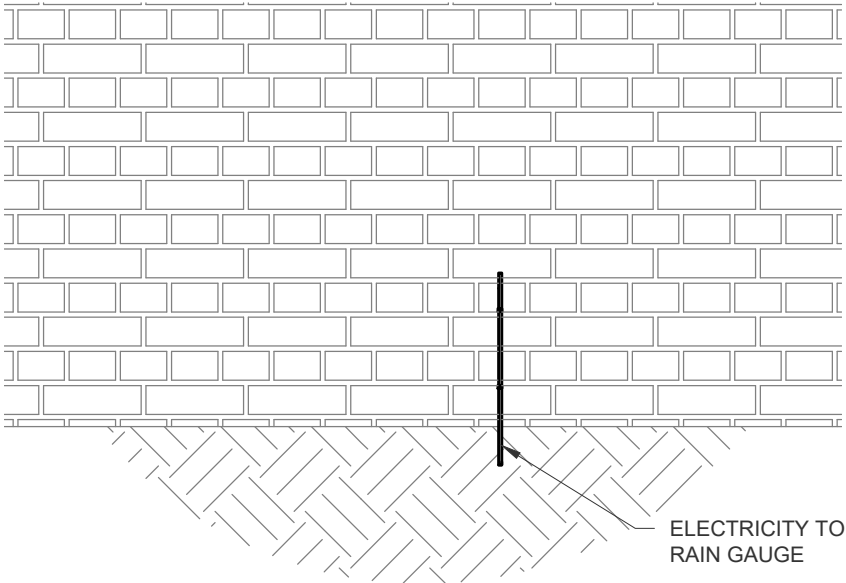
TROY DPW RAIN GAUGE MAP

PROJECT NO: #1618
SCALE: AS SHOWN
Exhibit B
DRAWING NO:

DATE: SEPTEMBER 2021

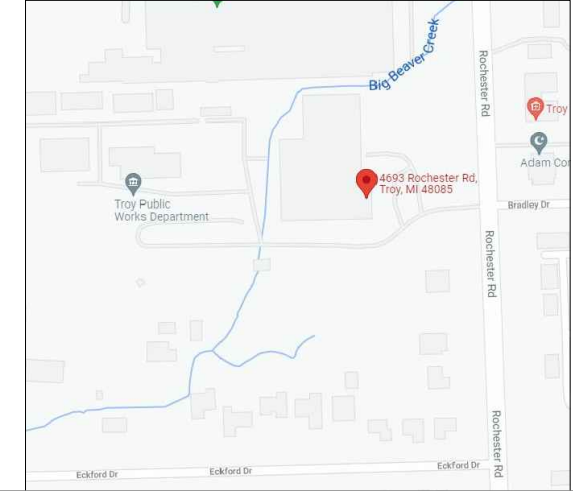


PANEL INTERIOR DETAIL
NO SCALE

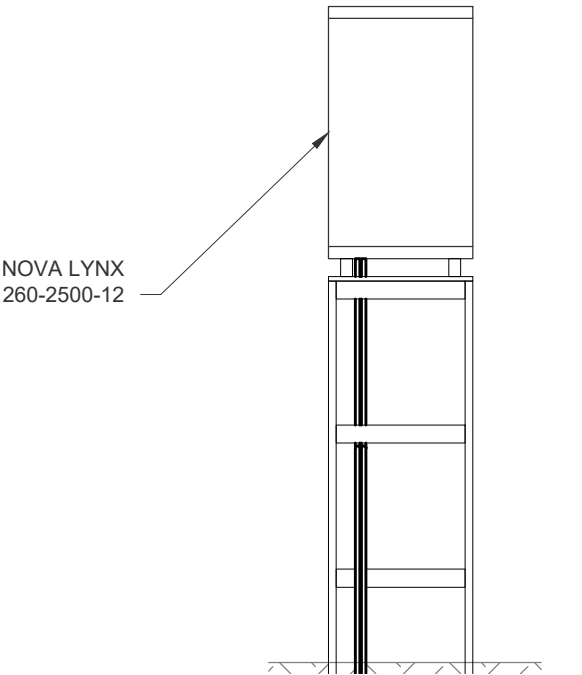


ELECTRICAL FEED FROM BUILDING
NO SCALE

- NOTES**
1. IDEALLY, THE RAIN GAUGE SHOULD BE PLACED AWAY FROM OBSTACLES SUCH AS TREES AND BUILDINGS BY A DISTANCE THAT IS AT LEAST AS GREAT AS THE HEIGHT OF THE OBSTACLES.
 2. TREE GROWTH SHOULD BE CONSIDERED.
 3. IF A SUITABLE LOCATION AWAY FROM ALL OBSTACLES CANNOT BE IDENTIFIED, THOSE TO THE WEST AND SOUTH ARE MORE CRITICAL DUE TO TYPICAL WEATHER PATTERNS.



LOCATION MAP
NO SCALE



RAIN GAUGE DETAIL
NO SCALE



500 West Big Beaver
Troy, MI 48084
troymi.gov

K-01a

CITY COUNCIL AGENDA ITEM

Date: February 21, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: ANNOUNCEMENT OF PUBLIC HEARING – CONDITIONAL REZONING- (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”).

The applicant GFA Development, Inc. seeks a conditional rezoning of the subject parcel from NN (Neighborhood Node “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”). The applicant provided a complete Preliminary Site Plan application as a condition of approval, along with other conditions listed in the application.

The Planning Commission considered a Preliminary Site Plan application for a by-right 25-unit townhome development at the November 12, 2019 Regular meeting. At that meeting the Planning Commission appeared generally in favor the development. The applicant expressed a desire to use the 40-foot wide EP portion of the site for guest parking and additional landscaping. The Planning Commission discussed the item and postponed the item “to allow the developer ample time to consider all the opinions and ideas expressed by the Commission”.

The applicant submitted a Conditional Rezoning application to rezone the EP area along the north to NN, with a 25-unit townhome development (the same number of units proposed in 2019). The area rezoned from EP to NN would be utilized for guest parking and increased landscape materials. The Planning Commission considered the conditional rezoning application at a public hearing on August 24, 2021. The recommendation of denial received a 4-4 vote. The recommendation of approval also received a 4-4 vote. A City Council public hearing was scheduled for September 27, 2021. On the day of the City Council public hearing, the applicant requested that the application be sent back to Planning Commission for reconsideration.

The Planning Commission considered the conditional rezoning application at a public hearing on October 26, 2021. The Planning Commission recommended approval of the application by a 7-2 vote.

A City Council public hearing has been scheduled for March 14, 2022.

Attachments:

1. Agenda packet from October 26, 2021 Planning Commission Regular meeting.
2. Minutes from October 26, 2021 Planning Commission Regular meeting.
3. Conditional Rezoning Agreement (draft).

DATE: October 21, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: CONDITIONAL REZONING- (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”).

The applicant GFA Development, Inc. seeks a conditional rezoning of the subject parcel from NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”). The applicant provided a complete Preliminary Site Plan application as a condition of approval, along with other conditions listed in the application. The Planning Commission is a recommending body for this application.

This item was considered by the Planning Commission on August 24, 2021. At that meeting, the vote on the motion to approve was 4-4. The vote on the motion to deny was 4-4. The item was placed on the September 27, 2021 City Council meeting for consideration. The applicant requested to be removed from the City Council agenda so that he could go back before the Planning Commission for reconsideration. Nothing has changed in the application from August 24, 2021. The applicant confirmed the exact height of the 3-story buildings to be 35’ 4”.

One of the residents who spoke at the public hearing referred to crashes at the entry drive to this site. The entry drive was constructed in 2006. Crash data was provided by the Transportation Improvement Association for the period of January 1, 2000 through December 31, 2006 and the period of January 1, 2007 through August 31, 2021.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City’s Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Memo prepared by Carlisle/Wortman Associates, Inc., dated October 15, 2021
3. Report prepared by Carlisle/Wortman Associates, Inc., dated October 19, 2021
4. Minutes from November 12, 2019 Planning Commission meeting (excerpt)
5. Minutes from August 24, 2021 Planning Commission meeting (excerpt)
6. Minutes from September 27, 2021 City Council meeting (excerpt)
7. Anticipated Traffic Impacts, Memo prepared by OHM dated September 16, 2021
8. Crash data, 01-01-2000 to 12-31-2006, provided by TIA
9. Crash data, 01-01-2007 to 08-31-2021, provided by TIA
10. Preliminary Site Plan

G:\CONDITIONAL REZONING\JPCR2021-001 PINE VIEW CONDOMINIUMS\PC Memo 10 26 2021.docx

PROPOSED RESOLUTION RECOMMENDING APPROVAL

CONDITIONAL REZONING- (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”).

Resolution # PC-2021-10-

Moved by:

Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **GRANTED** for the following reasons:

1. The request complies with the Master Plan.
2. The EP district does not include any significant natural features.
3. The rezoning would permit greater flexibility in use and development of the property.
4. The conditions offered by the applicant reasonably protect the adjacent properties.
5. The rezoning would be compatible with surrounding zoning and land use.
6. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Submit photometric plans and fixture details prior to Final approval
2. Address Engineering Department comments related to pedestrian connection prior to Final approval.
3. Provide site landscaping calculation.
4. Indicate siding material.
5. Provide conditional rezoning agreement prior to City Council consideration.

Yes:

No:

MOTION PASSED / FAILED

PROPOSED RESOLUTION RECOMMENDING DENIAL

CONDITIONAL REZONING- (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”).

Resolution # PC-2021-10-

Moved by:

Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **DENIED** for the following reasons:

1. The request does not comply with the Master Plan.
2. The conditions offered by the applicant do not reasonably protect the adjacent properties.
3. The rezoning would be incompatible with surrounding zoning and land use.

Yes:

No:

MOTION PASSED / FAILED



GIS Online



595 0 297 595 Feet



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.



GIS Online



595 0 297 595 Feet



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.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Troy Planning Commission
Brent Savidant, AICP

From: Ben Carlisle, AICP

Date: October 15, 2021

RE: Pineview Conditional Rezoning

The application for the Pineview conditional rezoning was recently considered by the Planning Commission on August 24, 2021. At that meeting Planning Commission held a public hearing and had a lengthy discussion on:

- EP, Environmental Protection zoning district; uses, zoning tool to separate incompatible land uses.
- Landscaping buffer, amenity to application.
- Maintenance of EP, Environmental Protection zoning district strip of land.
- Height of surrounding residential homes.
- Shared driveway with Taco Bell; as relates to traffic, cross access easement.
- Elevations; garage and interior entrance on same side.
- Property to the north; open space, potential headlight shining on residential.
- Existing concrete wall at Taco Bell; applicant prefer trees and landscape.
- Proposed fence on south side; material and height.
- Guest parking; no requirement to provide, good design consideration, appropriate screening for headlights
- Maintenance responsibility of property to north.
- Pedestrian sidewalk as relates if EP, Environmental Protection zoning district stays in place.
- Density; building height, building form.
- Potential traffic congestion with shared access.
- Intent of applicant with by-right development on southern portion.
- Type of desired housing; results of Master Plan survey.

After the public hearing and discussion, there was a motion to recommend denial of the conditional rezoning. The vote to recommend denial failed 4-4. There was a follow-up motion to recommend approval. The vote to recommend approval failed 4-4.

The failed motions, minutes, and planning report were forwarded to the City Council. However, prior to City Council consideration, the applicant pulled their application from City Council and asked to be reconsidered by the Planning Commission.

The applicant has confirmed the height of the structures at 3 stories or 35'4".

The applicant is requesting to come back to the Planning Commission for further consideration, hopefully before a full Commission.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: November 5, 2019
August 16, 2021
October 19, 2021

Conditional Rezoning and Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	GFA Development 3301 Mirage Drive Troy, MI 48083
Project Name:	Pineview
Plan Date:	September 18, 2019
Location:	West side of Dequindre Road between 18 Mile Road and English Drive
Zoning:	EP, Environmental Protection Neighborhood Node (NN) – J
Action Requested:	Conditional Rezoning and Preliminary Site Plan Approval

SITE DESCRIPTION

The subject site is located on the west side of Dequindre Road between 18 Mile Road and English Drive. The site is 2.39 acres and is vacant, undeveloped property. There is a 40-foot wide strip of EP, Environmental Protection zoned property. The applicant is seeking to conditionally rezone the EP portion of the site to NN, in order to use that strip as landscaping, and provide guest parking.

A site plan application was previously reviewed by the Planning Commission. At that meeting the Planning Commission appeared generally in favor the development but the applicant noted

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Principal*
David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* R. Donald Wortman, *Principal*
Laura K. Kreps, *Associate* Paul Montagno, *Associate*

a desire to use the EP portion of the site for guest parking. It was noted that EP zoning did not allow parking. The item was postponed to allow the applicant to submit a conditional rezoning application to rezone the EP portion of the site.

The applicant proposes to landscape, install underground detention, put a sidewalk, and put guest parking within the currently EP zoned portion of the site. There is already a 60' storm drain and a concrete screenwall within the area zoned EP. These items will remain. The remaining (all of the building area) area of the property is zoned Neighborhood Node (NN).

The applicant proposes two different building types. The buildings in the interior are narrower and provide for a front porch and entrance. The exterior buildings have a front entrance on the garage elevation and an elevated deck on the rear elevation.

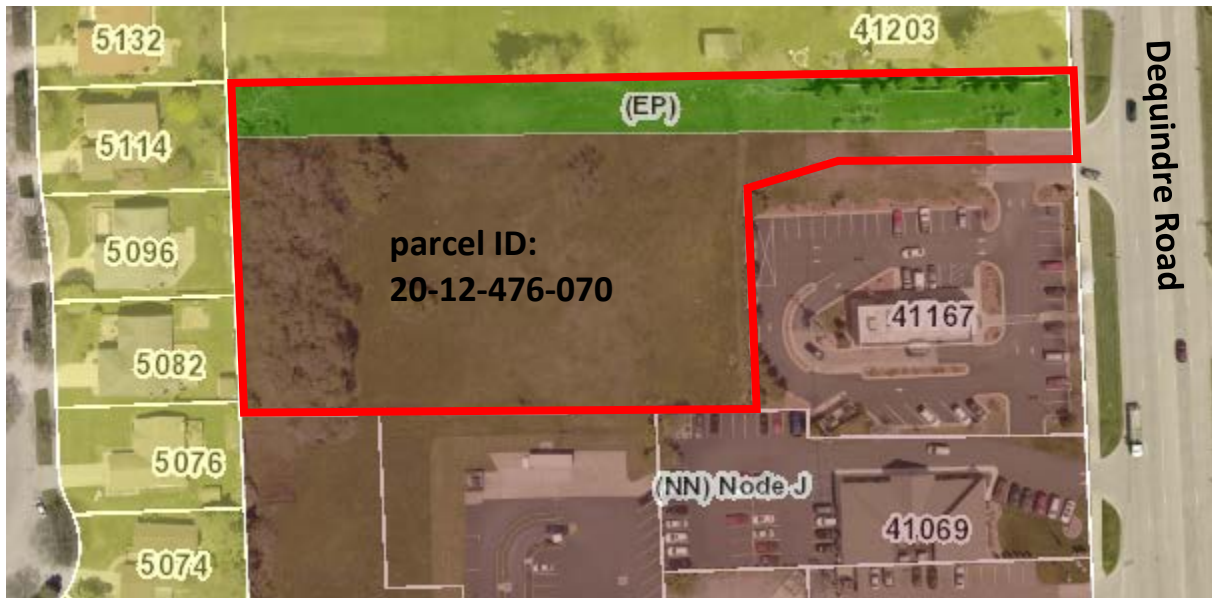
Figure 1: 60-inch drain



The applicant proposes to develop the site as twenty-five (25) attached townhomes, accessed by an existing shared access drive with Taco Bell off of Dequindre road. The buildings are proposed to have individual, direct unit access from the proposed interior drive. At the center of the development, twelve (12) of the units will have pedestrian access to a pedestrian circulation area and courtyard. All proposed townhomes are two (2) stories, accompanied by a 2-car garage.

Multiple family residential is a permitted use in the NN. An aerial image of the subject site, with a zoning districts overlay, is provided in **Figure 1**.

Figure 1. Subject Site



Size of Subject Property:

The parcel is 2.389 net acres

Proposed Uses of Subject Parcel:

Twenty-five (25) attached townhomes

Current Use of Subject Property:

The subject property is currently unimproved and vacant.

Current Zoning:

The property is currently zoned NN, Neighborhood Node District

Surrounding Property Details:

Direction	Zoning	Use
North	R1-C, Single Family	Single Family Residential
South	NN, Neighborhood Node	Neighborhood Commercial
East	NN, Neighborhood Node	Neighborhood Commercial
West	R1-C, Single Family	Single Family Residential

VOLUNTARY REZONING CONDITIONS

Voluntary conditions offered by the applicant include:

1. Site Plan as a condition of approval
2. Screen wall and trees adjacent to Taco Bell shall remain.
3. Development shall be limited to a maximum of 7-buildings and 25 total units.
4. Maximum building height shall be 3-story or 35'4" in height.
5. Minimum guaranteed open space shall be 15%
6. Minimum guaranteed landscape area shall be 15%
7. Building material shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials
8. Each unit shall have a 2-car garage. A minimum of 10-guest parking spaces shall be provided
9. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days
10. Minor modifications to the site plan shall be permitted and administratively approved by the Planning Director. Minor changes would not adversely or substantially affect the conditions of the rezoning.

Items to be addressed: A conditional rezoning agreement between the City and the applicant will be required prior to City Council consideration.

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet C-1.0 and shows that the site has a generally flat landscape.

Wetlands: There are no wetlands on site.

Floodplain: There are no floodplains onsite.

Woodlands: The applicant has identified a total of 23 regulated trees on the site. Of the trees surveyed, 1 is a landmark tree and 22 are woodland trees. The applicant is preserving 21 of the 22 woodland trees.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	22 inches	22 inches
Woodland	6 inches	3 inches

Preservation/Mitigation	Inches Preserved	Credit
Landmark	0 inches	0 inches
Woodland	197 inches	394 inches
Protected Replacement Required	25 Inches	
Preservation Credit	394 Inches	
Total	+ 369-inch credit	
Total Tree Mitigation	Zero. The number of inches preserved and credited exceed the mitigation required.	

Items to be addressed: None.

BUILDING ARRANGEMENT

The site configuration consists of twenty-five (25) townhomes in five clusters of three homes, one cluster of four homes, and a row of six homes. The clusters are configured around a central courtyard with pedestrian sidewalks connecting to a “meandering” sidewalk, through the currently EP zoned portion of the site, that provides access to the east and Dequindre Road. We find the proposed configuration suitable for the type and size of the development proposed.

Items to be addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

Table 5.03.B.3, Building Form C of Section 5.03, Standards Applicable to All Districts of the Zoning Ordinance establishes the dimensional requirements for the NN, Neighborhood Node District. The requirements and proposed dimensions are shown in the following table.

	Required	Provided	Compliance
Front (east property line)	10-foot build-to-line	25 feet (this property is a flag lot, however, and this requirement is not applicable)	Complies
Side (north)	N/A, building may be placed up to property line	40 feet	Complies
Side (south)	N/A, building may be placed up to property line	9 feet	Complies
Rear (west)	30-foot minimum setback	40 feet	Complies.
Building Height	Maximum 4 stories, 55 feet, Minimum 2 stories	3 stories, 35’-4”	Complies

Lot Coverage (Building)	30%	21%	Complies
Minimum Open Space	20%	Over 20%	Complies
Parking Location	Cannot be located in front yard	Within garages	Complies

Please note that the applicant is providing decks that project 2-feet into the required rear yard. Uncovered decks are permitted to encroach up to 15-feet into a rear yard.

Items to be addressed: None.

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential: 2 spaces per unit	25 Units = 50 spaces	50 garage spaces + 18 guest spaces = 68 spaces
Barrier Free	0	0
Bicycle Parking	1	1
Loading	0	0
Total	50 spaces	50 spaces within garages and 18 guest spaces

The applicant is providing 2-car garages and 10 surface guest spaces.

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

Vehicular access to the site is via Dequindre Road. The Engineering Department and Fire Department have reviewed the vehicular circulation and find it sufficient.

The Engineering Department has reviewed the pedestrian circulation and notes the following comments:

- *Improve pedestrian connectivity within the site, by adding or extending sidewalks to provide a continuous internal pedestrian walkway around the site and to each unit.*
 - *As shown on the preliminary site plan, there are no sidewalks connecting to the (presumed) front entry for Units 1-6 and Units 13-19.*
 - *The existing lone crosswalk is inconvenient for pedestrians traveling to/from the easterly buildings.*
 - *Add crosswalk markings to emphasize pedestrian crossing locations within the site.*

Items to be addressed: Incorporate the Engineering Departments pedestrian connectivity comments.

LANDSCAPING

A landscaping plan has been provided on sheet L-1.0 and are supplemented by tree protection and planting details on sheet L-1.1. The applicant should verify that the plant list provided on sheet L-1.0 corresponds to drawings provided. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
North Property Line:			
<u>Landscape buffering:</u> Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Approx. $370' / 10 = 37$ trees	39 evergreen screening trees	Complies
East Property Line:			
<u>Street Trees:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	60-foot ROW = 2 trees	2 trees	Complies
West Property Line:			
<u>Landscape buffering:</u>	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. $240' / 10 = 24$ trees	26 evergreen screening trees	Complies
South Property Line:			
<u>Landscape buffering:</u>	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Alternative screening method may be considered by the Planning Commission.	Six (6) foot fence along property boundary.	Planning Commission shall consider alternative screening proposed.
Overall:			
<u>Site landscaping:</u> A minimum of twenty percent (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public	20%	Figure not provided	Unknown

plaza elements, but shall not include any parking area or required sidewalks.			
<u>Mitigation:</u>	The tree inventory and calculations are in compliance with the requirements of the ordinance.		

Transformer / Trash Enclosure:

The applicant has not indicated a central trash enclosure. It is assumed that each unit will have trash bins in the garage to be rolled out for trash pickup.

Items to be Addressed: 1) *Planning Commission to consider the use of a fence in place of required screening at the south edge of the property; and 2). Provide site landscaping calculation.*

PHOTOMETRICS

A photometric plan has not been provided. For final site plan a photometric plan and fixture details are required to be submitted.

Items to be Addressed: *Submit photometric plans and fixture details.*

FLOOR PLAN AND ELEVATIONS

The applicant has provided floor plans, elevations, and renderings. Materials include brick veneer and siding. Type of siding is not indicated.

Items to be Addressed: *Siding material note indicated.*

DESIGN STANDARDS and SITE PLAN REVIEW STANDARDS

The Neighborhood Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 5.06.E. outlines Design Standards:

1. *Building Orientation and Entrance*
2. *Ground Story Activation*
3. *Transitional Features*
4. *Site Access, Parking, and Loading*

Please see Section 5.06.E for standard details.

We find that the design standards have been met.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
2. *Development shall incorporate the recognized best architectural building design practices.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*

Please see Section 8.06 for standard details

The applicant is providing a medium density multiple family residential project. The project provides a transition from a number of commercial uses and the rear yards of single family residential to the north and east. We find that the site plan standards have been met.

REZONING STANDARDS

According to Rezoning Procedures in Section 16.04C, a conditional rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- a. The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.

CWA: *The purpose of the rezoning is in significant part to allow for additional guest parking and include a pedestrian sidewalk. These improvements are not possible without the rezoning. The applicant has provided sufficient landscaping along the northern property to mitigate any potential impacts upon the northern property line. These improvements are conditions of rezoning as the site plan documents are conditions of approval.*

- b. The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
 1. A change in City policy since the Master Plan was adopted.
 2. A change in conditions since the Master Plan was adopted.
 3. An error in the Master Plan.

CWA: *The purpose of the rezoning is in significant part to allow for additional guest parking and include a pedestrian sidewalk. These improvements are not possible without the rezoning. The applicant has provided sufficient landscaping along the northern property to mitigate any potential impacts upon the northern property line. Providing additional guest parking, when necessary, and better pedestrian connections, coupled landscaping buffer to protect adjacent properties is consistent with the Master Plan.*

- c. The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.

CWA: *The conditions provided by the applicant, including the site plan, are consistent with all terms and provisions of the zoning district.*

- d. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

CWA: *The rezoning will not impact nor affect public services or facilities.*

- e. The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

CWA: *The conditions provided by the applicant, including the site plan, insure compatibility with adjacent uses of land.*

RECOMMENDATION

Planning Commission to consider the use of a fence in place of required screening at the south edge of the property. Based on that discussion, we recommend that the Planning Commission recommend to the City Council conditional rezoning and preliminary site plan approval with the following conditions:

1. Submit photometric plans and fixture details
2. Address the Engineering Departments pedestrian connection comments
3. Provide site landscaping calculation.
4. Indicate siding material.
5. A conditional rezoning agreement between the City and the applicant.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0032) – Proposed GFA Long Lake Multifamily Development, West side of Dequindre, North of Long Lake (PIN 88-20-12-476-070), Section 12, Currently Zoned NN (Neighborhood Node “J”) and EP (Environmental Protection) Zoning Districts

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed multifamily development. He addressed the EP-zoned strip of property along the northern property line, shared access with Taco Bell, parking, landscaping and elevations. Mr. Carlisle said the application meets requirements of the NN zoning district and the Site Plan standards. He recommends shifting the development 10 feet to the east to provide a better transition with the residential homes on the west.

Mr. Carlisle recommended Preliminary Site Plan approval with the conditions as identified in his report dated November 5, 2019.

Gary Abitheira addressed the application as relates to the EP-zoned property along the northern property line, shared access and the target market for townhomes.

Chair Faison opened the floor for public comment.

- Avis Landmesser, 568 Ottawa; asked for clarification on general site plan specifics.
- Azhagu Subramanian, 5114 Fedora; addressed buffer transition and privacy.

Chair Faison closed the floor for public comment.

There was discussion on:

- Shared access drive with Taco Bell.
- Design layout as relates to proximity of Taco Bell.
- Courtyard and sidewalk connectivity; opportunity to create additional green space.
- Transition buffer to adjacent residential.
- Property zoned EP; intent of EP zoning district historically.
- Potential to rezone EP-zoned property for better design layout; traditional versus conditional rezoning.
- Building materials in relation to target market; millennials.

Resolution # PC-2019-11-078

Moved by: Krent

Support by: Tagle

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed GFA Long Lake Multifamily Development, located on the West side of Dequindre, North of Long Lake (PIN 88-20-12-476-070), Section 12, Currently Zoned NN (Neighborhood Node “J”) and EP (Environmental Protection) Zoning Districts, be postponed for the following reason:

1. To allow the developer ample time to consider all the opinions and ideas expressed by the Commission.

Yes: All present (9)

MOTION CARRIED

CONDITIONAL REZONING

7. **PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2021-001)** – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”)

Mr. Carlisle presented a review of the Pine View Condominiums. He addressed the 40-foot wide strip of E-P zoning and referenced the previous action taken by the Planning Commission to postpone the item to allow the applicant to submit a conditional rezoning application to rezone the E-P portion so it could be used for guest parking. Mr. Carlisle said the layout design has not changed and noted the southern portion of the property is a by-right development. He noted of significant importance are the applicant's voluntary conditions numbered 1, 4, 7 and 8. Mr. Carlisle addressed the landscaping, required screening at the south edge of the property, the engineering department pedestrian connection improvements and design and site plan standards. Mr. Carlisle recommended that the Planning Commission recommend to the City Council conditional rezoning and preliminary site plan approval with the conditions as identified in his report dated August 16, 2021.

Gary Abitheira clarified as a voluntary condition to the application, the maximum height would be a 3 story building, noting an error in the Planning Consultant report stating the maximum height of a 2-1/2 story building. He addressed the number of units, landscaping and elevations.

Mr. Savidant addressed the intent of the application dated November 12, 2019 and the recently adopted text amendment limiting the building height of development within the Neighborhood Node zoning district that abuts residential.

There was discussion on:

- E-P zoning district; uses, zoning tool to separate incompatible land uses.
- Landscaping buffer, amenity to application.
- Maintenance of E-P strip of land.
- Height of surrounding residential homes.
- Shared driveway with Taco Bell; as relates to traffic, cross access easement.
- Elevations; garage and interior entrance on same side.
- Property to the north; open space, potential headlight shining on residential.
- Existing concrete wall at Taco Bell; applicant prefer trees and landscape.
- Proposed fence on south side; material and height.
- Guest parking; no requirement to provide, good design consideration, appropriate screening for headlights.

PUBLIC HEARING OPENED

- Pamela Prewitt, 41203 Dequindre; addressed concerns with safety and traffic congestion relating to Taco Bell; traffic back-ups block her driveway, addressed maintenance of E-P strip of land.
- Doug Roach, 5237 Windmill; addressed concerns with safety, congestion, parking, and light pollution.

PUBLIC HEARING CLOSED

Mr. Carlisle and Mr. Savidant acknowledged the traffic concern addressed by the residents would be reported and looked into by the Engineering.

Mr. Savidant encouraged residents who experience light pollution from nearby commercial to contact the Planning Department and any violation of the Zoning Ordinance would be enforced.

Discussion continued on:

- Maintenance responsibility of property to north.
- Pedestrian sidewalk as relates if E-P zoning stays in place.
- Density; building height, building form.
- Potential traffic congestion with shared access.
- Intent of applicant with by-right development on southern portion.
- Type of desired housing; results of Master Plan survey.

Resolution # PC-2021-08-064

Moved by: Rauch

Seconded by: Perakis

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **denied**, for the following reasons:

1. The request does not comply with the Master Plan, including but not limited to its definition of transitional density.
2. The conditions offered by the applicant do not reasonably protect the adjacent properties.
3. The rezoning and conditions offered by the applicant would be incompatible with surrounding zoning and land use and do not comply with the Zoning Ordinance, including but not limited to building form.

Yes: Hutson, Malalahalli, Perakis, Rauch

No: Faison, Krent, Lambert, Rahman

Absent: Tagle

MOTION FAILED

Resolution # PC-2021-08-065

Moved by: Rahman

Seconded by: Lambert

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **granted**, for the following reasons:

1. The request complies with the Master Plan.
2. The EP district does not include any significant natural features.
3. The rezoning would permit greater flexibility in use and development of the property.
4. The conditions offered by the applicant reasonably protect the adjacent properties.
5. The rezoning would be compatible with surrounding zoning and land use.
6. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Submit photometric plans and fixture details.
2. Address the Engineering Department pedestrian connection comments.
3. Provide site landscaping calculation.
4. Provide floor plans and elevations.
5. Consider residents’ feedback on headlight glaring and traffic safety.

Discussion on the motion on the floor.

Ms. Perakis addressed standards that must be met.

Mr. Rauch addressed primary entrance on interior streets and transitional density. Mr. Rauch stated Section 5.06.E.1.a. requires the primary entrance (to buildings) be on a street; there is no primary entrance on a street. He stated Table 5.03.B.3 Lot Access and Circulation it states Driveways must access garages, if provided, integrated into buildings from the rear, in an alley configuration. The buildings facing east and west, the driveways and the Primary Entrance are accessing an alley. And he was sorry this issue wasn’t raised previously. Transitional issues between four story buildings and single family residential, why aren’t we allowing duplexes, quads, attached residential Bungalow Court.

Ms. Dufrane addressed conditional rezoning applications with respect to conditions offered by applicant.

Vote on the motion on the floor.

Yes: Faison, Krent, Lambert, Rahman

No: Hutson, Malalahalli, Perakis, Rauch

Absent: Tagle

MOTION FAILED

Development on behalf of the City; a copy shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to record the executed Troy Crossing Planned Unit Development Agreement with the Oakland County Register of Deeds.

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the petitioner to submit the Final Development Plan pursuant to Section 11.08 of Chapter 39.

Yes: All-7

No: None

MOTION CARRIED

E-2 Conditional Rezoning (CR JPLN2021-001) – Proposed Pine View Condominiums, West Side of Dequindre, North of Long Lake (Parcel 88-20-12-476-070), Section 12, From NN (Neighborhood Node “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”) (Introduced by: Brent Savidant, Community Development Director)

Mayor Baker announced that the Petitioner for this item has requested the item be removed from the Agenda and returned to the Planning Commission for reconsideration.

The Mayor opened the Public Hearing. The following individuals offered public comment:

Paul Balas	Commented in opposition to the rezoning
Susan Neely	Commented in opposition to the rezoning.
Daniel Raubinger	Commented in opposition to the rezoning.
Michael Lipinski	Commented in opposition to the rezoning.
Pamela Prewitt	Commented in opposition to the rezoning.

F. 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 – Downtown Development Authority; b) City Council Appointments – None

memorandum



Date: September 16, 2021

To: Bill Huotari, PE
From: Sara Merrill, PE, PTOE

Re: Pine View Condominiums
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Pine View Condominiums, a proposed site condominium development consisting of 7-attached, 2.5 story single-family buildings with a total of 25 dwelling units. The development will utilize a shared driveway with an existing Taco Bell. The site is located on the east side of Dequindre Road, north of East Long Lake Road. In the immediate vicinity of the site, Dequindre Road is a 5-lane roadway, with two through lanes in each direction plus a center left turn lane.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening “rush hour”, when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed Pine View Condominiums, based on the ITE Trip Generation Manual for Multi-Family Housing, Low Rise (ITE Land Use Code #220). For comparison, the table also shows trip generation for a theoretical “by-right” project, a 20,000 square foot General Office Building (ITE Land Use Code #710).

Land Use	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Multi-Family Housing, Low-Rise (25 Units)	3	10	13	11	6	17	74	74	148
General Office Building (20,000 gross sq. ft.)	39	6	45	4	21	25	111	111	222

During the morning (AM) peak hour, the proposed Pine View Condominiums development is expected to generate 13 new trips: 3 inbound (entering the site), and 10 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 17 new vehicle trips: 11 inbound (entering the site) trips, and 6 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work, and returning home in the evening.

Under the NN zoning, office use would also be considered a by-right development. If, instead of a 25-unit multi-family development, this site was instead developed as 20,000 square foot office building, the site would be expected to generate 45 new trips (39 inbound, 6 outbound) during the morning peak hour, and 25 new trips (4 inbound, 21 outbound) during the evening peak hour. An office use would generate more trips than a comparably sized residential development.



As a multi-family land use, the traffic generated by the proposed development would be minimal, adding less than two dozen vehicle trips during the peak ("busiest") hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

As a point of comparison Dequindre Road (at East Long Lake Road/ 18 Mile Road) carries over 2,200 vehicles during the PM peak hour, and with an annual average daily traffic count of almost 25,000 vehicles in 2020 (during the pandemic). Even amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. The day-to-day fluctuations result in peak hour traffic volumes that vary by upwards of a couple hundred vehicles. The proposed Pine View Condominium homes are expected to generate fewer than 20 new vehicle trips during the peak hour.



Crash Detail Report

Request #: 0057228

Printed By: Chuck Keller

Printed On: 9/10/2021

Dequindre Rd n/o Long Lake, Toco Bell: 01/01/2000 and 12/31/2006

#1 Location: N DEQUINDRE (10.15) 390 feet N of E Long Lake Rd

Crash ID: 4027710

Crash Date: 05/11/2000

Day: Thu

Hour: 9am

Weather: uncoded

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 1

How: ss-same

CVT: Sterling Heights

Area: transition

HBD: N

Drugs: N

Complaint No:

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	N	change lanes	veh in transpt	none	none	none	left of center	pickup	lftfront
2	N	go straight	veh in transpt	none	none	none	none	car	rtfront

UD-10: N/A

#2 Location: DEQUINDRE RD (10.21) 700 feet N of Heritage Pointe Dr

Crash ID: 4357315

Crash Date: 01/26/2001

Day: Fri

Hour: 6pm

Weather: snow

Roadway: snow

Light: dark/unltd

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 4

How: rr-end

CVT: Troy

Area: straight

HBD: N

Drugs: N

Complaint No:

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	go straight	veh in transpt	none	none	none	unable to stop	pickup	ctrfront
2	S	stop on road	veh in transpt	none	none	none	none	car	rtrear

UD-10: N/A

#3 Location: DEQUINDRE (10.17) 500 feet N of E Long Lake Rd

Crash ID: 4372829

Crash Date: 01/31/2001

Day: Wed

Hour: unknown

Weather: cloudy

Roadway: wet

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 2

How: angle

CVT: Sterling Heights

Area: driveway

HBD: N

Drugs: N

Complaint No:

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	NE	left turn	veh in transpt	none	none	none	failed to yield	car	rtfront
2	N	go straight	veh in transpt	none	none	none	none	car	lftside

UD-10: N/A

#4 Location: DEQUINDRE (10.15) 350 feet N of E Long Lake Rd

Crash ID: 4988017

Crash Date: 03/20/2002

Day: Wed

Hour: 7pm

Weather: cloudy

Roadway: dry

Light: dark/ltd

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 3

How: angle

CVT: Sterling Heights

Area: inter driveway

HBD: Y

Drugs: N

Complaint No:

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	W	enter rdwy	veh in transpt	none	none	none	other	car	ctrfront
2	N	go straight	veh in transpt	none	none	none	none	car	rtside

UD-10: 029269834

#5 Location: DEQUINDRE RD (10.18) 500 feet N of E Long Lake Rd

Crash ID: 5688783

Crash Date: 06/29/2004

Day: Tue

Hour: 1pm

Weather: cloudy

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 1

Inj 0: 1

How: rr-end

CVT: Troy

Area: straight

HBD: N

Drugs: N

Complaint No: 0419288

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	go straight	veh in transpt	none	none	none	unable to stop	car	ctrfront
2	S	stop on road	veh in transpt	none	none	none	none	car	ctrear

UD-10: 041195150

#6 Location: DEQUINDRE RD (10.18) 528 feet N of E Long Lake Rd

Crash ID: 6275244

Crash Date: 02/13/2006 Day: Mon Hour: 4pm Weather: cloudy

Roadway: dry Light: day

Injuries K: 0

Inj A: 0

Inj B: 1

Inj C: 0

Inj 0: 1

How: angle

CVT: Sterling Heights

Area: driveway

HBD: N

Drugs: N

Complaint No: 065488

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	W	leaving parking	veh in transpt	none	none	none	failed to yield	car	lftfront
2	N	go straight	none	none	none	none	none	car	lftfront

UD-10: [061036005](#)

#7 Location: DEQUINDRE RD (10.18) 500 feet N of E Long Lake Rd

Crash ID: 6360419

Crash Date: 06/03/2006 Day: Sat Hour: 10am Weather: clear

Roadway: dry Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 3

How: angle

CVT: Sterling Heights

Area: driveway

HBD: N

Drugs: N

Complaint No: 0620485

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	W	left turn	veh in transpt	none	none	none	failed to yield	car	rtfront
2	S	change lanes	veh in transpt	none	none	none	none	motorhome	none

UD-10: [061123194](#)

Crash Type

Count	Type
0	uncoded
0	single
0	head-on
0	head-on/lt
4	angle
2	rr-end
0	rr-end/lt
0	rr-end/rt
1	ss-same
0	ss-opp
0	back
0	other
0	unknown
Totals: 7	

Light Conditions

Count	Type
0	uncoded
5	day
0	dawn
0	dusk
1	dark/ltd
1	dark/unltd
0	other
0	unknown
Totals: 7	

Weather

Count	Type
1	uncoded
1	clear
0	smoke
4	cloudy
0	fog
0	rain
1	snow
0	wind
0	sleet/hail
0	blowing snow
0	blowing sand
0	unknown
Totals: 7	

Road Condition

Count	Type
0	uncoded
5	dry
0	oily
1	wet
0	ice
1	snow
0	mud
0	slush
0	debris
0	water
0	sand
0	other
0	unknown
Totals: 7	

Crashes By Month

Count	Type
2	January
1	February
1	March
0	April
1	May
2	June
0	July
0	August
0	September
0	October
0	November
0	December
Totals: 7	

Hazardous Action

Count	Type
7	none
0	speeding
0	imprp/no signal
0	imprp backing
2	unable to stop
1	other
0	unknown
0	reckls driving
0	carels driving
0	spd too slow
3	failed to yield
0	disrgd traffic cntrl
0	wrong way
1	left of center
0	imprp passing
0	imprp lane use
0	imprp turn
Totals: 14	

Unit Type

Count	Type
0	Bicyclist
0	Engineer
12	Vehicle
0	Pedestrian
Totals: 12	

Crashes By Year

Count	Type
1	2000
2	2001
1	2002
0	2003
1	2004
0	2005
2	2006
0	2007
0	2008
0	2009
0	2010
0	2011
0	2012
0	2013
0	2014
0	2015
0	2016
0	2017
0	2018
0	2019
0	2020
0	2021
Totals: 7	

Crash Severity

	FATAL	A	B	C	No Inj	Total
Persons	0	0	1	1	15	17
Crashes	0	0	1	1	5	7

Alcohol in Crashes

	FATAL	PI	PD	Total
Drinking	0	0	1	1
Not Drinking	0	2	4	6
Total	0	2	5	7

Crashes per Hour by Day

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Unknown	Total
12a - 1a	0	0	0	0	0	0	0	0	0
1a - 2a	0	0	0	0	0	0	0	0	0
2a - 3a	0	0	0	0	0	0	0	0	0
3a - 4a	0	0	0	0	0	0	0	0	0
4a - 5a	0	0	0	0	0	0	0	0	0
5a - 6a	0	0	0	0	0	0	0	0	0
6a - 7a	0	0	0	0	0	0	0	0	0
7a - 8a	0	0	0	0	0	0	0	0	0
8a - 9a	0	0	0	0	0	0	0	0	0
9a - 10a	0	0	0	0	1	0	0	0	1
10a - 11a	0	0	0	0	0	0	1	0	1
11a - 12p	0	0	0	0	0	0	0	0	0
12p - 1p	0	0	0	0	0	0	0	0	0
1p - 2p	0	0	1	0	0	0	0	0	1
2p - 3p	0	0	0	0	0	0	0	0	0
3p - 4p	0	0	0	0	0	0	0	0	0
4p - 5p	0	1	0	0	0	0	0	0	1
5p - 6p	0	0	0	0	0	0	0	0	0
6p - 7p	0	0	0	0	0	1	0	0	1
7p - 8p	0	0	0	1	0	0	0	0	1
8p - 9p	0	0	0	0	0	0	0	0	0
9p - 10p	0	0	0	0	0	0	0	0	0
10p - 11p	0	0	0	0	0	0	0	0	0
11p - 12a	0	0	0	0	0	0	0	0	0
Unknown Time	0	0	0	1	0	0	0	0	1
Total	0	1	1	2	1	1	1	0	7



Crash Detail Report

Request #: 0057229

Printed By: Chuck Keller

Printed On: 9/10/2021

Dequindre Rd n/o Long Lake, Toco Bell: 01/01/2007 and 08/31/2021

#1 Location: DEQUINDRE RD (10.19) 600 feet N of Heritage Pointe Dr

Crash ID: 6687528

Crash Date: 06/05/2007 Day: Tue Hour: 10am Weather: cloudy Roadway: dry Light: day

Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj O: 2 How: ss-same

CVT: Sterling Heights Area: transition HBD: N Drugs: N Complaint No: 0723327

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	N	go straight	cross ctrline	veh in transpt	none	none	other	car	rtrear
2	N	change lanes	veh in transpt	none	none	none	none	car	lftfront

UD-10: 075529322

#2 Location: DEQUINDRE RD (10.18) 500 feet N of E Long Lake Rd

Crash ID: 7119734

Crash Date: 10/20/2008 Day: Mon Hour: 5pm Weather: rain Roadway: wet Light: dusk

Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 1 Inj O: 1 How: head-on/lt

CVT: Troy Area: driveway HBD: N Drugs: N Complaint No: 0836411

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	E	left turn	veh in transpt	none	none	none	failed to yield	car	rtfront
2	S	go straight	veh in transpt	none	none	none	imprp lane use	car	ctrfront

UD-10: 080497387, 080497387

#3 Location: DEQUINDRE RD (10.19) 600 feet N of 18 MILE RD

Crash ID: 7673296

Crash Date: 07/27/2010 Day: Tue Hour: 7pm Weather: cloudy Roadway: dry Light: day

Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj O: 2 How: rr-end

CVT: Sterling Heights Area: straight HBD: N Drugs: N Complaint No: 1028035

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	N	slow/stop on rd	veh in transpt	none	none	none	unable to stop	car	rtfront
2	N	stop on road	veh in transpt	none	none	none	none	car	lftside

UD-10: 100401970

#4 Location: DEQUINDRE RD (10.19) 554 feet N of E LONG LAKE RD

Crash ID: 7948141

Crash Date: 02/04/2011 Day: Fri Hour: 7pm Weather: clear Roadway: dry Light: dark/unltd

Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj O: 5 How: ss-same

CVT: Troy Area: straight HBD: N Drugs: N Complaint No: 110003552

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	change lanes	veh in transpt	none	none	none	failed to yield	car	lftfront
2	S	go straight	veh in transpt	none	none	none	none	car	rtfront
3	S	stop on road	veh in transpt	none	none	none	none	car	rtfront

UD-10: 110117092

#5 Location: DEQUINDRE RD (10.16) 400 feet N of E LONG LAKE RD

Crash ID: 7985766

Crash Date: 03/05/2011

Day: Sat

Hour: 7pm

Weather: snow

Roadway: snow

Light: dark/unltd

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 3

How: ss-same

CVT: Troy

Area: inter other

HBD: N

Drugs: N

Complaint No: 110006904

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	change lanes	veh in transpt	none	none	none	other	car	lftside
2	S	go straight	veh in transpt	none	none	none	none	car	rtfront

UD-10: [110181773](#)

#6 Location: DEQUINDRE RD (10.18) 500 feet N of 18 MILE RD

Crash ID: 8028371

Crash Date: 05/07/2011

Day: Sat

Hour: 12pm

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 5

How: angle

CVT: Sterling Heights

Area: driveway

HBD: N

Drugs: N

Complaint No: 1117719

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	E	go straight	veh in transpt	none	none	none	failed to yield	car	rtfront
2	N	go straight	veh in transpt	none	none	none	none	car	lftside

UD-10: [110296832](#)

#7 Location: DEQUINDRE RD (10.16) 450 feet N of E LONG LAKE RD

Crash ID: 8109563

Crash Date: 08/24/2011

Day: Wed

Hour: 4pm

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 1

Inj 0: 1

How: angle

CVT: Troy

Area: inter driveway

HBD: N

Drugs: N

Complaint No: 110025043

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	W	left turn	veh in transpt	none	none	none	failed to yield	car	ctrfront
2	S	go straight	veh in transpt	none	none	none	none	car	lftside

UD-10: [110520088](#)

#8 Location: DEQUINDRE RD (10.18) 500 feet N of E LONG LAKE RD

Crash ID: 8398223

Crash Date: 07/19/2012

Day: Thu

Hour: 10am

Weather: rain

Roadway: wet

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 2

How: ss-same

CVT: Troy

Area: straight

HBD: N

Drugs: N

Complaint No:

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	change lanes	veh in transpt	none	none	none	failed to yield	car	rtfront
2	S	go straight	veh in transpt	none	none	none	none	car	lftside

UD-10: [8398223](#)

#9 Location: DEQUINDRE RD (10.19) 554 feet N of E LONG LAKE RD

Crash ID: 8673085

Crash Date: 06/22/2013

Day: Sat

Hour: 9am

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 1

Inj 0: 3

How: other

CVT: Troy

Area: straight

HBD: N

Drugs: N

Complaint No: 130019432

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	N	left turn	veh in transpt	none	none	none	failed to yield	car	ctrfront
2	S	go straight	veh in transpt	none	none	none	none	car	ctrfront

UD-10: [8673085](#)

#10 Location: DEQUINDRE RD (10.16) 400 feet N of E LONG LAKE RD

Crash ID: 8689141

Crash Date: 07/16/2013

Day: Tue

Hour: 12pm

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 1

Inj 0: 2

How: angle

CVT: Troy

Area: inter driveway

HBD: N

Drugs: N

Complaint No: 130022323

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	W	left turn	veh in transpt	none	none	none	failed to yield	car	ctrfront
2	S	go straight	veh in transpt	none	none	none	none	car	lftfront

UD-10: [8689141](#)

#11 Location: DEQUINDRE RD (10.21) 700 feet N of E LONG LAKE RD

Crash ID: 8819544

Crash Date: 12/11/2013 Day: Wed Hour: 3pm Weather: cloudy Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 5 How: rr-end
 CVT: Troy Area: straight HBD: N Drugs: N Complaint No: 130038928

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	slow/stop on rd	veh in transpt	none	none	none	unable to stop	car	ctrfront
2	S	stop on road	veh in transpt	none	none	none	none	car	ctrrear

UD-10: 8819544

#12 Location: DEQUINDRE RD (10.16) 400 feet N of E LONG LAKE RD

Crash ID: 9388769

Crash Date: 09/21/2015 Day: Mon Hour: 5pm Weather: clear Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 2 How: angle
 CVT: Troy Area: inter driveway HBD: N Drugs: N Complaint No: 150031207

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	W	left turn	veh in transpt	none	none	none	failed to yield	car	rtside
2	S	go straight	veh in transpt	none	none	none	none	car	ctrfront

UD-10: 9388769

#13 Location: DEQUINDRE RD (10.18) 500 feet N of E LONG LAKE RD

Crash ID: 9473230

Crash Date: 12/15/2015 Day: Tue Hour: 6pm Weather: clear Roadway: dry Light: dark/unltd
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 2 How: rr-end
 CVT: Troy Area: straight HBD: N Drugs: N Complaint No: 150040871

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	start on rdwy	veh in transpt	none	none	none	unable to stop	car	ctrfront
2	S	slow/stop on rd	veh in transpt	none	none	none	none	car	ctrrear

UD-10: 9473230

#14 Location: DEQUINDRE RD (10.19) 600 feet N of E LONG LAKE RD

Crash ID: 9989840

Crash Date: 03/13/2017 Day: Mon Hour: 7pm Weather: cloudy Roadway: snow Light: dark/ltd
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 1 How: single
 CVT: Troy Area: straight HBD: Y Drugs: N Complaint No: 170007770

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	go straight	ran off road/r	mailbox	ditch	none	carels driving	pickup	multiple

UD-10: 9989840

#15 Location: DEQUINDRE RD (10.15) 375 feet N of E LONG LAKE RD

Crash ID: 1484607

Crash Date: 09/11/2018 Day: Tue Hour: 3pm Weather: clear Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 1 Inj 0: 1 How: angle
 CVT: Troy Area: driveway HBD: N Drugs: N Complaint No: 180031587

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	W	left turn	veh in transpt	none	none	none	unable to stop	car	rtside
2	S	go straight	veh in transpt	none	none	none	none	car	ctrfront

UD-10: 1484607

#16 Location: DEQUINDRE RD (10.17) 470 feet N of E LONG LAKE RD

Crash ID: 1485982

Crash Date: 09/14/2018 Day: Fri Hour: 7am Weather: fog Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 2 How: angle
 CVT: Troy Area: driveway HBD: N Drugs: N Complaint No: 180031860

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	W	go straight	veh in transpt	none	none	none	failed to yield	car	lftfront
2	N	go straight	veh in transpt	none	none	none	none	car	rtfront

UD-10: 1485982

#17 Location: DEQUINDRE RD (10.18) 528 feet N of 18 MILE RD

Crash ID: 1518234

Crash Date: 11/01/2018

Day: Thu

Hour: 5pm

Weather: rain

Roadway: wet

Light: dusk

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 2

How: ss-same

CVT: Sterling Heights

Area: driveway

HBD: N

Drugs: N

Complaint No: 1842770

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	NE	enter rdwy	veh in transpt	none	none	none	failed to yield	car	rtside
2	N	go straight	veh in transpt	none	none	none	none	car	lftside

UD-10: 1518234

#18 Location: DEQUINDRE RD (10.16) 400 feet N of E LONG LAKE RD

Crash ID: 1697010

Crash Date: 04/24/2019

Day: Wed

Hour: 2pm

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 2

How: rr-end

CVT: Troy

Area: straight

HBD: N

Drugs: N

Complaint No: 190014244

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	go straight	veh in transpt	none	none	none	unable to stop	car	ctrfront
2	S	stop on road	veh in transpt	none	none	none	none	car	ctrrear

UD-10: 1697010

#19 Location: DEQUINDRE RD (10.19) 600 feet N of E LONG LAKE RD

Crash ID: 1720931

Crash Date: 05/23/2019

Day: Thu

Hour: 7am

Weather: rain

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 2

How: angle

CVT: Troy

Area: driveway

HBD: N

Drugs: N

Complaint No: 190017832

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	go straight	veh in transpt	none	none	none	imprp passing	car	rtside
2	E	enter rdwy	veh in transpt	none	none	none	none	car	ctrfront

UD-10: 1720931

#20 Location: DEQUINDRE RD (10.16) 450 feet N of E LONG LAKE RD

Crash ID: 1772216

Crash Date: 07/24/2019

Day: Wed

Hour: 12pm

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 5

How: rr-end

CVT: Troy

Area: straight

HBD: N

Drugs: N

Complaint No: 190025332

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	S	go straight	veh in transpt	none	none	none	unable to stop	car	ctrfront
2	S	stop on road	veh in transpt	none	none	none	none	car	ctrrear

UD-10: 1772216

#21 Location: DEQUINDRE RD (10.16) 428 feet N of 18 MILE RD

Crash ID: 1766635

Crash Date: 08/02/2019

Day: Fri

Hour: 7am

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 4

How: rr-end

CVT: Sterling Heights

Area: driveway

HBD: N

Drugs: N

Complaint No: 1929929

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	N	change lanes	veh in transpt	veh in transpt	none	none	other	pickup	rtfront
2	N	go straight	veh in transpt	none	none	none	none	car	rtrear
3	N	right turn	veh in transpt	none	none	none	none	truck/bus	none

UD-10: 1766635

#22 Location: NB DEQUINDRE RD (10.20) 528 feet S of HERITAGE POINTE DR

Crash ID: 1860574

Crash Date: 10/26/2019

Day: Sat

Hour: 10pm

Weather: clear

Roadway: wet

Light: dark/ltl

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 2

How: ss-same

CVT: Sterling Heights

Area: straight

HBD: N

Drugs: N

Complaint No: 1942782

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	N	avoid obj	cross ctrline	veh in transpt	none	none	imprp lane use	car	lftside
2	N	go straight	veh in transpt	none	none	none	none	pickup	rtside

UD-10: 1860574

#23 **Location:** DEQUINDRE RD (10.19) 600 feet N of W LONG LAKE RD **Crash ID:** 1895811
Crash Date: 11/26/2019 **Day:** Tue **Hour:** 12pm **Weather:** clear **Roadway:** dry **Light:** day
Injuries K: 0 **Inj A:** 0 **Inj B:** 0 **Inj C:** 0 **Inj 0:** 2 **How:** angle
CVT: Troy **Area:** driveway **HBD:** N **Drugs:** N **Complaint No:** 190041098

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	E	enter rdwy	veh in transpt	none	none	none	failed to yield	car	lftfront
2	S	go straight	veh in transpt	none	none	none	none	car	rtrear

UD-10: 1895811

#24 **Location:** DEQUINDRE RD (10.21) 454 feet N of E LONG LAKE RD **Crash ID:** 1970997
Crash Date: 02/17/2020 **Day:** Mon **Hour:** 11pm **Weather:** snow **Roadway:** snow **Light:** dark/unltd
Injuries K: 0 **Inj A:** 0 **Inj B:** 0 **Inj C:** 0 **Inj 0:** 2 **How:** head-on/lt
CVT: Troy **Area:** straight **HBD:** Y **Drugs:** N **Complaint No:** 200005381

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	NW	left turn	veh in transpt	none	none	none	imprp turn	car	ctrfront
2	S	go straight	veh in transpt	none	none	none	none	pickup	lftrear

UD-10: 1970997

#25 **Location:** DEQUINDRE RD (10.17) 456 feet N of 18 MILE RD **Crash ID:** 2336651
Crash Date: 08/10/2021 **Day:** Tue **Hour:** 4pm **Weather:** clear **Roadway:** dry **Light:** day
Injuries K: 0 **Inj A:** 0 **Inj B:** 0 **Inj C:** 0 **Inj 0:** 2 **How:** rr-end
CVT: Sterling Heights **Area:** driveway **HBD:** N **Drugs:** N **Complaint No:** 2153305

Unit No	Veh Dir	Action Prior	Event 1	Event 2	Event 3	Event 4	Haz Action	Veh Type	Damage
1	W	start on rdwy	veh in transpt	none	none	none	unable to stop	pickup	ctrfront
2	W	stop on road	veh in transpt	none	none	none	none	car	ctrrear

UD-10: 2336651

Crash Type

Count	Type
0	uncoded
1	single
0	head-on
2	head-on/lt
8	angle
7	rr-end
0	rr-end/lt
0	rr-end/rt
6	ss-same
0	ss-opp
0	back
1	other
0	unknown
Totals: 25	

Light Conditions

Count	Type
0	uncoded
17	day
0	dawn
2	dusk
2	dark/ltd
4	dark/unltd
0	other
0	unknown
Totals: 25	

Weather

Count	Type
0	uncoded
14	clear
0	smoke
4	cloudy
1	fog
4	rain
2	snow
0	wind
0	sleet/hail
0	blowing snow
0	blowing sand
0	unknown
Totals: 25	

Road Condition

Count	Type
0	uncoded
18	dry
0	oily
4	wet
0	ice
3	snow
0	mud
0	slush
0	debris
0	water
0	sand
0	other
0	unknown
Totals: 25	

Crashes By Month

Count	Type
0	January
2	February
2	March
1	April
2	May
2	June
4	July
3	August
3	September
2	October
2	November
2	December
Totals: 25	

Hazardous Action

Count	Type
25	none
0	speeding
0	imprp/no signal
0	imprp backing
7	unable to stop
3	other
0	unknown
0	reckls driving
1	carels driving
0	spd too slow
11	failed to yield
0	disrgd traffic cntrl
0	wrong way
0	left of center
1	imprp passing
2	imprp lane use
1	imprp turn
Totals: 51	

Unit Type

Count	Type
0	Bicyclist
0	Engineer
51	Vehicle
0	Pedestrian
Totals: 51	

Crashes By Year

Count	Type
0	2000
0	2001
0	2002
0	2003
0	2004
0	2005
0	2006
1	2007
1	2008
0	2009
1	2010
4	2011
1	2012
3	2013
0	2014
2	2015
0	2016
1	2017
3	2018
6	2019
1	2020
1	2021
Totals: 25	

Crash Severity

	FATAL	A	B	C	No Inj	Total
Persons	0	0	0	5	62	67
Crashes	0	0	0	5	20	25

Alcohol in Crashes

	FATAL	PI	PD	Total
Drinking	0	0	2	2
Not Drinking	0	5	18	23
Total	0	5	20	25

Crashes per Hour by Day

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Unknown	Total
12a - 1a	0	0	0	0	0	0	0	0	0
1a - 2a	0	0	0	0	0	0	0	0	0
2a - 3a	0	0	0	0	0	0	0	0	0
3a - 4a	0	0	0	0	0	0	0	0	0
4a - 5a	0	0	0	0	0	0	0	0	0
5a - 6a	0	0	0	0	0	0	0	0	0
6a - 7a	0	0	0	0	0	0	0	0	0
7a - 8a	0	0	0	0	1	2	0	0	3
8a - 9a	0	0	0	0	0	0	0	0	0
9a - 10a	0	0	0	0	0	0	1	0	1
10a - 11a	0	0	1	0	1	0	0	0	2
11a - 12p	0	0	0	0	0	0	0	0	0
12p - 1p	0	0	2	1	0	0	1	0	4
1p - 2p	0	0	0	0	0	0	0	0	0
2p - 3p	0	0	0	1	0	0	0	0	1
3p - 4p	0	0	1	1	0	0	0	0	2
4p - 5p	0	0	1	1	0	0	0	0	2
5p - 6p	0	2	0	0	1	0	0	0	3
6p - 7p	0	0	1	0	0	0	0	0	1
7p - 8p	0	1	1	0	0	1	1	0	4
8p - 9p	0	0	0	0	0	0	0	0	0
9p - 10p	0	0	0	0	0	0	0	0	0
10p - 11p	0	0	0	0	0	0	1	0	1
11p - 12a	0	1	0	0	0	0	0	0	1
Unknown Time	0	0	0	0	0	0	0	0	0
Total	0	4	7	4	3	3	4	0	25

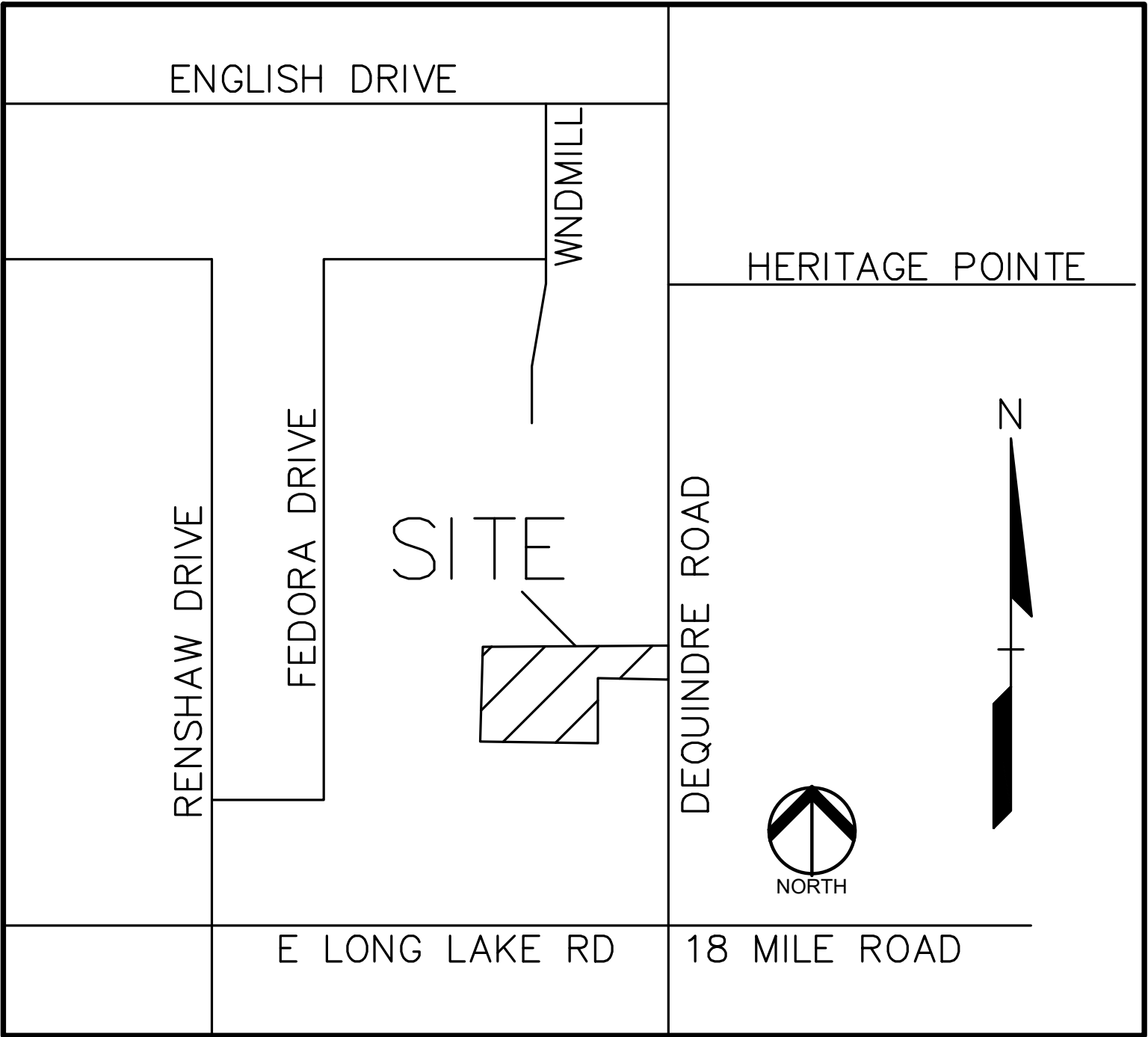
PRELIMINARY SITE PLANS

GFA 18 MILE & DEQUINDRE

PART OF THE SOUTHEAST 1/4 OF SECTION 12, T.02N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

LEGAL DESCRIPTION (Per City of Troy Assessor) PARCEL ID 20-12-476-070 Land in the City of Troy, Oakland County, Michigan, described as follows: Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 West 60 feet and North 89 degrees 32 minutes 26 seconds West 60 feet and North 00 degrees 08 minutes 52 West 493.11 feet from the Southeast section corner; thence North 88 degrees 10 minutes 33 seconds West 170 feet; thence South 75 degrees 18 minutes 21 seconds West 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.88 feet; thence North 88 degrees 11 minutes 10 seconds West 371.57 feet; thence North 00 degrees 08 minutes 43 seconds West 240 feet; thence South 88 degrees 10 minutes 33 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.99 feet to beginning.



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PRELIMINARY SITE PLAN
C-3.0	PRELIMINARY GRADING PLAN
C-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	PRELIMINARY PRESERVATION PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
GFA DEVELOPMENT, INC. 986 ELMSFORD DRIVE TROY, MI 48083 CONTACT: GARY ABITHEIRA PHONE: 248.840.2828 EMAIL: GFAHOMES@GMAIL.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48083-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
MGA ARCHITECTS/DESIGNERS MOISEV/GORDON ASSOCIATES, INC. 4351 DELEMERE COURT ROYAL OAK, MI 48073 CONTACT: ANDREW J. MOISEEV, RA PHONE: 248.549.4500 EXT. 221 EMAIL: ANDREWWM@MGA-ARCHITECTS.NET	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIEZEL@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	9/18/2019
CONDITIONAL REZONE APPLICATION	6/8/2021



LEGAL DESCRIPTION
(Per City of Troy Assessor)

PARCEL ID 20-12-476-070

Land in the City of Troy, Oakland County, Michigan, described as follows:

Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 West 60 feet and North 89 degrees 32 minutes 26 seconds West 60 feet and North 00 degrees 08 minutes 52 West 493.11 feet from the Southeast section corner; thence North 88 degrees 10 minutes 33 seconds West 170 feet; thence South 75 degrees 18 minutes 21 seconds West 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.88 feet; thence North 88 degrees 11 minutes 10 seconds West 371.57 feet; thence North 00 degrees 08 minutes 43 seconds West 240 feet; thence South 88 degrees 10 minutes 33 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.99 feet to beginning.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0552F, DATED SEPTEMBER 29, 2006.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
PUNCH MARK ON ARROW OF A HYDRANT LOCATED ON THE WEST SIDE OF DEQUINDRE ROAD, APPROX. 45± NORTHEAST OF THE NORTHEAST PROPERTY CORNER.
ELEV. - 645.78

BM #301
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING LOT, APPROX. 26± SOUTH OF THE SOUTH PROPERTY LINE.
ELEV. - 645.29

LEGEND

●

IRON FOUND

⊗

IRON SET

⊗

NAIL FOUND

⊗

NAIL & CAP SET

⊗

BRASS PLUG SET

⊗

MONUMENT FOUND

⊗

MONUMENT SET

⊗

SEC. CORNER FOUND

⊗

RECORDED

⊗

MEASURED

⊗

CALCULATED

—OH-ELEC—

ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE

—UG-CATV—

UNDERGROUND CABLE TV, CATV PEDESTAL

—UG-PHONE—

TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

—UG-ELEC—

ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE

—GAS—

GAS MAIN, VALVE & GAS LINE WARDER

—WATER—

WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

—SEWER—

SANITARY SEWER, CLEANOUT & MANHOLE

—STORM—

STORM SEWER, CLEANOUT & MANHOLE

—COMB—

COMBINED SEWER & MANHOLE

—SQUARE—

SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

—POST—

POST INDICATOR VALVE

—WATER—

WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

—MBOX—

MARLBOROUGH, TRANSFORMER, IRRIGATION CONTROL VALVE

—UNID—

UNIDENTIFIED STRUCTURE

—SPOT—

SPOT ELEVATION

—CONTOUR—

CONTOUR LINE

—FENCE—

FENCE

—RAIL—

GUARD RAIL

—LIGHT—

STREET LIGHT

—SIGN—

SIGN

—CONC—

CONCRETE

—ASPH—

ASPHALT

—GRAVEL—

GRAVEL SHOULDER

—WETLAND—

WETLAND

REFERENCE DRAWINGS

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0602T, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0555P, DATED 06-27-07

PEA GROUP

t. 844.813.2949
www.peagroup.com

NORTH

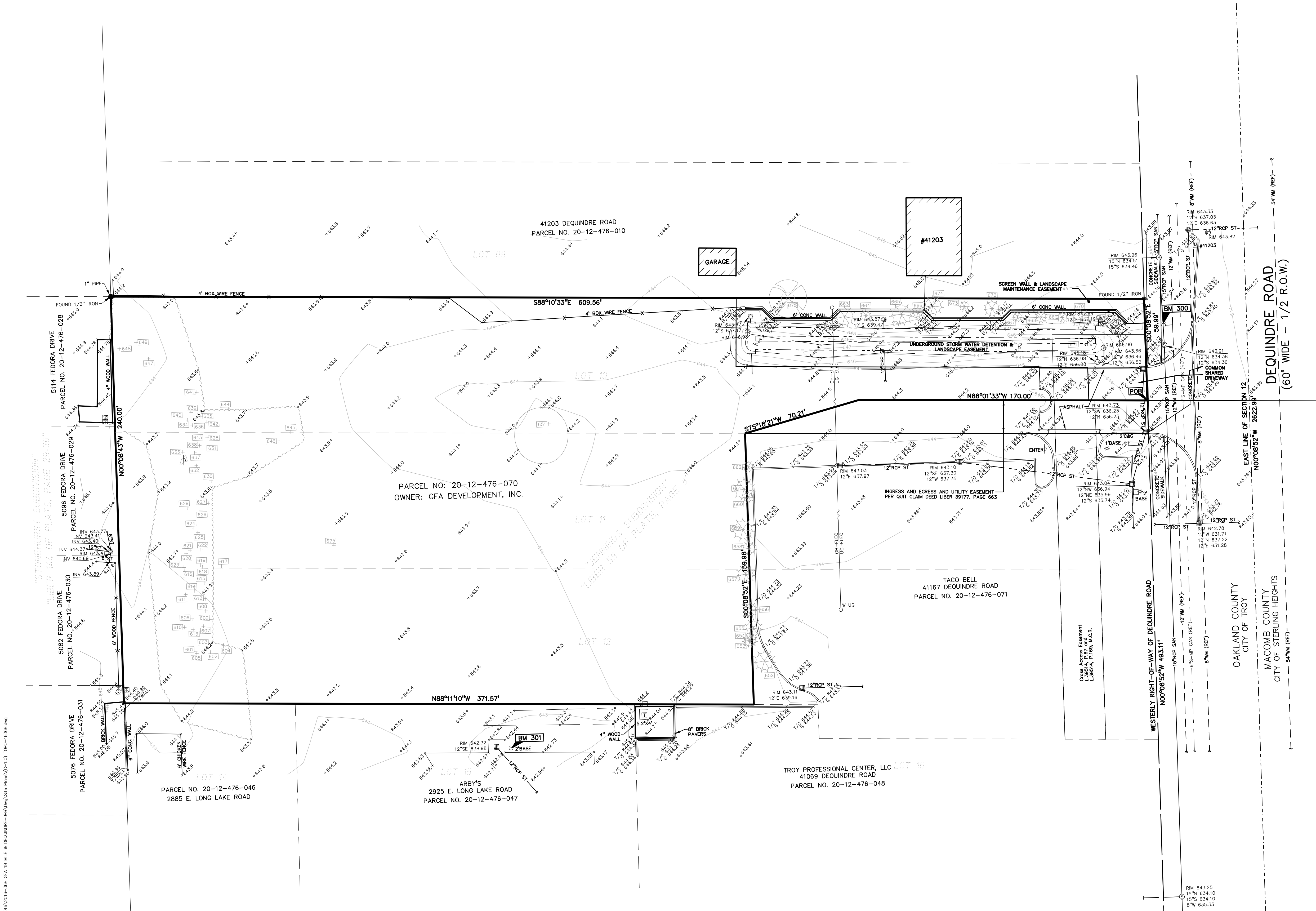
0153060

SCALE: 1" = 30'

811

Know what's below.
Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

GFA DEVELOPMENT, INC.
988 ELMFORD DR.
TROY, MI 48063

PROJECT TITLE

GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12,
T.02N, R.11E
TROY, OAKLAND COUNTY, MI

REVISIONS		
CONDITIONAL REZONE APP.	6/8/21	
ORIGINAL ISSUE DATE: SEPTEMBER 18, 2019		
DRAWING TITLE TOPOGRAPHIC SURVEY		

PEA JOB NO.	2016-368
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

BM #301
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE
LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING
LOT, APPROX. 26'± SOUTH OF THE SOUTH PROPERTY LINE.
ELEV. - 645.29

LEGEND		
● IRON FOUND	● BRASS PLUG SET	● SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	R RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	M MEASURED
⊗ NAIL & CAY SET		C CALCULATED
EXISTING		PROPOSED
—OH—ELEC—W—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
—UG—ELEC—GAS—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER	
—W—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE	
—S—	SANITARY SEWER, CLEANOUT & MANHOLE	
—S—	STORM SEWER, CLEANOUT & MANHOLE	
—S—	CORRIDOR SEWER & MANHOLE	
—S—	SQUARE, ROUND & RECTANG. CATCH BASIN, YARD DRAIN	
—S—	POST INDICATOR OR VALVE	
—S—	WATER VALVE, BOOKYARD DRAIN VALVE BOX, SERVICE SHUTOFF	
—S—	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
—S—	UNIDENTIFIED STRUCTURE	
—S—	SPOT ELEVATION	
—S—	COUNT LINE	
—S—	FENCE	
—S—	GUARD RAIL	
—S—	STREET LIGHT	
—S—	SIGN	
—S—	CONC.	
—S—	CONCRETE	
—S—	ASPH.	
—S—	ASPHALT	
—S—	GRAVEL	
—S—	GRAVEL SHOULDER	
—S—	WETLAND	

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055UT, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055SP, DATED 06-27-07

811. Know what's below.
Call before you dig.

CAUTION!!
LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA
DEVELOPMENT,
INC.
36 ELMSFORD DR.
ANN ARBOR, MI 48103

PROJECT TITLE
**GFA 18 MILE &
DEQUINDRE**
PART OF THE SE 1/4 OF SECTION 12,
202N., R.11E.
TROY, OAKLAND COUNTY, MI

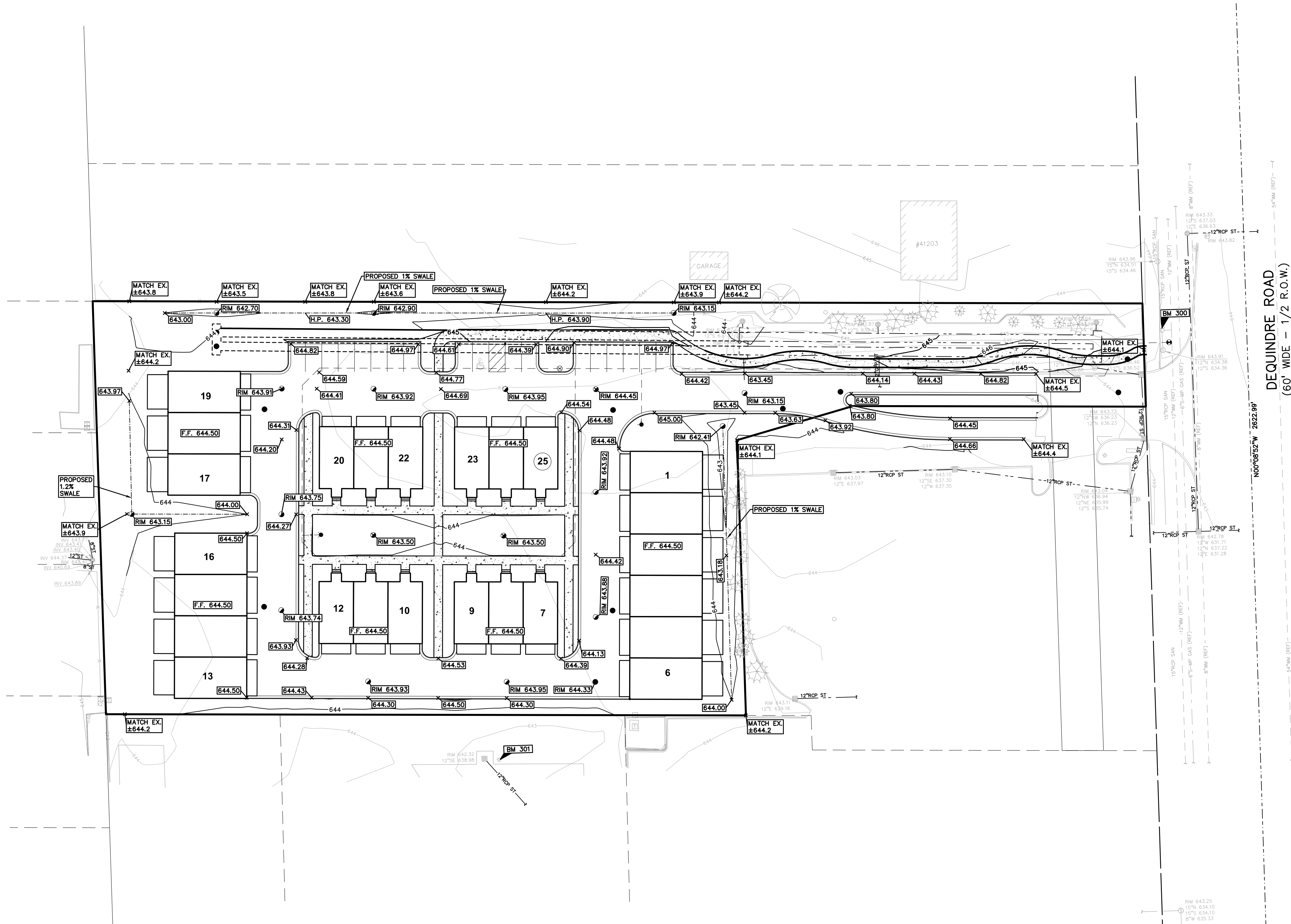
REVISIONS	
CONDITIONAL REZONE APP.	6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

DRAWING TITLE
**PRELIMINARY
GRADING PLAN**

EA JOB NO.	2016-368
M.	JBT
N.	TMK
ES.	TMK
DRAWING NUMBER:	

C-3.0

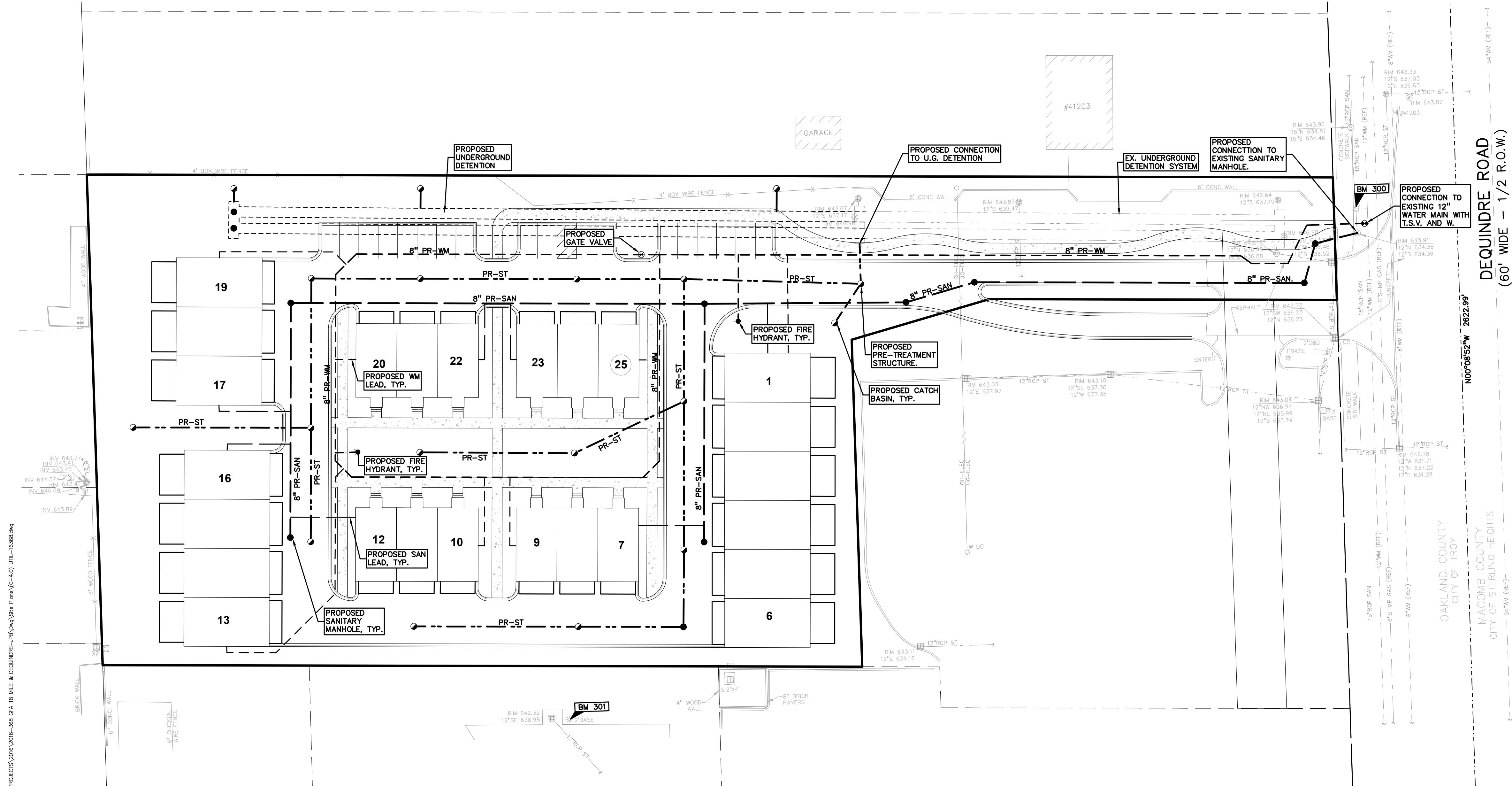


NOTE:

ALL WORK IN THE DEQUINDRE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY AND REQUIRES A PERMIT.

S:\PROJECTS\2016\2016-368 GFA 18 MILE & DEQUINRE-JFB\DWG\Site Plans\C-3.0 GRADE-16368.dwg

S:\PROJECTS\2016-2018-GFA 18 MILE & DEQUINDRE-JPS Dwg (Site Plans)\C-4.0 UTIL-16066.dwg



Project: GFA 18 MILE & DEQUINDRE
Location: TROY, MI
Date: 9/16/2019
Project No: 2016-368

25 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 2.39 AC.
Allowable Discharge (Qa): 0.48 C.F.S. (=0.2 CFS/AC)
Coefficient of Runoff (C): 0.56

Calculation of Required Discharge/Acre

$Q_o = ((Q_a)/(A))(C)$: 0.36
 $T = -25 + ((8062.5/Q_o))0.5$: 125.25

Storage Volume Required:

$V_s = (12900(T))/(T+25) - 40Q_o(T)$: 8964.29

$V_t = (V_s)(A)(C)$: 11997.8

PIPE STORAGE:	
L=	612 ft
SIZE=	60 in.
C.F./F.T.=	19.625 c.f./ft.
VOLUME=	12,010.50 c.f.

CALCULATIONS OF EXISTING U.G. DETENTION:
PER TACO BALL AS-BUILT DRAWINGS DATED 11-09-07.

EXISTING UNDERGROUND 25 YEAR STORM DETENTION DESIGN
Contributing Area (A): 1.35 AC.
Allowable Discharge (Qa): 0.27 C.F.S. (=0.2 CFS/AC)
Coefficient of Runoff (C): 0.59

Calculation of Required Discharge/Acre

$Q_o = ((Q_a)/(A))(C)$: 0.34
 $T = -25 + ((8062.5/Q_o))0.5$: 129

Storage Volume Required:

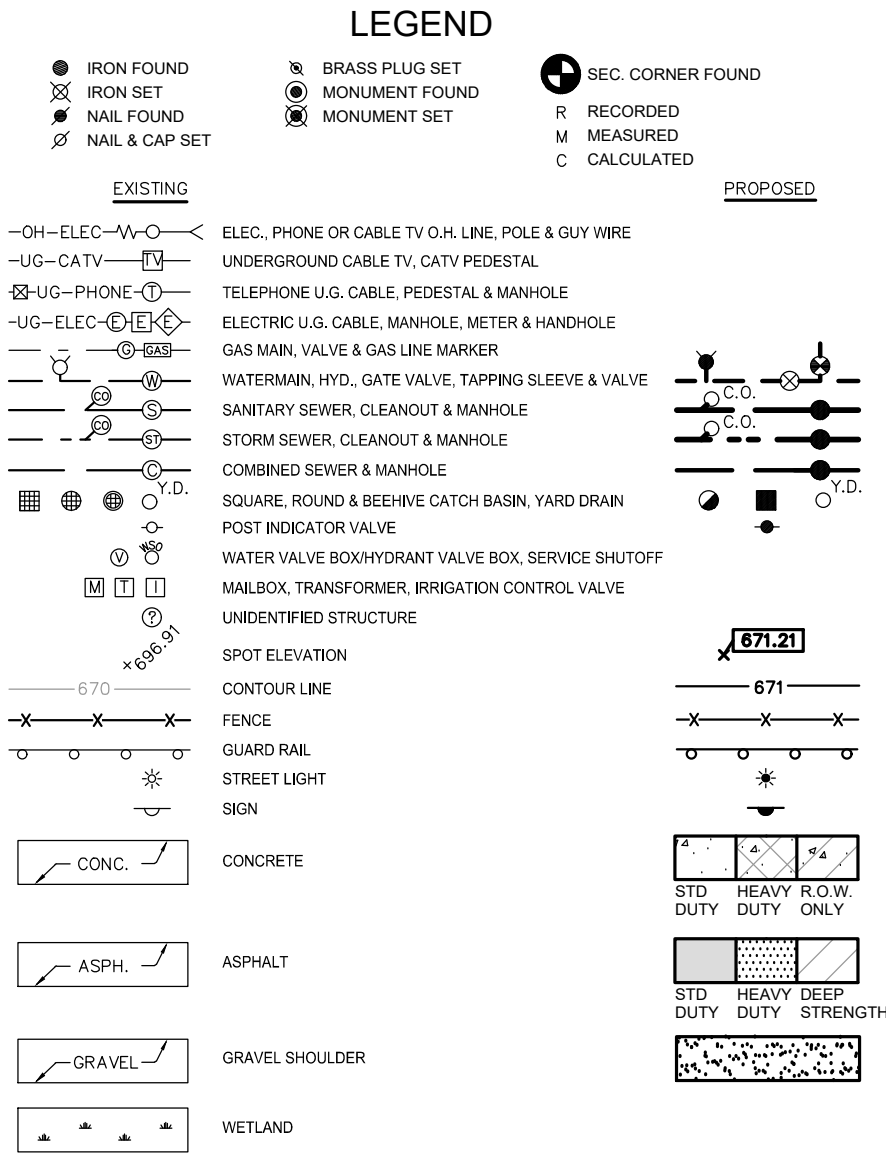
$V_s = (12900(T))/(T+25) - 40Q_o(T)$: 9057

$V_t = (V_s)(A)(C)$: 7214

PROVIDED STORAGE IN UNDERGROUND DETENTION
DETENTION SYSTEM PROVIDED: 80' SLOPP PIPE
STORAGE PER LINEAR FOOT OF PIPE: 19.63 C.F.
NUMBER OF ROWS PROVIDED: 2
LENGTH OF ROWS PROVIDED: 200 L.F.
TOTAL STORAGE VOLUME PROVIDED (2 X 200 X 19.63): 7852 C.F.

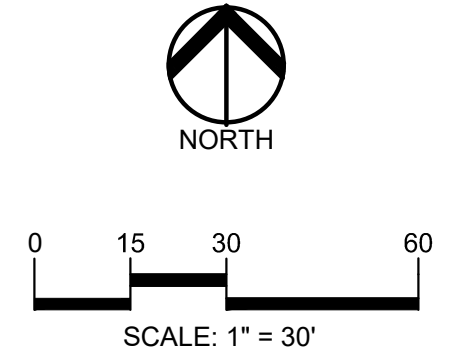
NOTE:

ALL WORK IN THE DEQUINDRE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY AND REQUIRES A PERMIT.



REFERENCE DRAWINGS
GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 060UT, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055SP, DATED 06-27-07

PEA GROUP
t: 844.813.2949
www.peagroup.com



811. Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
988 ELMSFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12,
T.02N., R.11E.
TROY, OAKLAND COUNTY, MI

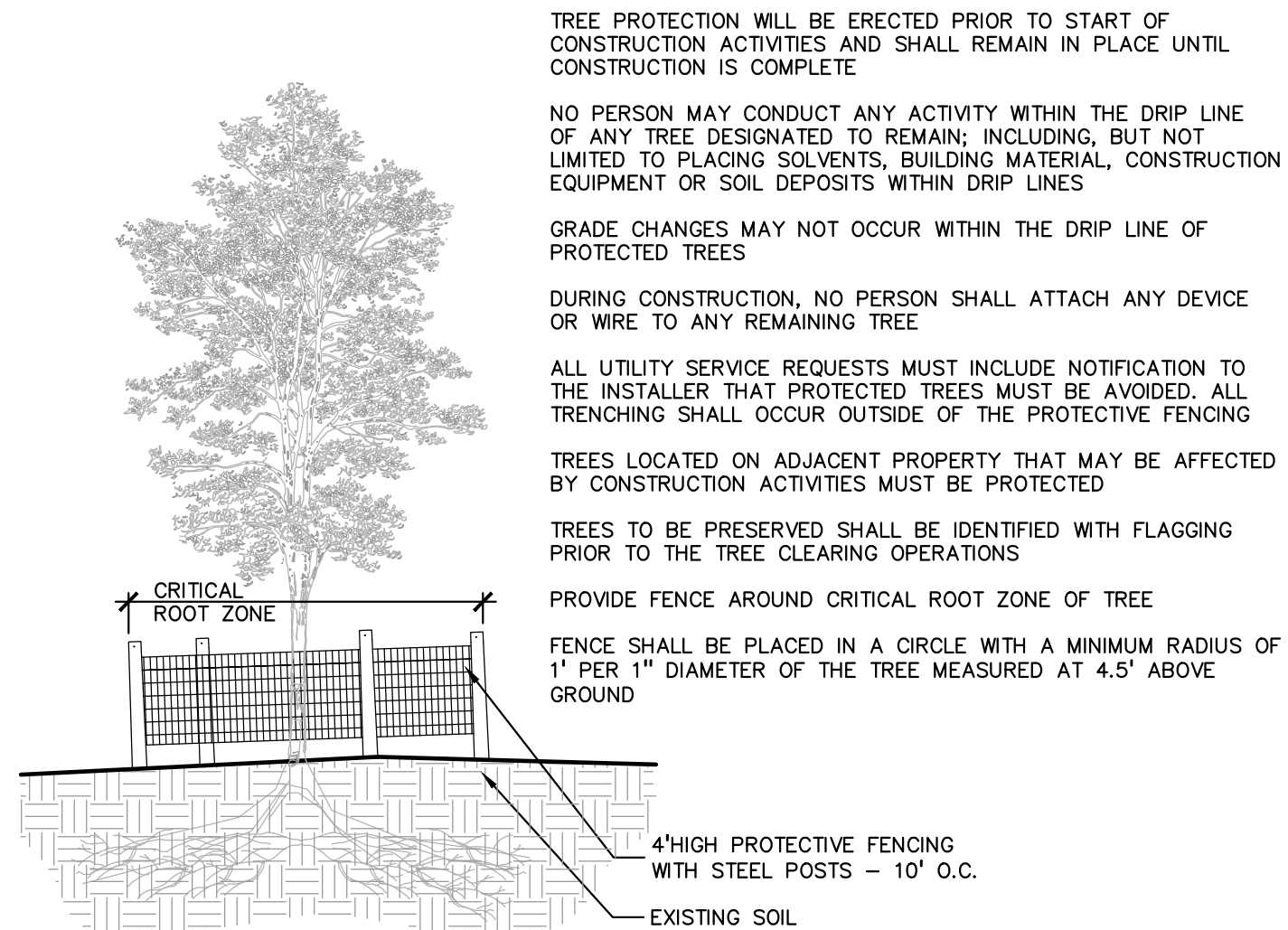
REVISIONS
CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019
DRAWING TITLE
PRELIMINARY
UTILITY PLAN

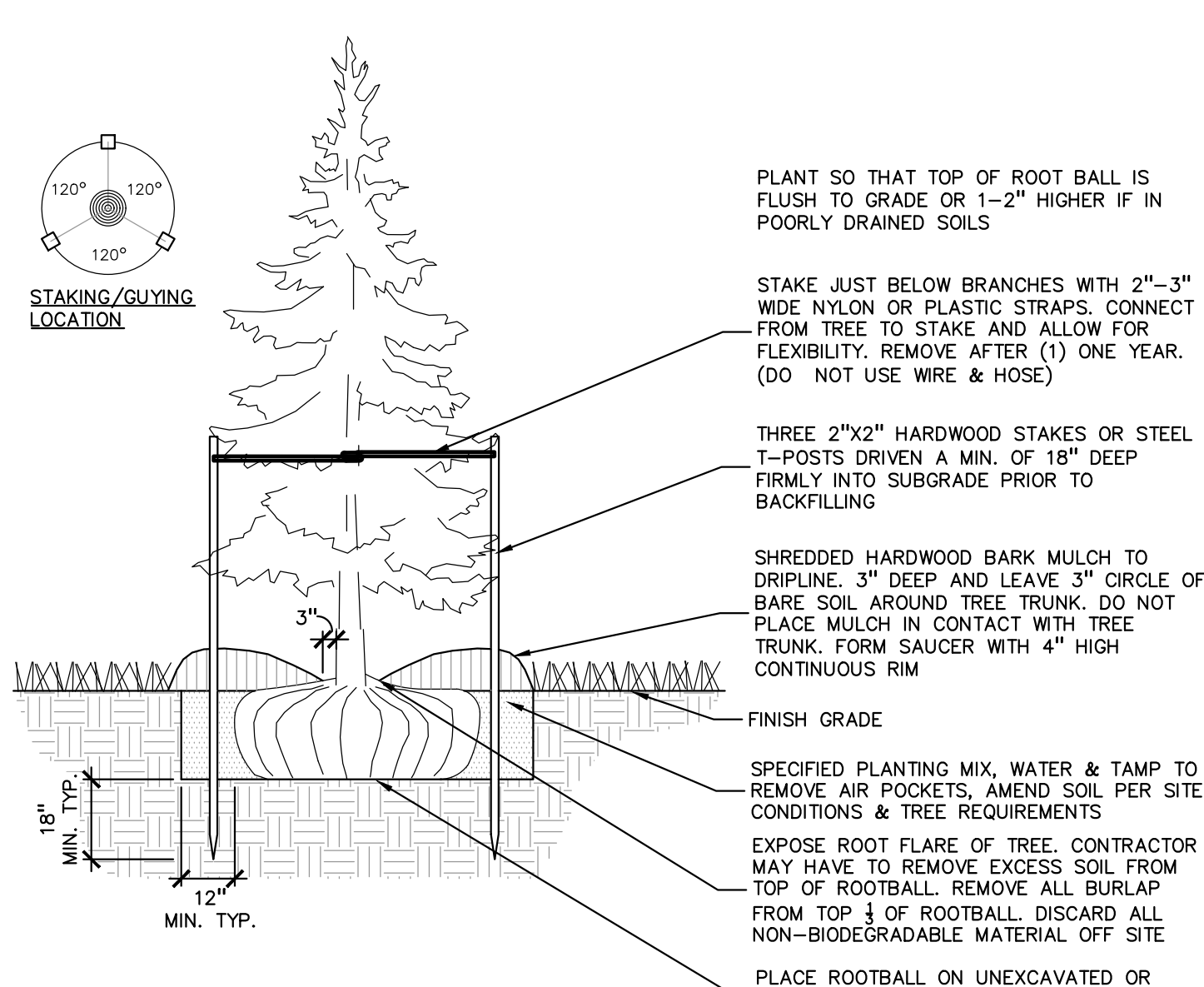
PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

NOT FOR CONSTRUCTION C-4.0

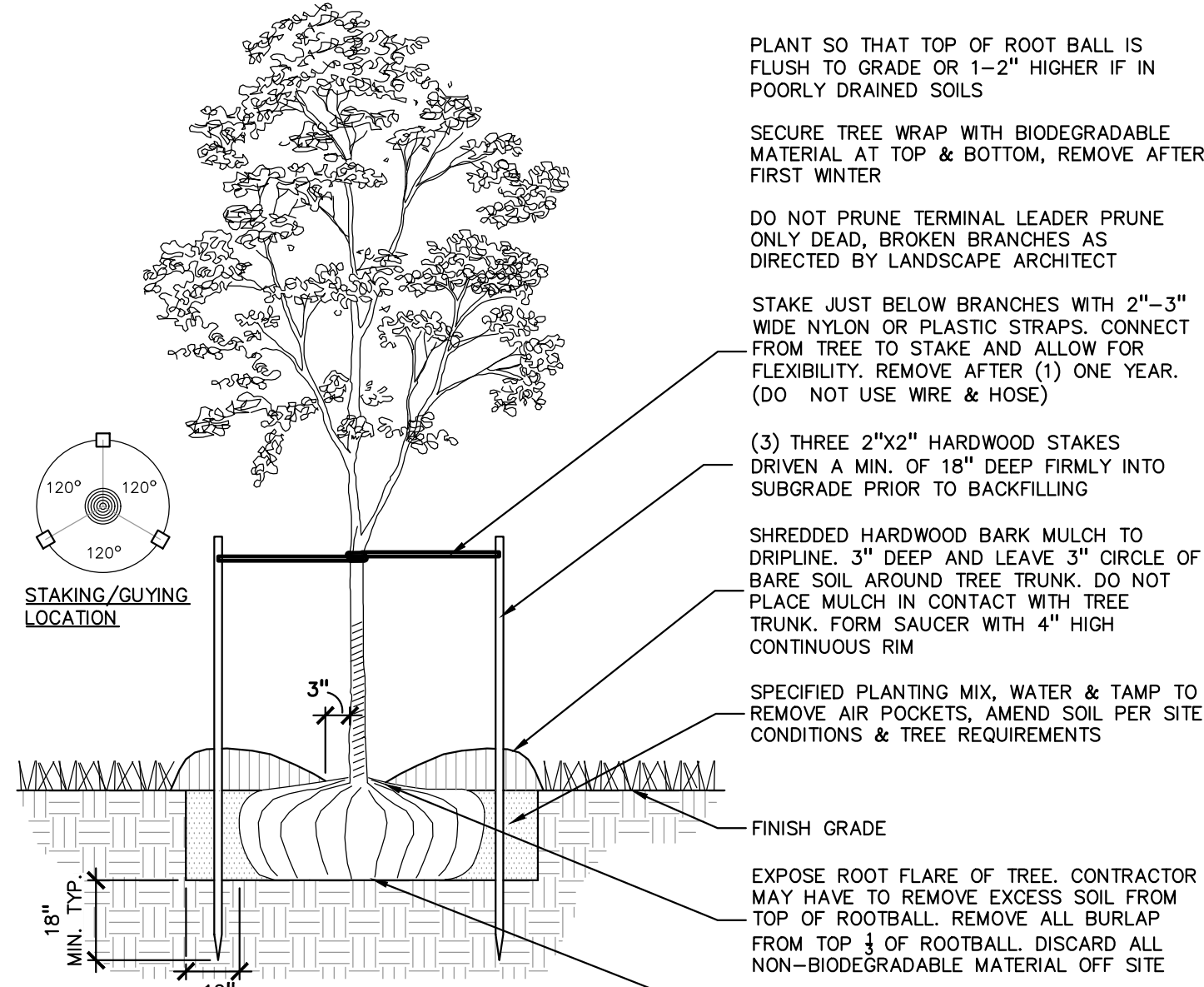
DECIDUOUS TREE PLANT LIST:				
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE SPEC
3	AS2.5	Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	2.5" Cal. B&B
2	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal. B&B
5	TOTAL DEC.			
EVERGREEN TREE PLANT LIST:				
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE SPEC
7	AC8	Concolor Fir	<i>Abies concolor</i>	8' Ht. B&B
7	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht. B&B
8	PC8	Columnar Norway Spruce	<i>Picea abies 'Cupressina'</i>	8' Ht. B&B
14	PG8	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	8' Ht. B&B
5	PO8	Serbian Spruce	<i>Picea omorika</i>	8' Ht. B&B
6	PB8	Lacebark Pine	<i>Pinus bungeana</i>	8' Ht. B&B
11	PN8	Austrian Pine	<i>Pinus nigra</i>	8' Ht. B&B
7	PS8	Eastern White pine	<i>Pinus strobus</i>	8' Ht. B&B
65	TOTAL EVG.			



3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

KEY

- = EVERGREEN SCREENING TREES
- = PARKING LOT TREES
- = GREENBELT TREES
- = IRRIGATED SEED LAWN
- = EXISTING TREES W/ TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE; NN

GREENBELT TREES:
REQUIRED: 1 DEC TREE / 30 LF OF STREET FRONTAGE. 60' OF RIGHT OF WAY/ 30 = 2 DEC TREES REQUIRED.
PROVIDED: 2 PROPOSED TREES

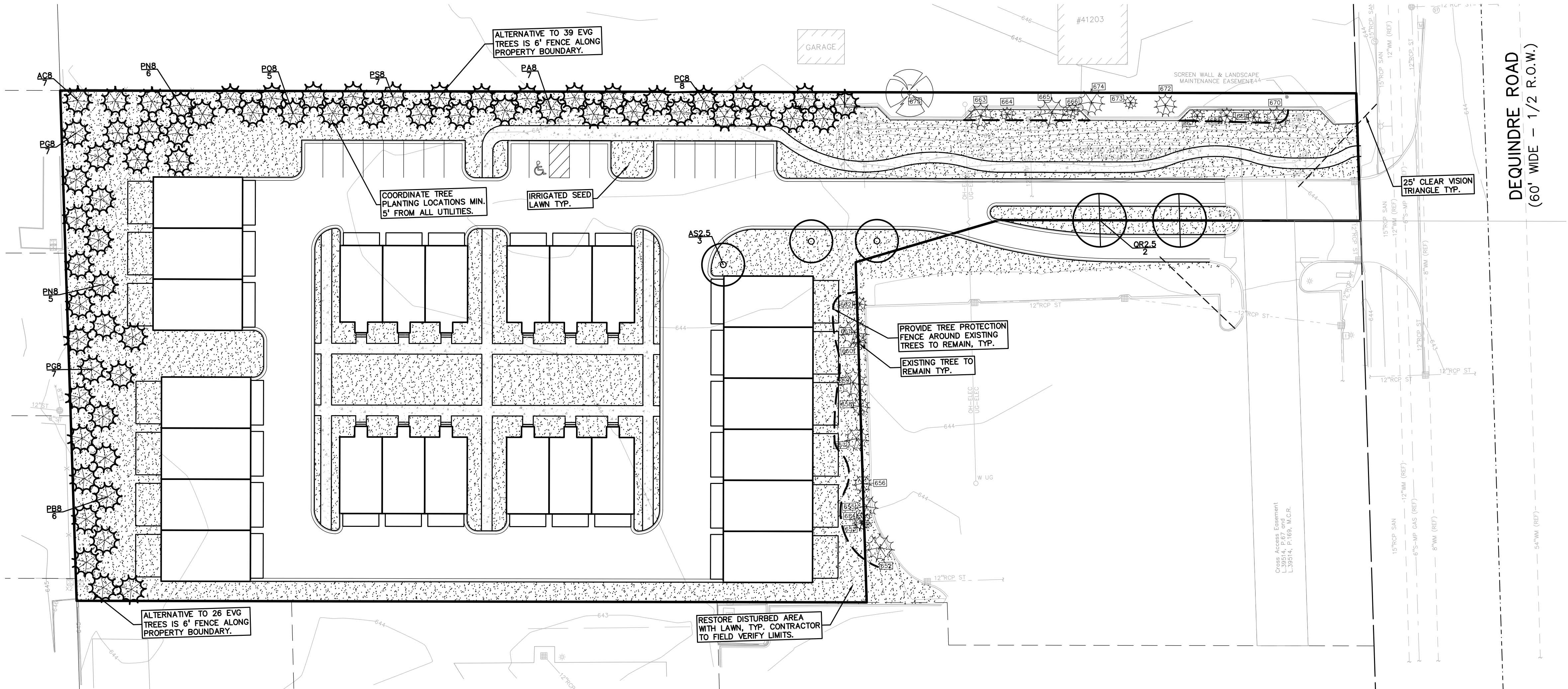
PARKING LOT TREES:
REQUIRED: 1 TREE / 8 PARKING SPACES. 18 SPACES / 8 = 3 TREES
PROVIDED: 3 TREES

REPLACEMENT TREES:
REQUIRED: REPLACE 50% OF REMOVED DBH OF WOODLAND TREES, AND 100% OF REMOVED LANDMARK TREES DBH. 1 WOODLAND AND 1 LANDMARK TREES REMOVED, SEE CALCULATIONS THIS SHEET. 384" DBH CREDIT SAVED, 0 REPLACEMENT TREES REQUIRED.
PROVIDED: 27 EXISTING TREES SAVED, NO REPLACEMENT REQUIRED.

SCREENING TREES:
REQUIRED: 1 LARGE EVG TREE / 10 LF (USE ALT 2: MULTIFAMILY ADJACENT TO SINGLE FAMILY RESIDENTIAL -NORTH & WEST).
- NORTH: 370 LF/10 = 37 LG EVG (6' FENCE ALONG REMAINING PROPERTY BOUNDARY.)
- WEST: 240 LF /10 = 24 LG EVG
PROVIDED: 65 TREES (NORTH- 39 LG EVG; WEST- 26 LG EVG)

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.



S:\PROJECTS\2016-2018\016-368 GFA 18 MILE & DEQUINDRE-1810 Landscape\1810-10 LANDSCAPE-18106.dwg

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
KIMBERLY DIETZ
LANDSCAPE ARCHITECT
NOV 14 2016

NORTH

0 15 30 60
SCALE: 1" = 30'

811 know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

GFA DEVELOPMENT, INC.
988 ELMSFORD DR.
TROY, MI 48063

PROJECT TITLE

GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12,
T.02N, R.11E,
TROY, OKLAND COUNTY, MI

REVISIONS

CONDITIONAL REZONE APP.	6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

S:\PROJECTS\2016\2016-368 GFA 18 MILE & DEQUINDRE-JPS\04g Landscaping\1-10 TREE PRESERVATION-10366.dwg

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
601	EE	25	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
602	NS	6	Norway Spruce	Picea Abies	Very Poor		WOODLAND	R	Y	-
603	EE	14	Siberian Elm	Ulmus pumila	Fair	4	INVASIVE	R	Y	-
604	CC	6	Choke Cherry	Prunus virginia	Poor		WOODLAND	R	Y	-
605	EE	6	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	Y	-
606	EE	22	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	Y	-
607	EE	7	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
608	EE	22	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
609	EE	25	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	Y	-
610	EE	6	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
611	EE	13	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
612	EE	14	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
613	EE	17	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
614	EE	13	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
615	EE	19	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
616	EE	8	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
617	EE	24	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
618	EE	14	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
619	EE	12	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
620	EE	13	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
621	EE	18	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
622	EE	8	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
623	EE	8	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
624	EE	9	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
625	EE	20	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
626	EE	9	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
627	EE	11	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
628	EE	8	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
629	EE	20	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
630	EE	13	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
631	EE	6	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
632	EE	19	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
633	MW	8	White Mulberry	Morus alba	Fair		INVASIVE	R	Y	-
634	EE	12	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
635	EE	14	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
636	EE	8	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
637	EE	20	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
638	EE	9	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
639	EE	22	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
640	MW	7	White Mulberry	Morus alba	Poor		INVASIVE	R	Y	-
641	E	12	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
642	EE	8	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
643	EE	22	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
644	BW	7	Black Walnut	Juglans nigra	Poor		WOODLAND	R	Y	-
645	CA	11	Crab Apple	Malus canadensis	Very Poor		WOODLAND	R	Y	-
646	EE	20	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
647	E	10	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
648	EE	16	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	Y	-
649	EE	7	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
650	BX	20	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y	-
651	EE	13	Siberian Elm	Ulmus pumila	Fair	4	INVASIVE	R	Y	-
652	DF	13	Douglas Fir	Pseudotsuga menziesii	Good		WOODLAND	S	Y	-
653	BS	6	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
654	NS	8	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
655	NS	10	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
656	BS	7	Blue Spruce	Picea pungens	Poor		WOODLAND	S	Y	-
657	NS	10	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
658	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
659	NS	13	Norway Spruce	Picea Abies	Fair		WOODLAND	S	Y	-
660	NS	6	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
661	NS	14	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
662	BS	6	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
663	DF	13	Douglas Fir	Pseudotsuga menziesii	Good		WOODLAND	S	Y	-
664	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
665	DF	15	Douglas Fir	Pseudotsuga menziesii	Good		WOODLAND	S	Y	-
666	BS	6	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
667	BS	6	Blue Spruce	Picea pungens	Fair		WOODLAND	S	Y	-
668	DF	8	Douglas Fir	Pseudotsuga menziesii	Good		WOODLAND	S	Y	-
669	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
670	NS	12	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
671	FC	6	Flowering Cherry	Prunus spp.	Good		WOODLAND	R	Y	REPLACE
672	DF	11	Douglas Fir	Pseudotsuga menziesii	Good		WOODLAND	S	Y	-
673	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
674	NS	12	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
675	RB	22	River Birch	Betula nigra	Fair		LANDMARK	R	Y	REPLACE

KEY

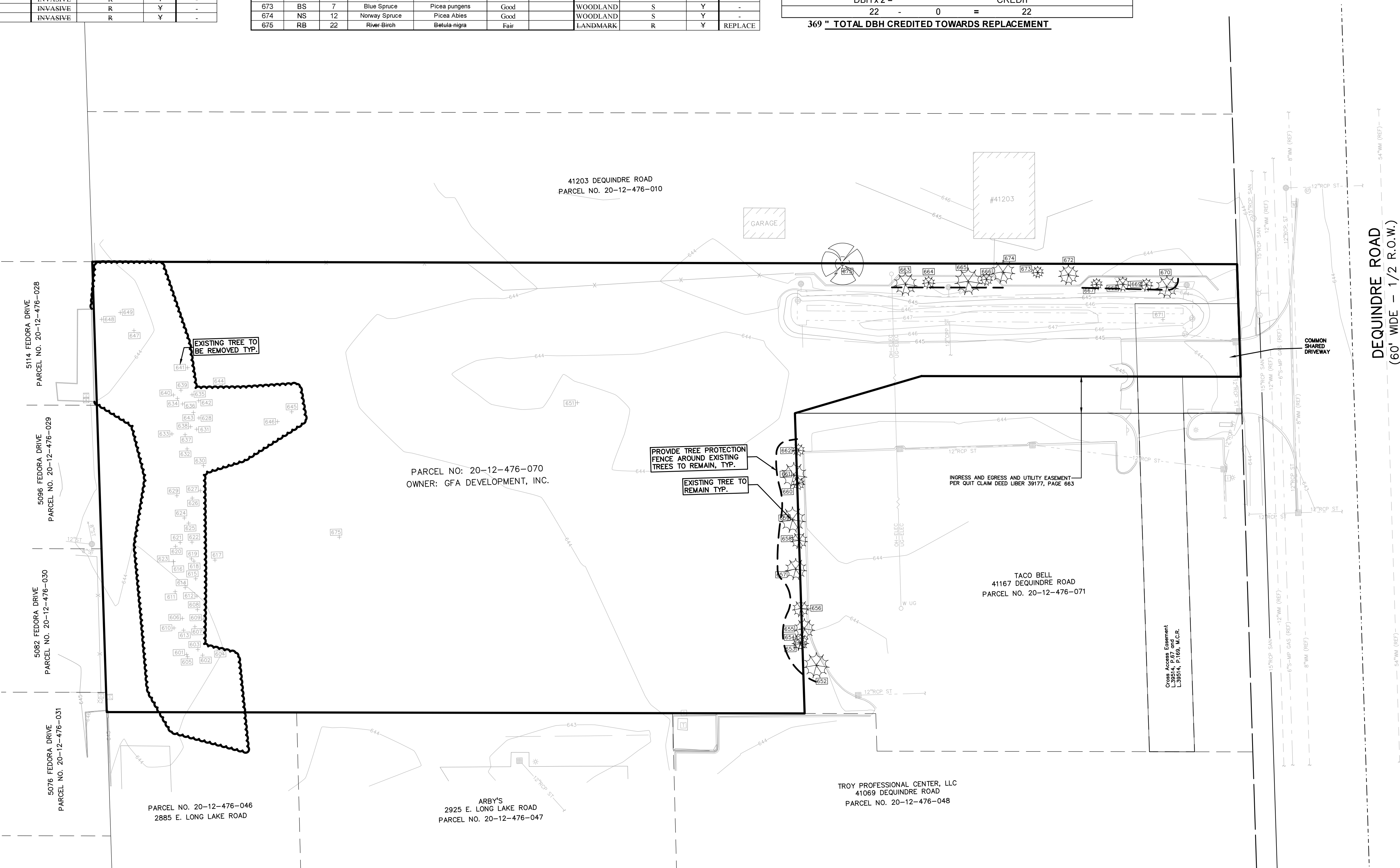
2782

= EXISTING TREES TO REMAIN
WITH TREE PROTECTION FENCING

2782

= TREES TO BE REMOVED

WOODLAND TREES			
WOODLAND TREES REMOVED:	1	(REPLACE AT 50% OF REMOVED DBH)	
6" DBH x 0.5 =	3"	REPLACEMENT	
WOODLAND TREES SAVED:	21	(CREDIT OF 2X DBH)	
197 DBH x 2 =	394"	CREDIT	
3 -	394	= -391	
"	"	<u>DBH REQUIRED FOR WOODLAND REPLACEMENT</u>	
<u>LANDMARK TREES</u>			
LANDMARK TREES REMOVED:	1	(REPLACE AT 100% OF REMOVED DBH)	
22" DBH x 1 =	22"	REPLACEMENT	
LANDMARK TREES SAVED:	0	(CREDIT OF 2X DBH)	
" DBH x 2 =	"	CREDIT	
22 -	0	= 22	
369 " TOTAL DBH CREDITED TOWARDS REPLACEMENT			



PEA GROUP

t. 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
KIMBERLY DIETZ
LANDSCAPE ARCHITECT
NO. 741

NORTH

0 15 30 60

SCALE: 1" = 30'

811

Know what's below.
Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

GFA DEVELOPMENT, INC.
988 ELMSFORD DR.
TROY, MI 48063

PROJECT TITLE

GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12,
T.02N., R.11E.
TROY, OAKLAND COUNTY, MI

REVISIONS

CONDITIONAL REZONE APP.	6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

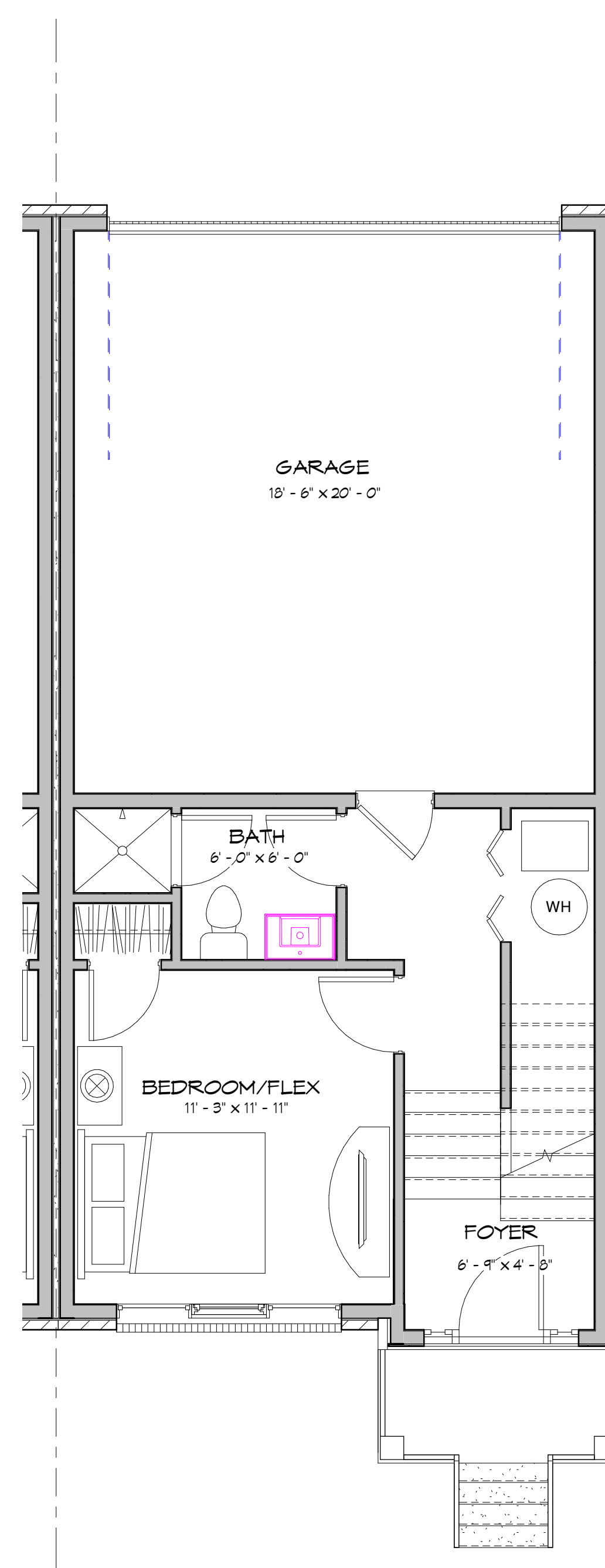
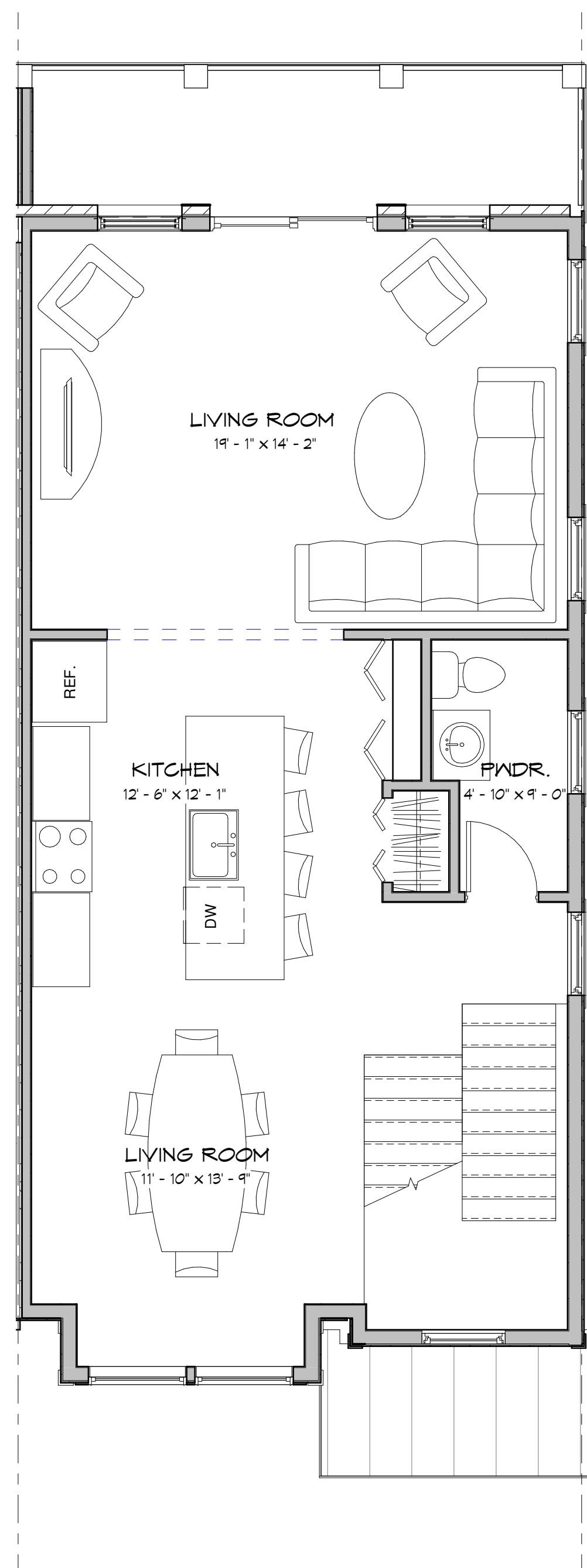
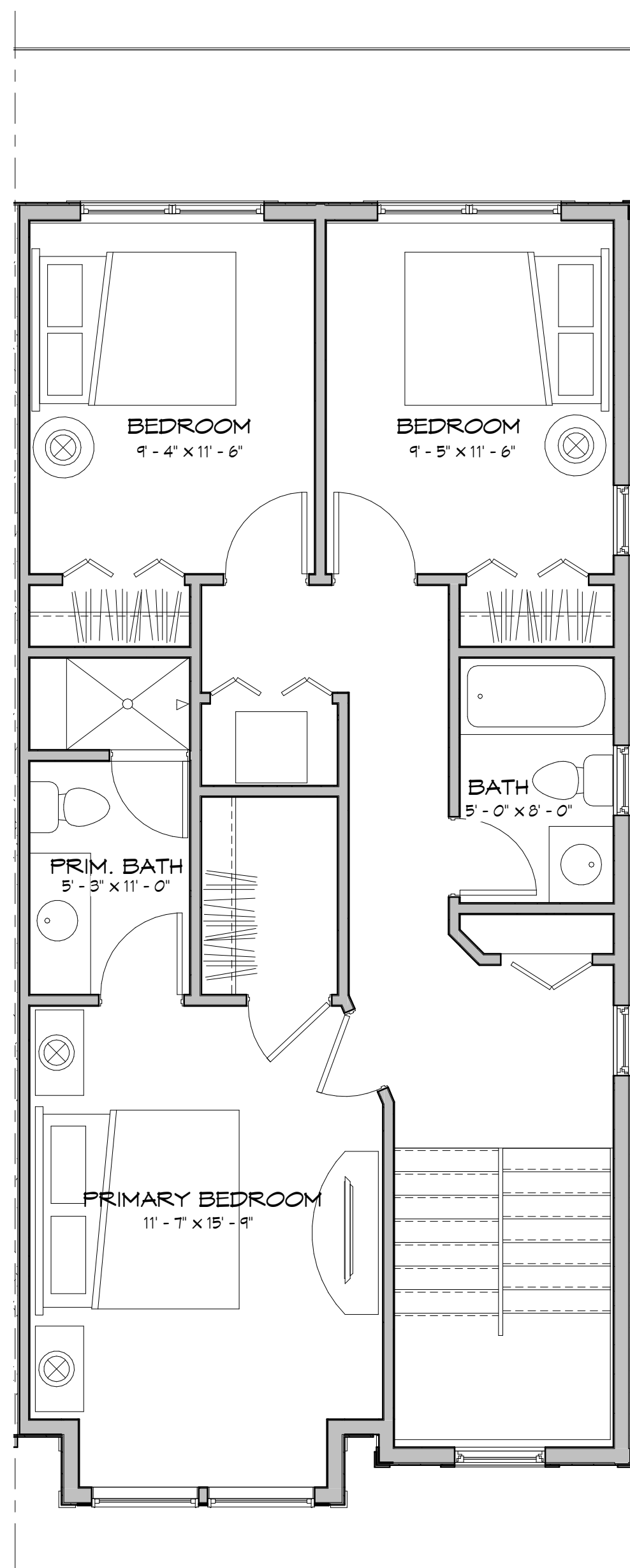
DRAWING TITLE

PRELIMINARY PRESERVATION PLAN

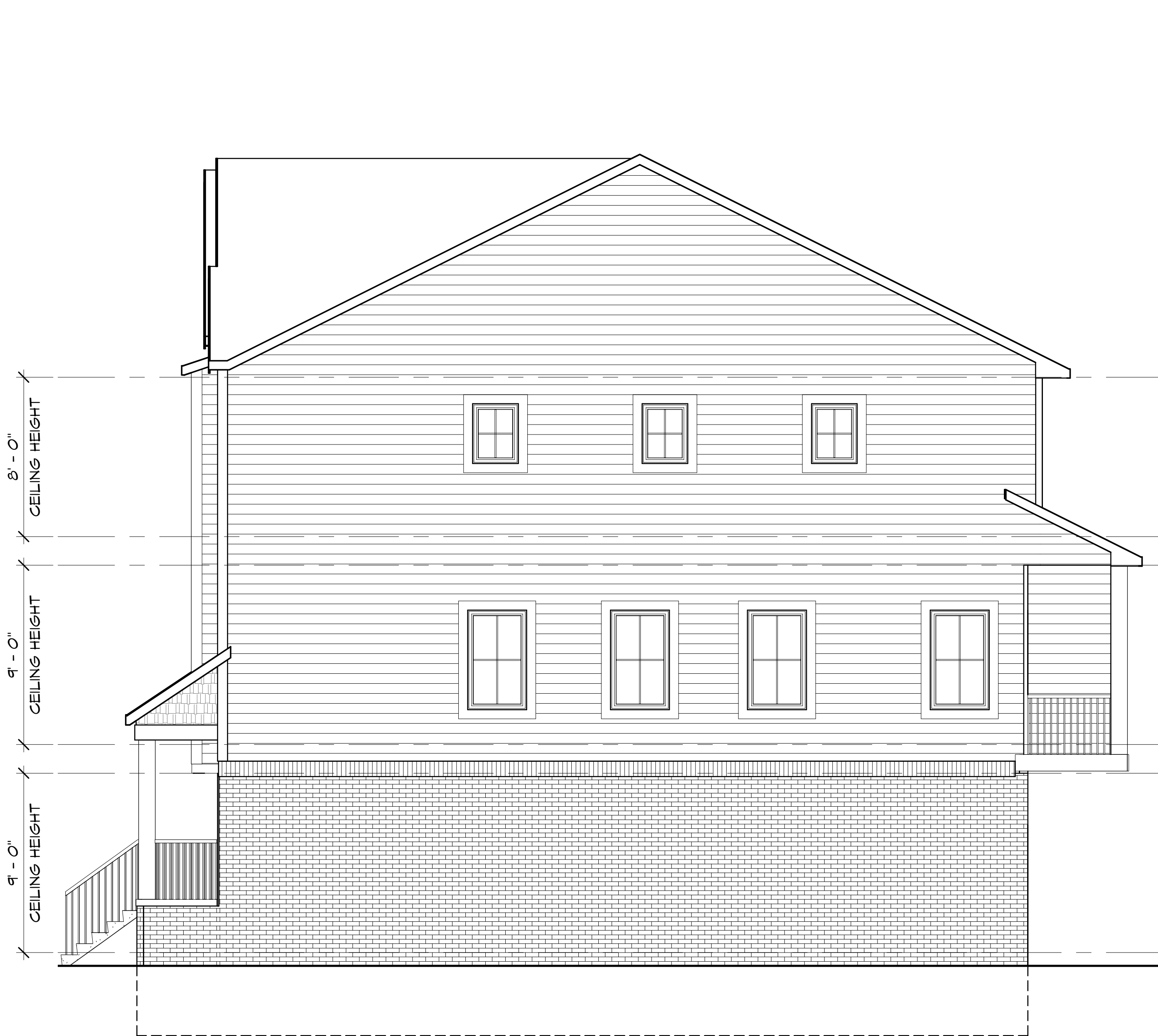
PEA JOB NO.	2016-368
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

T-1.0

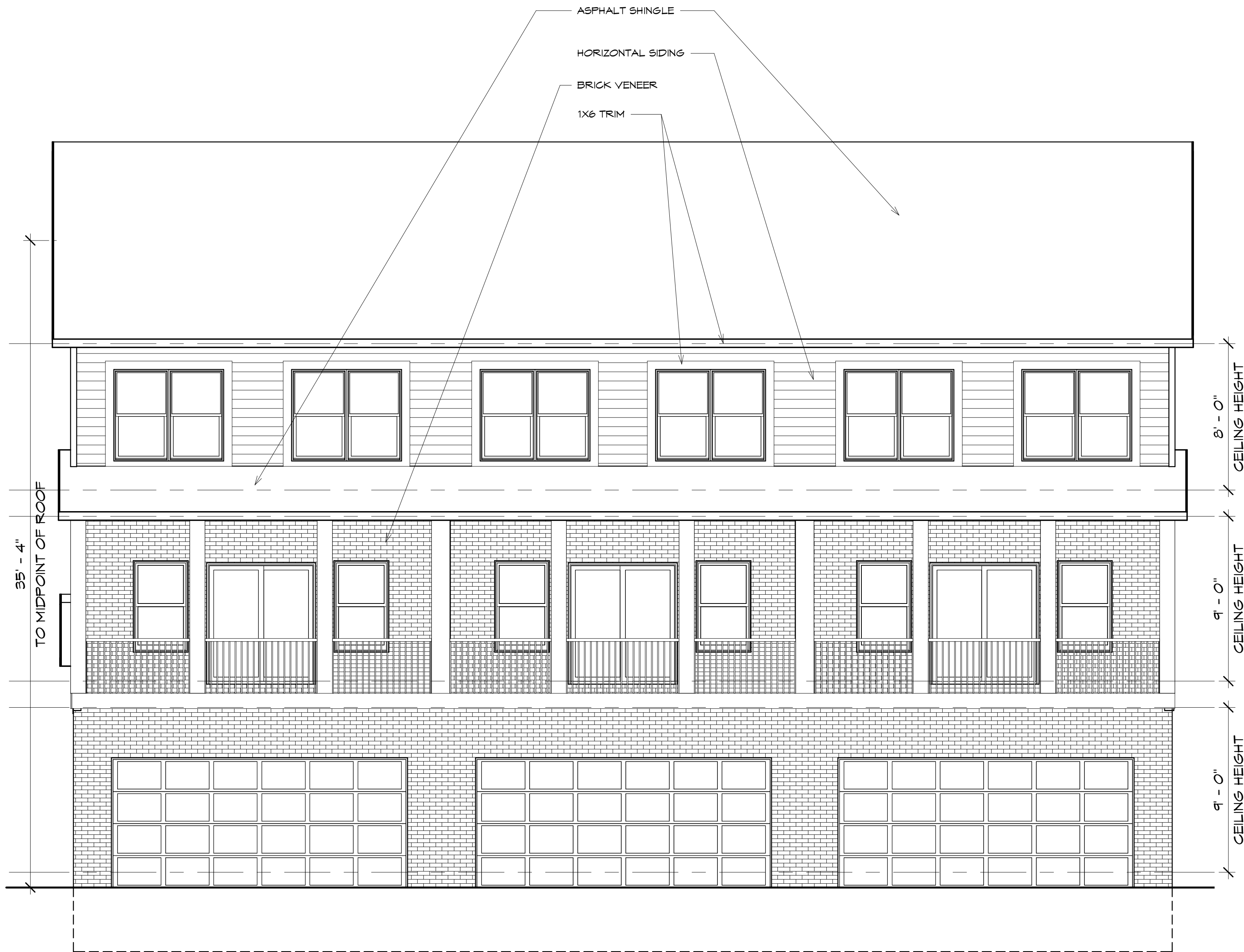






Right Elevation

Scale: 1/4" = 1'-0"



Rear Elecation

Scale: 1/4" = 1'-0"



3D VIEW



2430 Rochester Court, Suite 100
Troy, MI 48083

844.813.2949
peagroup.com

October 21, 2021
PEA Project No: 2016-368

Mr. Brent Savidant
Community Development Director
City of Troy Planning Department
500 W. Big Beaver
Troy, MI 48084

**RE: Conditional Rezoning Application
Parcel # 20-12-476-070
Dequindre Road, north of E. Long Lake Road
City of Troy, Oakland County, Michigan**

Dear Mr. Savidant:

On behalf of **GFA Development, Inc**, we respectfully request a change in the zoning for Parcel # 20-12-476-070.

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting the Zoning Map of the City of Troy be amended to conditionally rezone Parcel Number 20-12-476-070, from Neighborhood Node J and EP to Neighborhood Node J, in order to construct 7-attached single-family dwelling buildings totally 25-units.

Location & Existing Conditions:

The property is located on the east side of Dequindre Road just north of the East Long Lake Road intersection (behind Taco Bell). The parcel is 2.389 acres in size and is currently undeveloped. Surrounding uses include single-family dwellings to the north and west. To the east and south are commercial businesses.

A shared drive exists for the subject parcel and Taco Bell. A landscaped berm, mature trees and 6' high concrete screen wall separate the adjacent residential home and Taco Bell. Underground detention for the Taco Bell is located under the berm.

Existing Zoning & Future Land Use:

Most of the site is zoned NN (Neighborhood Node). The northerly 40-feet of the property is zoned EP (Environmental Protection), to provide a buffer to the adjacent R-1C zoning (One Family Residential District). **(See Exhibit A)**

Prior to 2006, the City of Troy Zoning Ordinance did not have a zoning mechanism to provide open space buffers. Even though there may not be environmentally sensitive issues, the EP (Environmental Protection) zoning district was commonly used to provide a buffer between two different zoning classifications.

According to the Master Plan, The Future Land Use for the subject parcel is Neighborhood Node.

Proposed Use & Site Plan:

Under the proposed rezoning (**see Exhibit B**), the entire site would become a part of the Neighborhood Node J. The existing screen wall and trees would remain adjacent to Taco Bell and new Landscape screening would be provided along the northerly and westerly property lines (residential zoned areas).

With exception to the proposed guest parking, the area currently designated EP will remain an open space buffer.

The existing underground detention area will be expanded to the west to provide the required storm water detention for this development.

The proposed development (**see Site Plan Sheets C-0.0, C-1.0, C-2.0, C-3.1, C-4.0, L-1.0, T-1.0**), shall be limited to 7-buildings and 25 total units. Each unit is an attached three-story single-family residential unit. Each unit will be 1,400 to 1,700-SF and include an attached 2-car garage. The buildings materials shall consist of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials.

Voluntary Conditions:

Under Section 405 of the Zoning Enabling Act, the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land. These conditions result in recognizable and material benefits to the city that would unlikely be achieved otherwise under the site's existing zoning.

The following conditions are provided voluntarily as conditions of rezoning approval:

1. The Site Plan is a condition of approval.
2. Screen wall and trees adjacent to Taco Bell shall remain.
3. Development shall be limited to a maximum of 7-buildings with 25 total units.
4. Maximum Building Height shall not exceed 3 story or 35'4" in height.
5. Minimum guaranteed Open Space shall be 15%.
6. Minimum guaranteed Landscape Area shall be 15%
7. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials.
8. Each Unit shall have a 2-car garage. A minimum of 10-guest parking space shall be provided.
9. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.
10. Minor modifications to the site plan shall be permitted and administratively approved by the Community Development Director. Minor changes would not adversely or substantially affect the conditions of the rezoning.

Rezoning Standards:

As set forth in Section 16.03.C, the Planning Commission shall consider the following:

1. The proposed rezoning is consistent with the Master Plan. If the current zoning is in the material conflict with the Master Plan, such conflict is does to one of the following:

- a. A change in City policy since the Master Plan was adopted.*
- b. A change in conditions since the Master Plan was adopted.*
- c. An error in the Master Plan.*

- The City of Troy Master Plan designates the subject parcel as Neighborhood Node J.
- Node J is defined as predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial, identifying opportunities for small office mixed-use and variations in floor area to allow for a wide range of commercial types. Pedestrian access to the adjoining area and effective screening should be primary areas of focus during the site design process.
- The proposed townhouse development is a less intense use than a commercial or small office mixed-use.
- Landscape screening will be provided along residential zoning districts.

2. The proposed rezoning will not cause nor increase any non-conformity.

- There are no natural features to protect on this parcel, as per the definition of EP. The EP zoned area was provided to create an open space buffer from the commercial businesses to the single-family residence.
- Rezoning the EP area to Neighborhood Node will not provide any noticeable visual difference to what is currently provided. The proposed screening satisfies the intent to provide a buffer as was intended by the then Planning Commission. Additional landscape screening will be provided along the northerly property line.

3. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

- The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of:
 - Environment
 - Density
 - Traffic volumes
 - Aesthetics
 - Infrastructure
 - Potential influence on property values
- All public utilities are available at the property and sized to accommodate the develop.
- Dequindre Road is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.

4. The rezoning will not impact public health, safety, or welfare.

- The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety and welfare.

5. The rezoning will ensure compatibility with adjacent uses of land.

- Rezoning to NN is constant with the Future Land Use Map.
- The proposed number of multiple-family dwelling units is consistent with the characteristics of surrounding buildings and uses.
- Rezoning would create a uniform district that could not be provided prior to the Michigan Zoning Enabling Act.
- The Townhouse development will provide a transition between the Commercial Businesses and the Single-Family District.

Rezoning Standards / Reasons of Recommendation:

- A. Creates a uniform Zoning district that could not be provided prior to the Michigan Zoning Enabling Act.
- B. The site's physical and other environmental features are compatible with the proposed number of multiple-family dwelling units.
- C. The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- D. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.
- E. The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety and welfare.
- F. There is an apparent demand in the City for multiple-family dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
- G. The rezoning of the property does not unreasonably impact the adjacent properties.

The proposed rezoning will allow the site to be developed in a manner consistent with the City of Troy's Master Plan and maintain the intended open space buffer between proposed condominium and the existing single-family homes.

Thank you for your consideration,

PEA Group, Inc.

John B. Thompson, PE
Senior Project Manager

Cc: Gary Abitheira, GFA Development, Inc.

Attachment: Application

Exhibit A – Existing Zoning
Exhibit B – Proposed Zoning
Exhibit C – Site Plan

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on October 26, 2021, in the Council Chamber of the Troy City Hall. Chair Krent presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
Sadek Rahman
Jerry Rauch
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director
Ben Carlisle, Carlisle Wortman Associates
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2021-10-074

Moved by: Faison

Support by: Rauch

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2021-10-075

Moved by: Lambert

Support by: Tagle

RESOLVED, To approve the minutes of the October 12, 2021, Regular meeting as submitted with one typographical error that has been corrected.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

ZONING ORDINANCE TEXT AMENDMENT

5. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 256)
– Residential Uses in BB Zoning District

Mr. Savidant said the intent of the proposed Zoning Ordinance Text Amendment is to provide flexibility for developers when renovating existing multi-story buildings and constructing new multi-story buildings in the Big Beaver zoning district. He said the amendment would permit some residential use in appropriate locations on the first floor for sites located on Big Beaver and arterials, which presently residential uses are permitted only on upper floors.

PUBLIC HEARING OPENED

There was no one present to speak.

PUBLIC HEARING CLOSED

Ms. Perakis expressed opposition to the proposed text amendment. She said it is clearly a contradiction to the Master Plan, that she sees no unique circumstances that would warrant a rezoning, that we are not permitted to rezone property simply to make a more valuable use, and we are not permitted to rezone property to reassure a developer is able to maximize their profits. Ms. Perakis said she had hoped the developer who initiated the email message was present to address the Board.

Mr. Rauch said he supports the proposed text amendment with a Special Use requirement. He does not think one solution fits all. Mr. Rauch asked what would happen to parking lots if residential is developed. He addressed office vacancy, walkability in downtown area and potential opportunity for developers.

Mr. Savidant said it would be a simple change to the proposed text amendment to change the first floor lodging to a Special Use requirement. He said a Special Use application would add an additional layer to the application process and Special Use standards would apply. He said it could be a better step in direction for the developer. Mr. Savidant said approval of a Special Use by the Planning Commission would be subjective.

There was discussion on:

- Potential of residential development attracting more commercial development.
- Viable walkability throughout City.
- Existing buildings with residential on first floor; relationship to Big Beaver.
- Consensus to revise amendment to require Special Use application.

Resolution # PC-2021-10-076

Moved by: Lambert

Support by: Hutson

RESOLVED, To recommend that Chapter 39 of the Code of the City of Troy be amended to revise Table 5.04.C-1, Line 2 for Residential Lodging, to amend that “P” be changed to “S” for the items that are listed on the line and the footnote to be revised as well.

Yes: All present (9)

MOTION CARRIED**PRELIMINARY SITE PLAN REVIEWS**

6. PRELIMINARY SITE PLAN REVIEW - (SP JPLN2021-019) – Proposed Motor City Church, East side of Livernois, North of Big Beaver (3668 Livernois), Section 22, Currently Zoned R-1C (One Family Residential) District

Mr. Tagle asked to recuse himself from this item because his architectural firm is involved in the project.

(Mr. Tagle exited meeting at 7:25 p.m.)

Mr. Carlisle gave a review of the Preliminary Site Plan application for Motor City Church. He identified the “dome” area and “school” area, noting the school would turn into the church. He identified the site and building changes proposed, noting there are no significant changes to the site and building arrangement. Mr. Carlisle addressed the proposed demolition of the “dome” church and Special Use that applies to the entire site. He said the landscaping is compliant apart from the required number of interior trees within the parking lot. He reported the applicant is asking the Planning Commission to consider a parking lot landscaping deviation. Mr. Carlisle recommended approval of the application with the condition to provide required bicycle parking.

Discussion among Board and administration:

- Proposed split of properties as relates to parking.
- Condition approval on property split.
- Current use of “dome” church.
- Explanation of Special Use as relates to proposed and future development.
- Condition approval on existing “dome” church does not function as church.
- Height and width of Livernois elevation.

Present were Rachel Pisani, representative of Motor City Church, and Project Architect Michele Sargeant of John Tagle Associates.

Ms. Pisani said the property was acquired from Zion Christian Church in October 2019. She gave a brief history of the Motor City Church since its launch on March 15, 2020. She addressed its online services through the pandemic, its involvement in community projects and its commitment to the community. Ms. Pisani said Motor City Church wants to update the building to make it more attractive and inviting. She addressed the use of the chapel, growth in congregation, offering of multiple services and parking sufficiency. Ms. Pisani said their intent is to sell the property to the north for future development. She said Motor City Church would open other campuses should the congregation grow beyond its current capacity to keep the small community church feel. Ms. Pisani addressed present uses of the buildings, the new playground and demolition of the “dome” church building.

There was discussion on:

- Ownership of property.
- Size of congregation; growth potential.
- Vision of property to north for future development.
- Current and future uses of buildings.
- Parking lot improvements.
- Size of property; 22 acres total, 8 acres for proposed development.
- Potential change of use in future; review by Planning Commission.

Mr. Carlisle explained how the underlining zoning and Special Use for a place of worship relates to the entire property, the proposed development before the Board and future development or redevelopment of the remaining property.

Mr. Savidant stated the sanctuary area of the “dome” cannot be used as a church, but a classroom can be used as an ancillary use.

Ms. Sargeant clarified Motor City Church is currently using the “dome” building until the proposed new building is built out. She gave dimensions of the proposed entry addition as 24 feet in height and an estimated 30 feet in width, and confirmed the rendering is a view from Livernois. Ms. Sargeant addressed landscaping of the existing parking lot. She said the intent is for a tree-lined entrance, a landscaped area in the front and in the center with sidewalks and walkways throughout an improved parking lot.

After a lengthy discussion on landscaping the parking lot, there was consensus by the Planning Commission and the applicant to break up the parking lot into six islands and provide 12 additional trees within the parking lot.

Resolution # PC-2021-10-077

Moved by: Rauch
Support by: Lambert

RESOLVED, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Motor City Church, East side of Livernois, North of Big Beaver (3668 Livernois), Section

22, Currently Zoned R-1C (One Family Residential) District, be **GRANTED**, subject to the following conditions:

1. Provide two (2) bicycle racks.
2. Six islands with 12 trees be provided in the parking lot.
3. That the present use of the sanctuary be discontinued at the time of completion of the new building and the new building takes over that use as a sanctuary.

Discussion on the motion on the floor.

Mr. Lambert acknowledged that adding trees in the interior parking lot not only improves safety but also helps to dissipate heat from the asphalt.

Vote on the motion on the floor.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman, Rauch
(Tagle recused)

MOTION CARRIED

(Mr. Tagle returned to meeting at 8:15 p.m.)

7. PRELIMINARY SITE PLAN REVIEW (JPLN 2021-0013) – Proposed Center Court at Butterfield 48-unit Townhome Development, North side of Butterfield, South of Big Beaver, West of Crooks (Parcels 88-20-29-226-021, -022, -023), Section 29, Currently Zoned MF (Multiple Family Residential) District

Mr. Carlisle reviewed the changes to the Preliminary Site Plan application for Center Court at Butterfield since last reviewed by the Planning Commission at their October 12, 2021 meeting. He indicated the changes relate to an overall net loss of four (4) units, a larger recreational area in the center of the site, an increase in recreation space and decrease in building coverage. Mr. Carlisle said the applicant added windows to both the side elevation and the front door entrance based on Planning Commission comments. He indicated no changes were made to the guest parking spaces initially addressed in his report. Mr. Carlisle said the application meets all requirements of the multiple family residential district and recommended approval with conditions to revise guest parking spaces and to address elevations and materials as directed by the Planning Commission.

Discussion among Board and administration:

- Pedestrian crosswalk at entrance; layout in angle and termination.
- Non-symmetry of buildings to accommodate fire apparatus.
- Open space / recreation space.
 - Definitions.
 - Interpretation / intent of Zoning Ordinance.
- Various municipality calculations on open space, occupancy, price points.
- Sidewalks; location, conflict with seating areas and material.

Mr. Carlisle read the definition of open space noting that sidewalks would be counted as open space. He said the proposed sidewalk/pathway constitutes recreation space but there is no definition of recreation space.

Erion Nikolla of Eureka Building Company addressed reducing the units by four (4) to provide for more recreation space, a bigger playground and additional family activities. Mr. Nikolla indicated he is open to making a sidewalk track on the perimeter of the property and of a different material such as black tar or pavers. He said glass was added to the center door of the entrances and windows to the side elevations.

There was discussion on:

- Side elevations; prominence of windows.
- Landscaping; push back landscaping in middle.
- Location of sidewalks.
 - Jogging/walking path around property perimeter.
 - Material of path.
- Guest parking.
 - No requirement to provide.
 - Elimination of some spaces to ease reversing out.
 - Adding landscaping along side of building.
- Widening sidewalk to seven (7) feet.
- Entrance doors; provide overhang for protection from inclement weather.

Resolution # PC-2021-10-078

Moved by: Lambert
Support by: Faison

RESOLVED, The Planning Commission recommends that Preliminary Site Plan approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Center Court at Butterfield 48-unit Townhome Development, North side of Butterfield, South of Big Beaver, West of Crooks (Parcels 88-20-29-226-021, -022, -023), Section 29, Currently Zoned MF (Multiple Family Residential) District, be **GRANTED**, subject to the following:

1. Revise the guest parking spaces to reduce the number of spaces to allow landscape buffers between the vehicles and those guest parking spaces.
2. Revise the perimeter walkway so that it would be extended out farther to avoid the seating areas around the corners of the site and to use enhanced concrete.
3. Widen the sidewalk to seven (7) feet.
4. Push back landscaping to expand the open space.
5. Revise pedestrian crosswalk layout at the front of the building to make it more logical and safer.

Yes: All present (9)

MOTION CARRIED

CONDITIONAL REZONING

8. **CONDITIONAL REZONING - (CR JPLN2021-001)** – Proposed Pine View Condominiums, West side of Dequindre, North of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”)

Chair Krent announced the applicant has requested to give a statement prior to the presentation of the application by staff.

Applicant Gary Abitheira asked that Commissioner Rauch recuse himself from this item due to a conflict of interest. Mr. Abitheira acknowledged a letter from his attorney that Commissioner Rauch has entered into a lawsuit against developer Sam Stafa relating to a Neighborhood Node development near the home of Commissioner Rauch. Mr. Abitheira believes that Commissioner Rauch has a conflict of interest with all Neighborhood Node developments.

Mr. Rauch said he does not understand how he could have a conflict of interest on the application before the Board this evening. He said the lawsuit to which the applicant is referring relates to potential flooding on his property as a result of a Neighborhood Node development near his home.

Mr. Motzny referenced material he researched on conflicts of interest from the Troy Board and Committee Appointee Code of Ethics, State Law with regard to Public Officers, Planning Commission Bylaws, Parliamentary Procedure and the Michigan Planning Enabling Act.

Mr. Motzny concluded that a Board member himself/herself must disclose a potential conflict of interest. If the member does not believe there is a conflict, the Board cannot compel that member not to vote. If the member discloses a potential conflict of interest, the remaining members can conduct a vote whether the member should be disqualified.

Mr. Rauch said the lawsuit to which the applicant refers relates to the Neighborhood Node located at Crooks and Wattles and the potential flooding onto his property. Mr. Rauch said any decision on the application before the Commission this evening would have no impact on his property. He declared no conflict of interest on the application before the Board this evening.

After a brief discussion, it was the consensus of the Board to move forward because there was no conflict of interest disclosed by Mr. Rauch.

Mr. Savidant reported there are no changes to the Conditional Rezoning application since it was last reviewed by the Planning Commission at its August 24, 2021 meeting, with exception of clarification on the height of the 3-story building at 35 feet, 4 inches. Mr. Savidant reminded the Board of the two failed Resolutions with a 4-4 vote, one for approval and one for denial. He said the application and public hearing was scheduled at the September 27, 2021 City Council meeting but the applicant pulled the item prior

to City Council consideration and asked to come back to the Planning Commission for reconsideration.

Mr. Tagle asked the Planning Consultant to give a brief review of the application because he was absent from the August meeting.

Mr. Carlisle addressed the 40-foot wide strip of EP zoning and referenced the action taken by the Planning Commission at their November 19, 2020 meeting to postpone the item to allow the applicant to submit a conditional rezoning application to rezone the EP portion so it could be used for guest parking.

Mr. Carlisle said the southern portion of the property is a by-right development. He noted of significant importance are the applicant's voluntary conditions numbered 1, 4, 7 and 8. Mr. Carlisle addressed the landscaping, required screening at the southern edge of the property, the engineering department pedestrian connection improvements, shared access to the site with Taco Bell, maximum height not to exceed 35 feet, and design and site plan standards.

Mr. Carlisle referenced the failed Resolutions at the August 24, 2021 Planning Commission meeting and the applicant's request to be considered again by Planning Commission.

Mr. Carlisle recommended that the Planning Commission recommend to the City Council to grant the Conditional Rezoning and Preliminary Site Plan application with the conditions as identified in his most recent report dated October 19, 2021. He asked the Planning Commission to consider the applicant's request to use a fence in lieu of the required landscape screening.

There was discussion on:

- Crash data provided in the agenda packet.
- Anticipated traffic impact, as relates to office and residential.
- Traffic backup mentioned during public comment.
 - No information to support.
 - Queuing for drive through resulting in backup; no issues reported to police.
- Building orientation as relates to design standards.
 - Memorandum prepared and provided by Zoning Administrator relating to building orientation.
 - Role of Zoning Administrator to interpret the Zoning Ordinance.
 - Site Type B, Building Form C, permitted use.
- Confirmation that application meets open space requirement (15%).
- Master Plan survey results with respect to desirable residential.
- Transition and compatibility of development.
- Ownership of access (easement).

Mr. Abitheira addressed previous actions taken by Planning Commission on the shared entrance with Taco Bell. He addressed Taco Bell hours of operation, timing of accidents, curb cuts, queuing of drive-through traffic, housing that attracts young professionals and the initial request by a former Planning Commission member to eliminate the EP zoning district. Mr. Abitheira distributed to the Board a map/site plan of the Taco Bell property and his property in 2007, at which time the subject property was zoned O-1. He addressed ingress/egress of the properties and traffic.

Mr. Savidant addressed his memorandum and interpretation of the Zoning Ordinance on building orientation.

Chair Krent opened the floor for public comment.

There was no one present who wished to speak.

Chair Krent closed the floor for public comment.

An email message from Laura and Mike Lipinski, 4233 Carson, Troy, in opposition of the proposed application was provided to the Board prior to the beginning of tonight's meeting.

Mr. Tagle brought it to the attention of the Board and audience that the Lipinski's do not live near the proposed application and the development would have no impact on their property.

Mr. Carlisle said clearly there is a disagreement with the interpretation of the Zoning Ordinance by the Zoning Administrator and him on the issue of building entrance frontage. He addressed transition, urban characteristics and compatibility on the subject site and its surrounding properties, noting it could be determined more urban than not. Mr. Carlisle said townhomes or lower-scaled density multi-family residential has been traditionally an appropriate transition buffer from single family to commercial, one story or multi-story commercial.

Mr. Carlisle said the proposed use is an appropriate transitional use from adjacent single family and commercial that fronts on Dequindre and Long Lake. He said based on the intent of the Neighborhood Node, this Neighborhood Node might not be the vision the City wants to achieve there so it is difficult to compare with what is there now. The intent was for multi-family and other mixed use types of products.

Mr. Carlisle said results from the Master Plan survey indicated residents do not want more townhomes but he would like to make it clear to the Planning Commission that townhomes are a permitted and by-right building form in this district; and the application meets the standards of a Neighborhood Node for a by-right development. He said discussion this evening is whether to conditionally rezone the EP part of the site plan to Neighborhood Node. He said if the applicant removed the EP request from the application and came in with a by-right development where there is no proposed development on the EP portion, the recommendation would be for approval because it

is a transitional land use and product supported by the Zoning Ordinance for that particular site.

Mr. Rauch said he does not think townhomes in this instance are transitional versus single family. He says when the Planning Consultant states that a development is a by-right development, it feels like he is being bullied to do whatever the recommendation is from the Planning Consultant.

Mr. Savidant again addressed traffic data provided and the approval in 2006 of the relationship between the subject property and Taco Bell. He said office would be another transitional use and stated office would generate more traffic than multiple family residential. Mr. Savidant addressed the development rights of the property owner and said he does not think it is fair or proper to deny an application based on traffic or existing conditions that have been in place for the past 15 years.

Mr. Savidant stated there is a wide range of different uses that are permitted by right in Neighborhood Nodes, including townhomes and other forms of residential, office and commercial.

Mr. Abitheira requested to construct a 6-foot high decorative fence on the south side of the property in lieu of the required landscaping. He shared that the property is very tight and it would be somewhat of a challenge to landscape.

Mr. Abitheira said he owns the cross access easement property at the Taco Bell entrance up to Dequindre Road and the title work process will verify that.

Resolution # PC-2021-10-079

Moved by: Tagle
Support by: Faison

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **GRANTED**, for the following reasons:

1. The request complies with the Master Plan.
2. The EP district does not include any significant natural features.
3. The rezoning would permit greater flexibility in use and development of the property.
4. The conditions offered by the applicant reasonably protect the adjacent properties.
5. The rezoning would be compatible with surrounding zoning and land use.
6. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Submit photometric plans and fixture details prior to Final approval.
2. Address Engineering Department comments related to pedestrian connection prior to Final approval.
3. Provide site landscaping calculation.
4. Indicate siding material.
5. Provide conditional rezoning agreement prior to City Council consideration.
6. That the barrier on the south property line be a fence in lieu of landscaping.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Rahman, Tagle

No: Perakis, Rauch

MOTION CARRIED

OTHER ITEMS

9. **PUBLIC COMMENTS** – For Items on the Agenda

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENT**

Mr. Tagle stated for the record in all his years on the Commission he has never felt bullied by the Planning Consultant, and he thought the comment inappropriate.

Mr. Faison said the conversation about transition was interesting. He said he accepted both the applicant's comments about the ranch being able to redevelop into something taller and Mr. Carlisle's comments about the projects on the corner not necessarily being what the Board would like the node to be and what the node could be. He said he thinks it might be more appropriate to look at what could be there.

Mr. Faison addressed the issue of the entrances on the street. He said he has read the language several times and the memorandum prepared by staff. He said he sees the logic of the approach taken in the interpretation of the Zoning Ordinance by the administration. Mr. Faison questioned if the matter should be discussed during a meeting or if each member individually should decide.

Mr. Lambert informed the Board that at last evening's meeting, City Council voted to name the park next to the skate park the *Jeanne Stine Community Park*.

Ms. Perakis said she appreciated Mr. Faison's comments on transition. Ms. Perakis shared favorable comments on the Citizens Planner course she is taking and looks forward to getting her certification in a week.

Mr. Rauch formally requested his communication on the Zoning Ordinance interpretation for primary building entrances in Neighborhood Nodes and the proposed text amendment be placed on an agenda for discussion.

Mr. Rauch addressed his comment on bullying. He said it appears that if there are objections to an application, the members often hear from the staff or the consultant that the application is a by-right development. He wished that Ms. Dufrane were in attendance this evening to provide an explanation on the subjectivity of the Zoning Ordinance relating to transition, compatibility, open space and recreation space. He considers those items to be subjective. Mr. Rauch said some of the answers to questions have been along the lines that an application is allowed within the form based district and the Board should approve. He said it completely takes the subjectivity out of a determination. Mr. Rauch addressed changes in the density of residential developments within the last five years, noting the survey shows that residents are not happy.

Ms. Malalahalli asked that the Board be provided a clear understanding of the open space requirements and how open space is defined.

Chair Krent asked that the Board be advised of a better definition of recreation space.

Mr. Savidant asked that there be a formal resolution to place Mr. Rauch's communication on an agenda. Mr. Savidant said he does not think it is appropriate that the Zoning Administrator, which he serves as and as a representative of the City Manager, is put in a position to debate or defend an interpretation of the Zoning Ordinance. He said he is not sure if that was the intent of Mr. Rauch but that he hesitates to go down that path. Mr. Savidant asked to confer with the City Attorney prior to placing the item on an agenda for discussion.

Chair Krent stated he never felt bullied by Mr. Carlisle, he appreciates Mr. Carlisle's excellent perspective on the Zoning Ordinance and Master Plan and that he conducts himself in a professional manner to get things done. Chair Krent addressed the upcoming Michigan Association of Planners Conference that again is a virtual event this year. He encouraged Board members to participate.

Mr. Savidant said the beauty of remote sessions at the Michigan Association of Planners Conference is that one can view all the sessions offered.

Mr. Rauch said he would hold off on a formal resolution so that the administration can confer with the City Attorney.

Ms. Malalahalli asked that the Board be provided a clear understanding of the open space requirements and how open space is defined.

Chair Krent asked that the Board be advised of a better definition of recreation space.

Mr. Savidant asked that there be a formal resolution to place Mr. Rauch's communication on an agenda. Mr. Savidant said he does not think it is appropriate that the Zoning Administrator, which he serves as and as a representative of the City Manager, is put in a position to debate or defend an interpretation of the Zoning Ordinance. He said he is not sure if that was the intent of Mr. Rauch but that he hesitates to go down that path. Mr. Savidant asked to confer with the City Attorney prior to placing the item on an agenda for discussion.

Chair Krent stated he never felt bullied by Mr. Carlisle, he appreciates Mr. Carlisle's excellent perspective on the Zoning Ordinance and Master Plan and that he conducts himself in a professional manner to get things done. Chair Krent addressed the upcoming Michigan Association of Planners Conference that again is a virtual event this year. He encouraged Board members to participate.

Mr. Savidant said the beauty of remote sessions at the Michigan Association of Planners Conference is that one can view all the sessions offered.

Mr. Rauch said he would hold off on a formal resolution so that the administration can confer with the City Attorney.

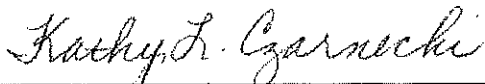
11. ADJOURN

The Regular meeting of the Planning Commission adjourned at 10:45 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarnecki, Recording Secretary

CONDITIONAL REZONING AGREEMENT

THIS **CONDITIONAL REZONING AGREEMENT** is hereby entered into and among **GFA DEVELOPMENT INC.**, a Michigan Corporation ("Developer" and "Owner"), whose address is 985 Elmsford, Troy, Michigan 48083, and the **CITY OF TROY**, a Michigan Municipal Corporation ("City"), on 500 W Big Beaver, Troy Michigan, 48084.

RECITALS:

A. The Owner is currently the fee owner of real property located of vacant property the west side of Dequindre, north of Long Lake Road, Troy, Michigan, more specifically described on Exhibit A attached hereto ("Development Parcel").

B. The Owner/Developer has purchased the Development Parcel and intends to improve the Development Parcel as an attached multi-family residential townhouse development.

C. In order to facilitate the sale of the development, the Developer desires to have the Development Parcel be re-zoned from Neighborhood Node ("NN") and Environmental Protection ("EP") to NN per section 16.04 of the Neighborhood Node "J" under the Troy

Zoning Ordinance.

D. The Developer has voluntarily offered to enter into the Conditional Rezoning Agreement consistent with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

E. This Conditional Rezoning Agreement is made by the City pursuant to authority granted to the City under MCLA §125.3405, as amended.

F. The City, by action of its City Council at its meeting of _____, 202_, has accepted the offer of the Owner/Developer to enter into this Conditional Rezoning Agreement.

ARTICLE 1

DEFINITIONS AND COVENANTS

1.1 "Effective Date" means the date of _____, 202_, which is ten (10) days after the execution of this Conditional Rezoning Agreement by the City.

1.2 "Improvements" means (a) acquisition of building permits; or (b) submission of required site bonds to the City; or (c) on-site improvements such as site grading, in-ground utility changes, and building staking.

1.3 "Troy Zoning Ordinance" means Chapter 39 of the Code of the City of Troy.

1.4 "Zoning Enabling Act" means the State of Michigan's Act 110 of the Public Acts of 2006, as amended (MCLA §125.3101, et. seq., as amended).

1.5 "Zoning Parcel" means parcel number 88-20-12-476-070 with approximately 2.38 acres, legally described in Section 12 from NN Neighborhood Node "J" and EP (Environmental Protection) to NN Neighborhood Node "J" in Exhibit A attached hereto.

ARTICLE 2

DESCRIPTION OF DEVELOPMENT

2.1 **Development Description.** The development involves the construction of an attached multi-family townhome with attached buildings community on the Development Parcel as referenced in Exhibit B attached hereto.

2.2 **Zoning Parcel.** The Development Parcel is described in Exhibit B attached hereto.

2.3 **Current Ownership of Development Parcel.** The Development Parcel is currently owned by the Owner/Developer and has fee title to the development Parcel, as the Owner, which does not require a further act or deed. The Owner/Developer shall have the subsequent right, if it desires, to assign or transfer the fee title of the Development parcel to another entity or an entity to be formed, and this Conditional Rezoning Agreement shall be assigned to that entity.

2.4 **Site Plan.** The documents, drawings and submittals for the Development Parcel which constitute the Preliminary Site Plan are identified on PEA Group Sheet Nos. C.0.0 Cover Sheet, C.1.0 Topographic Land Survey, C.2.0 Preliminary Site Plan, C.3.0 Preliminary Grading Plan, C.4.0 Preliminary Utility Plan, L-1.0 Preliminary Landscape Plan; T-1.0 Preliminary Preservation Plan and described and attached as Exhibit B.

ARTICLE 3

REZONING AND CONDITIONS

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, Developer is requesting the Zoning Map of the City of Troy be amended to conditionally rezone Parcel Number 20-12-476-070,

from Neighborhood Node J and EP to Neighborhood Node J, in order to construct 7-attached single-family townhouse dwelling buildings totaling 25-units.

3.1 **Location & Existing Conditions.** The property is located on the west side of Dequindre Road just north of the East Long Lake Road intersection (behind Taco Bell). The parcel is 2.389 acres in size and is currently undeveloped. Surrounding uses include single-family dwellings to the north and west. To the east and south are commercial businesses.

A shared drive exists for the subject parcel and Taco Bell. A landscaped berm, mature trees and 6' high concrete screen wall separate the adjacent residential home and Taco Bell. Underground detention for the Taco Bell is located under the berm.

3.2 **Existing Zoning & Future Land Use.** Most of the site is zoned NN (Neighborhood Node). The northerly 40-feet of the property is zoned EP (Environmental Protection), to provide a buffer to the adjacent R-1C zoning (One Family Residential District). (*See Exhibit A*). Prior to 2006, the EP zoning district was commonly used to provide a buffer between two different zoning classifications.

According to the Master Plan of 2008 and as Amended in 2016, The Future Land Use for the subject parcel is Neighborhood Node.

3.3 **Proposed Use & Site Plan.** Under the proposed rezoning (*see Exhibit B*), the entire site would be zoned Neighborhood Node J. The existing screen wall and trees would remain adjacent to Taco Bell and new Landscape screening would be provided along the northerly and westerly property lines (residential zoned areas).

With the exception of the proposed guest parking, the area currently designated EP will remain an open space buffer, including the addition of landscape materials to screen the site from the northern adjacent properties.

The existing underground detention area on the subject property will be expanded to the west to provide the required storm water detention for this development.

The proposed development (*see Site Plan Sheets C-0.0, C-1.0, C-2.0, C-3.1, C-4.0, L-1.0, T-1.0*), Exhibit B, which shall be limited to seven (7) total buildings and twenty-five (25) total units. Each unit is an attached three-story single-family residential unit. Each unit will be 1,400 to 1,700 square feet and each will include an attached 2-car garage. The building materials shall consist of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance materials.

3.4 **Voluntary Conditions.** Under Section 405 of the Zoning Enabling Act (MCL 125.3405), the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land.

The following conditions are provided voluntarily as conditions of rezoning approval:

1. Screen wall and existing mature trees adjacent to Taco Bell shall remain along the northern property line, north of the side entrance.
2. Development shall be limited to a maximum of 7-buildings with 25 total units.
3. Maximum Building Height shall not exceed 3 stories or 35'4" in height.
4. Minimum guaranteed Open Space shall be fifteen percent (15%).
5. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance materials.
6. Each Unit shall have an attached two (2) car garage on the first level of each unit.

A minimum of ten (10) guest parking spaces shall provide additional parking for the entire development.

7. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with the City's ordinances.
8. Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director. Any such minor changes are those that in the City's discretion would not adversely or substantially affect the conditions of the rezoning or the site plan.

ARTICLE 4

REZONING AND CONDITIONS SUBSEQUENT TO REZONING

4.1 **Rezoning.** The City hereby agrees to rezone a portion of the Zoning Parcel from EP to Neighborhood Node NN-J, making the entire parcel zoned NN-J. This rezoning allows the developer to construct attached single-family townhouse dwellings, as that term is identified in Article 5, Section 5.06, Neighborhood Nodes District, of the Troy Zoning Ordinance, and allows the uses permitted by right and identified as "Permitted Uses" under that section, which permits the use of a maximum of 25 attached residential units. The maximum building height permitted is three (3) stories with a maximum height of thirty-five feet, four inches (35'4") to the midpoint of the highest roof peak, as measured from the average of the front and rear walls of the building, as set forth in Article 3 above.

4.2 **Conditions Subsequent to Rezoning.** If any of the following events occur, then this conditional Rezoning Agreement shall be null and void and the zoning of the Development Parcel shall revert to the EP zoning classification. The Developer's failure to commence physical improvements, as that term is defined above in section 1.2, to the Development Parcel within 36 months of the effective date. Simply pulling permits to begin the construction phase is insufficient to satisfy this provision.

4.3 Changes in Market Conditions. The parties agree and acknowledge that the approved plans represent the current intent of the Developer to develop the Development Parcel, with the knowledge and market condition information possessed by the Developer as of the present date. The parties acknowledge that housing market conditions may change over time, which could cause the Developer to change its plans or timing with respect to the development of the Development Parcel. The parties further acknowledge that the buildings and improvements as shown on the approved plans may be constructed, if at all, at different dates in the future, and that the Developer may elect to develop such improvements in the order and at such times as it determines necessary and appropriate in its discretion, if at all. Site improvements reasonably necessary or reasonably related to any particular building, including without limitation road improvements, storm drainage facilities, sidewalks and landscaping, will be made at the time of construction of such particular building, as determined through the site plan process. Provided that the Developer is proceeding in good faith and with due diligence to develop the Development Parcel in light of existing economic conditions, and subject to acts of force majeure, shortage of available materials, supplies and labor including any pandemic or event for which Developer has not created, and is otherwise in compliance with this Agreement and City ordinances, the City will not unreasonably refuse to extend any time periods for completion for a reasonable time to enable the Developer to complete the Development Parcel. The Developer shall provide City Staff with a written report of the status of the development of the Development Parcel on an annual basis commencing one year from the date of this Agreement until project development is completed. Time is of the essence to this Conditional Rezoning. The Site Plan shall be in effect for a period of three (3) years, during which time Developer shall obtain final site plan approval in accordance with Section 8.03 of Troy's Zoning

Ordinance.

4.4 Force Majeure. Notwithstanding anything to the contrary contained in Section 4.2 or 4.3 above, if any failure or inability of the Developer to meet the conditions set forth in Sections 4.2 or 4.3 is caused by delay beyond the reasonable control of the Developer, such as war, pandemic, civil insurrection, strike, inclement weather, inability to procure material or labor, and the like, then the Developer shall be given an extension in accordance with Troy's Zoning Ordinance.

ARTICLE 5

GENERAL PROVISIONS

5.1 Site Plan Approval. The City hereby approves the Developer's Preliminary Site Plan as attached as Exhibit B. Minor modifications to the site plan may be required during the course of final site plan review based on factors discovered during the course of civil or architectural drawing preparation or in the field during the construction of the improvements, or upon subsequent request of the Developer. For purposes of expediency, minor changes to the site plan that are necessary or appropriate shall be reviewed and, if reasonable, administratively approved by the city staff, provided that such changes comply with the Troy Zoning Ordinance and the intent of this agreement. A minor modification is defined as any change that does not significantly or substantively alter the site plan or the conditions set forth in this Agreement. The determination of whether a change is a minor modification is at the discretion of the City staff. Any minor modifications to the site plan must be approved in writing. If a modification is more than minor, then a revised plan shall be submitted to the Planning Commission for review and proposed recommendation to City Council. The Troy City Council shall have final approval authority over a revised site plan with more than minor modifications.

5.2 City's Representations and Warranties.

A. Authority. The City has the authority to enter into this Conditional Rezoning Agreement under Section 16.04 of Article 16 of Troy' Zoning Ordinance and to perform and carry out all obligations, covenants and provisions hereof. The City's authority shall be evidenced by appropriate resolutions of the Troy City Council.

B. Transfer of Ownership. The transfer of title of the Development Parcel to an entity in which the principals of the Developer have a significant ownership interest, if such transfer is made prior to substantial completion of the Improvements, shall not constitute an event of default under this Conditional Rezoning Agreement.

C. Compliance. The Conditional Rezoning Agreement complies with the requirements of City Ordinances, including the Troy Zoning Ordinance.

D. Sole Authority. The City Council is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with the Developer and the Owner.

E. Plan Review. The City will review within a reasonable time period not to exceed sixty days the plans and documents submitted for building permits, public utilities and signage, and all proposed amendments submitted by the Developer.

F. Uses. The intended land uses for the Development Parcel are permitted uses under § 39-5.06, Neighborhood Nodes District "NN-J" of the Troy Zoning Ordinance.

G. Validity of Uses. In the event that the Troy Zoning Code is amended such that the uses provided for in this Conditional Rezoning Agreement for the Development Parcel are no longer permitted uses of right in a Neighborhood Node zone, NN-J the Improvements completed in accordance with this Conditional Rezoning Agreement shall be considered legally nonconforming and continuation of those uses shall be governed by Chapter 39, Article

14, Nonconforming Lots, Uses, and Structures, of the Troy Zoning Ordinance.

H. Restraints. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the City's Charter, or any agreement to which the City is a party or by which it is bound.

I. Disclosure. No representation of warranty by the City, or any statement or certificate furnished to the Developer pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

J. Litigation. The City has no notice of and there is no known pending or threatened litigation, administrative action, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the City or its principals from carrying out the covenants and promises made herein.

5.3 Developer's Representations and Warranties.

A. Organization. The Developer is duly organized and validly existing, in good standing under the laws of the State of Michigan, and has all requisite power and authority to own and operate its assets and properties, to carry on its business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.

B. Authorization. The execution and delivery of this Conditional Rezoning Agreement and consummation of the transactions contemplated hereby have been duly authorized by the Developer and Owner, who has the authority to enter into a binding agreement

C. Restraints. Neither the execution nor delivery of this Conditional Rezoning

Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the Developer's organizational documents, or any agreement to which the Developer is a party or by which it is bound.

D. Disclosure. No representation of warranty by the Developer, or any statement or certificate furnished to the City pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein misleading.

E. Litigation. The Developer has no notice of and there is no known pending or threatened litigation, administrative action, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the Developer or its principals from carrying out the covenants and promises made herein.

F. Financial. The Developer is financially able to develop the Development Parcel as depicted in the Preliminary Site Plan and as outlined in this Agreement.

G. Compliance with Laws. The Developer shall comply with all laws and all City ordinances applicable to the construction, ownership, maintenance, operation and use of the Development Parcel.

H. Taxes and Assessments. After the effective date of this Conditional Rezoning Agreement, the owner of the Development Parcel shall pay on or before the date by which penalties are assessed, all real estate taxes and special assessments levied against the Development Parcel.

ARTICLE 6 **NOTICES**

All notices, consents, approvals, requests and other communications, herein collectively called "Notices," required or permitted under this Conditional Rezoning Agreement shall be given in writing, signed by an authorized representative of the City or the Developer and mailed by certified or registered mail, return receipt requested or personally delivered, sent by overnight courier or sent by electronic transmission to a party as follows:

To City: Community Development Director
City of Troy
500 W Big Beaver
Troy, Michigan 48084
Telephone: (248) 524-3364
SavidantB@troymi.gov

With a Copy To: City Attorney
City of Troy
500 W Big Beaver
Troy, Michigan 48084
Telephone: (248) 524-3320
BluhmLG@troymi.gov

To Developer/
Owner: GFA Development Inc.
985 Elmsford Drive
Troy, Michigan 48083
Telephone: (248) 840-2828
Garyabitheira@wideopenwest.com

With a copy to: Robert A. Jacobs, Esq.
Robert A. Jacobs, PLC
121 West Long Lake Road,
Suite 200
Bloomfield Hills, Michigan 48304
Jacobs@rjacobsplc.com

All such notices, certificates or other communications shall be deemed served upon the date of personal delivery, the day after delivery to a recognized overnight courier, the date of the transmission by any electronic means is verified or two days after mailing by register or certified mail. Any party may by written notice given under this Conditional Rezoning Agreement modify the designees or addresses to which subsequent notices, certificates or communications hereunder shall be sent.

ARTICLE 7 **MISCELLANEOUS**

7.1 Non-Liability of City, Officials, and Employees. No City official, officer, employee, board member, City Council member, elected or appointed official, attorney, consultant, advisor, agent and representative, shall be personally liable to the Developer for any default or breach by the City of any obligation under this Conditional Rezoning Agreement or in any manner arising out of the performance of this Conditional Rezoning Agreement by any party.

7.2 Successors/Provisions Running With the Land. This Conditional Rezoning Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, assigns and transferees. The provisions of Sections 3.1 and 3.2 and 4.1 and 4.2 of this Conditional Rezoning Agreement shall be deemed benefits and burdens which shall run with the Development Parcel.

7.3 Recording. This Conditional Rezoning Agreement in its entirety shall constitute deed restrictions on the Development Parcel. The Developer shall record this Agreement with the Oakland County Register of Deeds at its own expense within 30 days of its approval by City Council, and it shall provide the Troy City Clerk with a certified copy of the agreement as recorded.

7.4 Complete Agreement. This Conditional Rezoning Agreement constitutes the entire agreement between the parties with respect to the subject of this Conditional Rezoning Agreement and it may not be amended or its terms varied except in writing and signed by the required parties, except for the Owner pursuant to Section 2.3 above.

7.5 Conflicts. In the event of conflict between the provisions of this Conditional Rezoning Agreement and the provisions of the Troy Zoning Ordinance, the provisions of this Conditional Rezoning Agreement shall prevail.

7.6 Default Remedies of Developer. The City shall not be in default in any term or condition of this Agreement unless and until the Developer has provided the City with written notice that the City has failed to comply with an obligation under this Agreement, and the City has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case the City has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, the Developer's sole remedy at law or in equity shall be the right to seek specific performance as to the issuance of approvals, consents, or the issuance of building permits required by the City pursuant to this Conditional Rezoning Agreement.

7.7 Default Remedies of City. The Developer shall not be in default in any term or condition of this Agreement unless and until the City has provided the Developer with written notice that the Developer has failed to comply with an obligation under this Agreement, and the Developer has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case the Developer has failed to commence the cure

within such period and thereafter diligently pursued the cure. In the event of a default, the City's sole remedy at law or in equity shall be the right to seek specific performance of the obligations of the Developer pursuant to this Conditional Rezoning Agreement.

7.8 Third-Party Benefits. No term or provision of this Conditional Rezoning Agreement is intended to be, or shall be, for the benefit of any person not a party to the Agreement, and no such person shall have any right or cause of action hereunder.

7.9 Severability. The invalidity of any article, section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, subsections, clauses, or provisions hereof, which shall remain valid and enforceable to the fullest extent permitted by law.

7.10 Waiver of Breach. A party to this Agreement does not waive any default, condition, promise, obligation, or requirement applicable to any other party hereunder, unless such waiver is in writing, signed by an authorized representative of that party, and expressly stated to constitute such waiver. Such waiver shall only apply to the extent given and shall not be deemed or construed to waive any such or other default, condition, promise, obligation, or requirement in any past or future instance. A failure of a party to insist upon strict performance of any covenant, agreement, term or condition of this Conditional Rezoning Agreement or to the exercise of any right or remedy in the event of a default shall not constitute a waiver of any such default in such covenant, agreement, term or condition.

7.11 Governing Law. This Conditional Rezoning Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Michigan. The Developer agrees, consents and submits to the personal jurisdiction of any competent court of jurisdiction in Oakland County, Michigan, for any action brought against it arising out of this Conditional

Rezoning Agreement. The Developer also agrees that it will not commence any action against the City because of any matter whatsoever arising out of, or relating to, the validity, construction, interpretation and enforcement of this Agreement in any courts other than those within Oakland County, Michigan. Nothing in this Agreement shall be construed to limit or prohibit the Developer to petition or submit land use or zoning requests to the City after the Effective Date as permitted under this Agreement.

7.12 Joint Drafting. This Conditional Rezoning Agreement, except for the voluntarily offered conditions in section 3.4 above, has been negotiated by the parties and each party has joined in and contributed to its drafting. Accordingly, there shall be no presumption favoring or burdening any of the parties based upon draftsmanship.

GFA DEVELOPMENT INC.
a Michigan corporation

By: _____
Its: Gary Abitheira
President

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing CONDITIONAL REZONING AGREEMENT was acknowledged before me this ____ day of _____, 202_, by Gary Abitheira, President of GFA Development Inc., on behalf of the Company.

_____, Notary Public
_____ County, Michigan
Acting in Oakland County
My Commission Expires: _____

CITY OF TROY, MICHIGAN
a Michigan municipality

By: _____
Its: Ethan Baker
Mayor

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

Subscribed and sworn before me the ____ day of _____, 202_, by Ethan Baker, Mayor of City of Troy on behalf of the City of Troy, a Michigan municipality.

_____, Notary Public
_____, County, Michigan
Acting in Oakland County
My Commission Expires: _____

CITY OF TROY, MICHIGAN
a Michigan municipality

By: _____
Its: M. Aileen Dickson
Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

Subscribed and sworn before me the ____ day of _____, 202_, by M. Aileen Dickson, Clerk of City of Troy on behalf of the City of Troy, a Michigan municipality.

_____, Notary Public
_____, County, Michigan
Acting in Oakland County
My Commission Expires: _____

When recorded return to:

City of Troy Clerk's Office
500 West Big Beaver Road
Troy, MI 48084
Attn: M.Aileen Dickson, City Clerk

DRAFT

EXHIBIT A
DEVELOPMENT PARCEL

(Per City of Troy Assessor)

PARCEL ID 20-12-476-070

Land in the City of Troy, Oakland County, Michigan, described as follows:

Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 West 60 feet and North 89 degrees 32 minutes 26 seconds West 60 feet and North 00 degrees 08 minutes 52 West 493.11 feet from the Southeast section corner; thence North 88 degrees 10 minutes 33 seconds West 170 feet; thence South 75 degrees 18 minutes 21 seconds West 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.98 feet; thence North 88 degrees 11 minutes 10 seconds West 371.57 feet; thence North 00 degrees 08 minutes 43 seconds West 240 feet; thence South 88 degrees 10 minutes 33 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.99 feet to beginning.

EXHIBIT B

SITE PLAN

The original Site Plan and related plans referenced in Section 2.4 of the Conditional Rezoning Agreement are maintained in the records of the City of Troy, Michigan and are identified as follows:

C.0.0 - Cover Sheet

C.1.0 - Topographic Survey, prepared by PEA Group Engineers

C.3.0 – Preliminary Grading Plan, prepared by PEA Group Engineers

C.4.0 – Preliminary Utility Plan, prepared by PEA Group Engineers

L.1.0 – Preliminary Landscape Plan, prepared by PEA Group Engineers

T.1.0 – Preliminary Reservation Plan

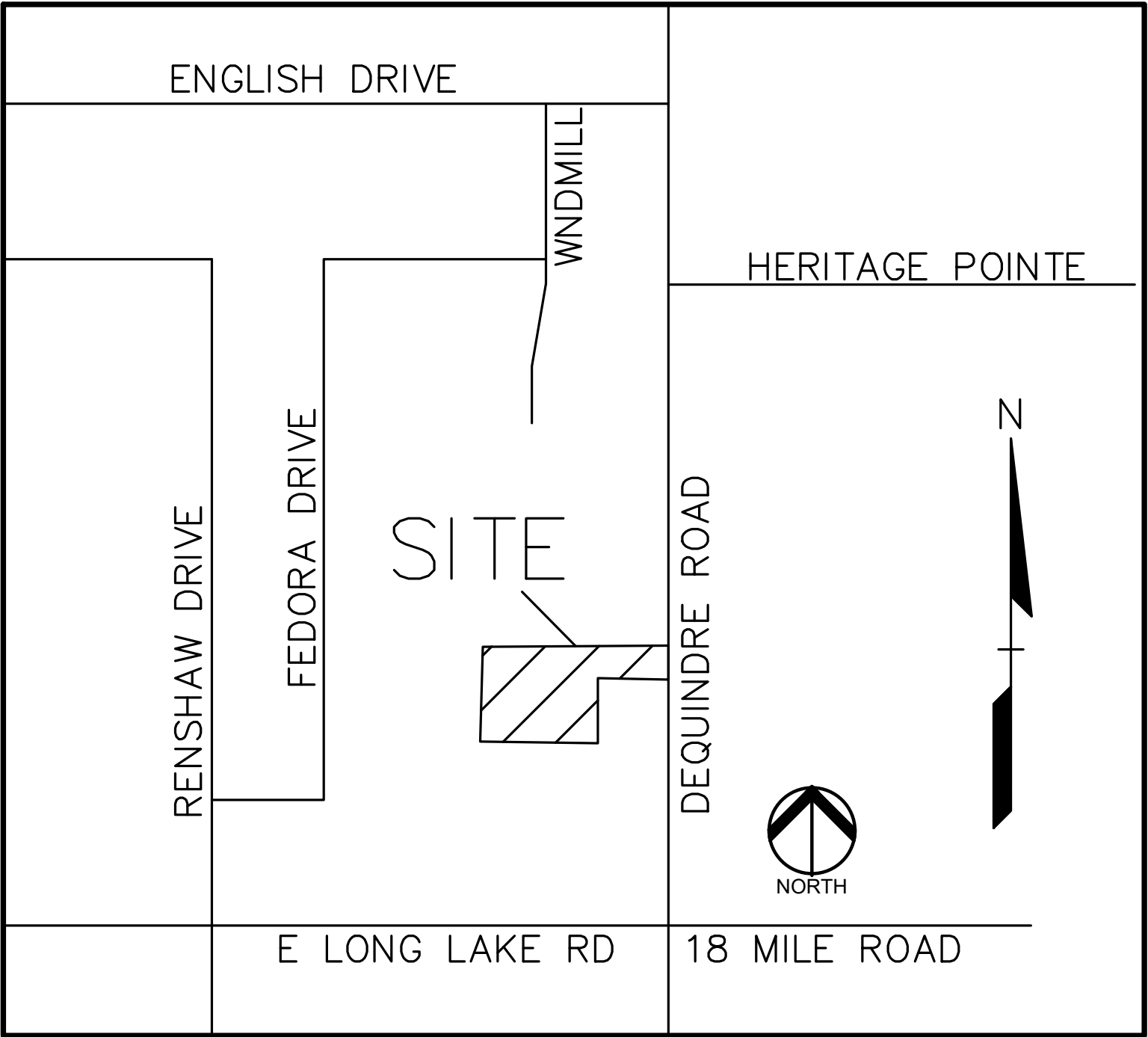
PRELIMINARY SITE PLANS

GFA 18 MILE & DEQUINDRE

PART OF THE SOUTHEAST 1/4 OF SECTION 12, T.02N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

LEGAL DESCRIPTION
(Per City of Troy Assessor)
PARCEL ID 20-12-476-070
Land in the City of Troy, Oakland County, Michigan, described as follows:
Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 West 60 feet and North 89 degrees 32 minutes 26 seconds West 60 feet and North 00 degrees 08 minutes 52 West 493.11 feet from the Southeast section corner; thence North 88 degrees 10 minutes 33 seconds West 170 feet; thence South 75 degrees 18 minutes 21 seconds West 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.88 feet; thence North 88 degrees 11 minutes 10 seconds West 371.57 feet; thence North 00 degrees 08 minutes 43 seconds West 240 feet; thence South 88 degrees 10 minutes 33 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.99 feet to beginning.



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PRELIMINARY SITE PLAN
C-3.0	PRELIMINARY GRADING PLAN
C-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	PRELIMINARY PRESERVATION PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
GFA DEVELOPMENT, INC. 986 ELMSFORD DRIVE TROY, MI 48083 CONTACT: GARY ABITHEIRA PHONE: 248.840.2828 EMAIL: GFAHOMES@GMAIL.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48083-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
MGA ARCHITECTS/DESIGNERS MOISEV/GORDON ASSOCIATES, INC. 4351 DELEMERE COURT ROYAL OAK, MI 48073 CONTACT: ANDREW J. MOISEEV, RA PHONE: 248.549.4500 EXT. 221 EMAIL: ANDREWWM@MGA-ARCHITECTS.NET	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIEZEL@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	9/18/2019
CONDITIONAL REZONE APPLICATION	6/8/2021



LEGAL DESCRIPTION
(Per City of Troy Assessor)

PARCEL ID 20-12-476-070

Land in the City of Troy, Oakland County, Michigan, described as follows:

Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 West 60 feet and North 89 degrees 32 minutes 26 seconds West 60 feet and North 00 degrees 08 minutes 52 West 493.11 feet from the Southeast section corner; thence North 88 degrees 10 minutes 33 seconds West 170 feet; thence South 75 degrees 18 minutes 21 seconds West 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.86 feet; thence North 88 degrees 11 minutes 10 seconds West 371.57 feet; thence North 00 degrees 08 minutes 43 seconds West 240 feet; thence South 88 degrees 10 minutes 33 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.99 feet to beginning.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0552F, DATED SEPTEMBER 29, 2006.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
PUNCH MARK ON ARROW OF A HYDRANT LOCATED ON THE WEST SIDE OF DEQUINDRE ROAD, APPROX. 45± NORTHEAST OF THE NORTHEAST PROPERTY CORNER.
ELEV. - 645.78

BM #301
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING LOT, APPROX. 26± SOUTH OF THE SOUTH PROPERTY LINE.
ELEV. - 645.29

LEGEND

●

IRON FOUND

⊗

IRON SET

⊗

NAIL FOUND

⊗

NAIL & CAP SET

⊗

BRASS PLUG SET

⊗

MONUMENT FOUND

⊗

MONUMENT SET

⊗

SEC. CORNER FOUND

R

RECORDED

M

MEASURED

C

CALCULATED

—OH—ELEC—

OH-ELEC

—UG—CATV—

UG-CATV

—UG—PHONE—

UG-PHONE

—UG—ELEC—

UG-ELEC

—WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

—SANITARY SEWER, CLEANOUT & MANHOLE

SANITARY SEWER, CLEANOUT & MANHOLE

—STORM SEWER, CLEANOUT & MANHOLE

STORM SEWER, CLEANOUT & MANHOLE

—COMBINED SEWER & MANHOLE

COMBINED SEWER & MANHOLE

—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

—POST INDICATOR VALVE

POST INDICATOR VALVE

—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

—MARBOR, TRANSFORMER, IRRIGATION CONTROL VALVE

MARBOR, TRANSFORMER, IRRIGATION CONTROL VALVE

—UNIDENTIFIED STRUCTURE

UNIDENTIFIED STRUCTURE

—SPOT ELEVATION

SPOT ELEVATION

—CONTOUR LINE

CONTOUR LINE

—FENCE

FENCE

—GUARD RAIL

GUARD RAIL

—STREET LIGHT

STREET LIGHT

—SIGN

SIGN

—CONC.

CONCRETE

—ASPH.

ASPHALT

—GRAVEL

GRAVEL SHOULDER

—WETLAND

WETLAND

0

15

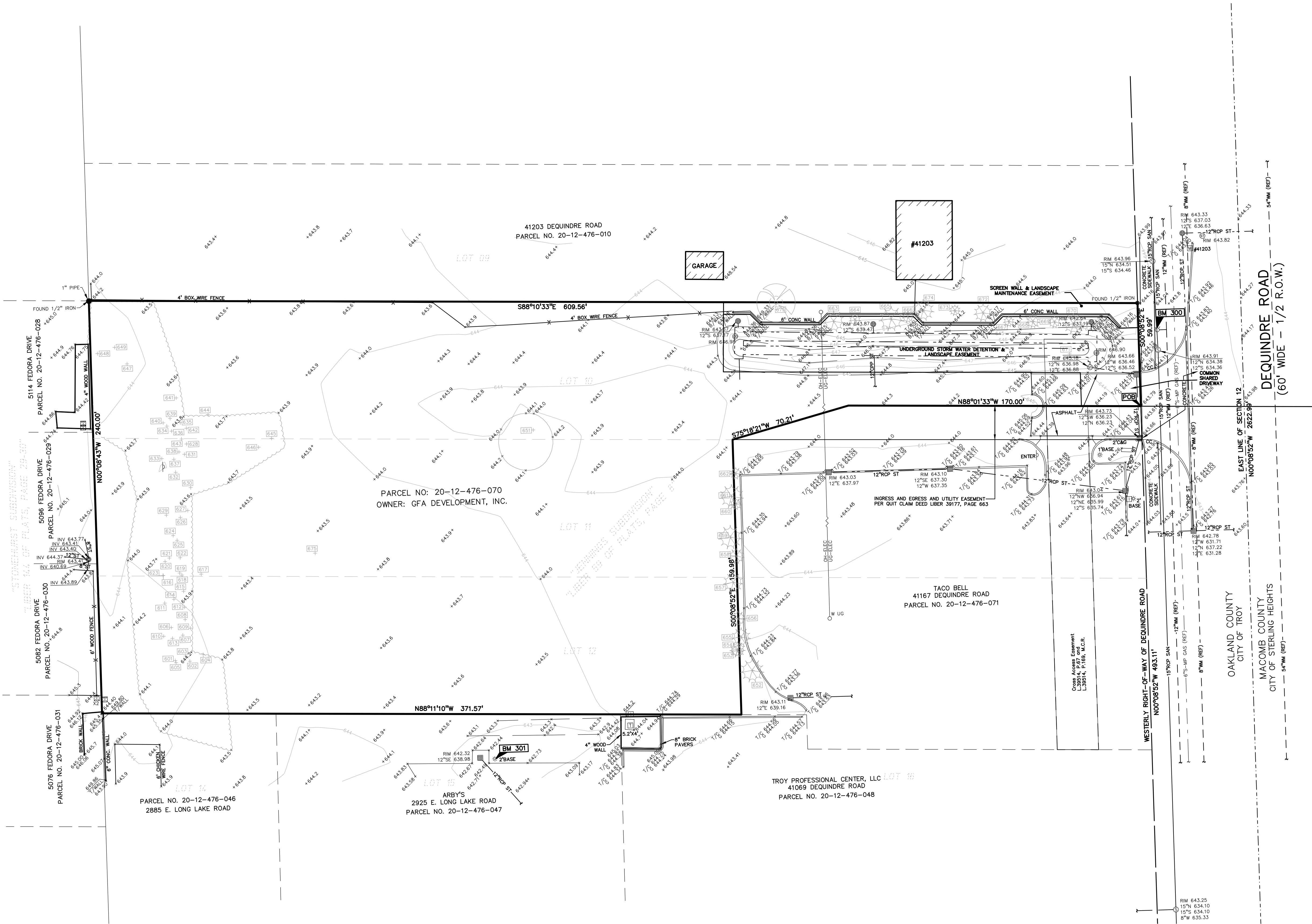
30

60

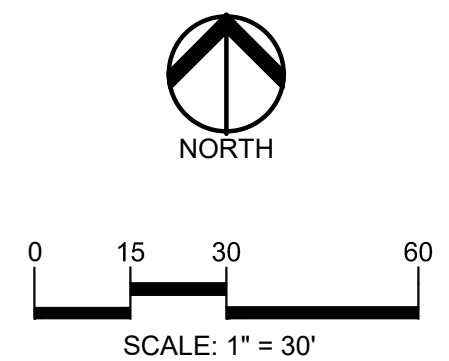
SCALE: 1" = 30'

REFERENCE DRAWINGS

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0602T, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0555P, DATED 06-27-07



PEA GROUP
t. 844.813.2949
www.peagroup.com



811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
988 ELMFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12, T.02N, R.11E, TROY, OAKLAND COUNTY, MI

REVISIONS		
CONDITIONAL REZONE APP.	6/8/21	

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2016-368
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

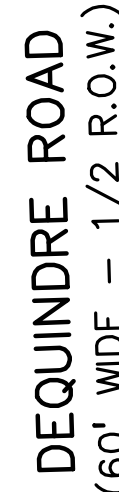
C-1.0



GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055UT, DATED 11-07-0
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055SP, DATED 06-27-07

DRAWING NUMBER:

C-2.0



ALL WORK IN THE DEQUINDRE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY AND REQUIRES A PERMIT.

SITE AREA: 2.389 ACRES (104,056.4021 SQ.FT.) NET AND GROSS

EX. ZONING: (NN) NODE J AND FE

PR. ZONING: (NN). NODE J: SITE TYPE NN:B. STREET TYPE: A

PROPOSED USE: TOWNHOMES

BUILDING INFORMATION:

PROPOSED BUILDING HEIGHT = 3 STORY

SETBACK REQUIREMENTS:

NN:B ZONING DISTRICT: _____
FRONT SETBACK (FEET): 0 FEET REQUIRED 20' PROPOSED

SIDE SETBACK (NORTH): 0 FEET REQUIRED 40' BROWDER

SIDE SETBACK (SOUTH): 0 FEET REQUIRED 0' BROWDER

REAR SETBACK (WEST): 40 FEET REQUIRED 40' BROWDER

PARKING CALCULATIONS:
MULTIFAMILY = 2 SPACES PER UNIT REQUIRED

TOTAL GUEST PARKING = 18 SPACES

TOTAL PROVIDED PARKING = 68 SPACES (INCLUDES 2-CAR GARAGES)

OPEN SPACE: _____

PROVIDED OPEN SPACE = 15
PROMISED LANDSCAPE = 15%

SITE SOILS INFORMATION:

ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE SURVEY FOR OAKLAND COUNTY THE SITE CONSISTS OF THE

\\PROJECTS\2016\2016-368 GFA 18 MILE & DEQUINDRE-JFB\Draw\Site Plans\C-20\DM-16368.dwg

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0552F, DATED SEPTEMBER 29, 2006.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
PUNCH MARK ON ARROW OF A HYDRANT LOCATED ON THE WEST SIDE OF DEQUINDRE ROAD, APPROX. 45'± NORTHEAST OF THE NORTHEAST PROPERTY CORNER.
ELEV. - 645.78

BM #301
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING LOT, APPROX. 28'± SOUTH OF THE SOUTH PROPERTY LINE.
ELEV. - 645.29

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET

BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET

SEC. CORNER FOUND
RECORDED
MEASURED
CALCULATED

EXISTING

PROPOSED

OH-ELEC
UG-CATV
UG-PHONE
UG-ELEC
WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONC.
ASPH.
GRAVEL
WETLAND

ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAN. VALVE & GAS LINE WARMER
SANTARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONC.
ASPH.
GRAVEL
WETLAND

SEC. CORNER FOUND
RECORDED
MEASURED
CALCULATED

310 HEAVY FLOW DUTY ONLY
310 HEAVY DEEP DUTY STRENGTH

REFERENCE DRAWINGS

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0602U, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0555P, DATED 06-27-07

PEA
GROUP
t: 844.813.2949
www.peagroup.com

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
988 ELMFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12,
T.02N., R.11E.
TROY, OAKLAND COUNTY, MI

REVISIONS
CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019
DRAWING TITLE
**PRELIMINARY
GRADING PLAN**

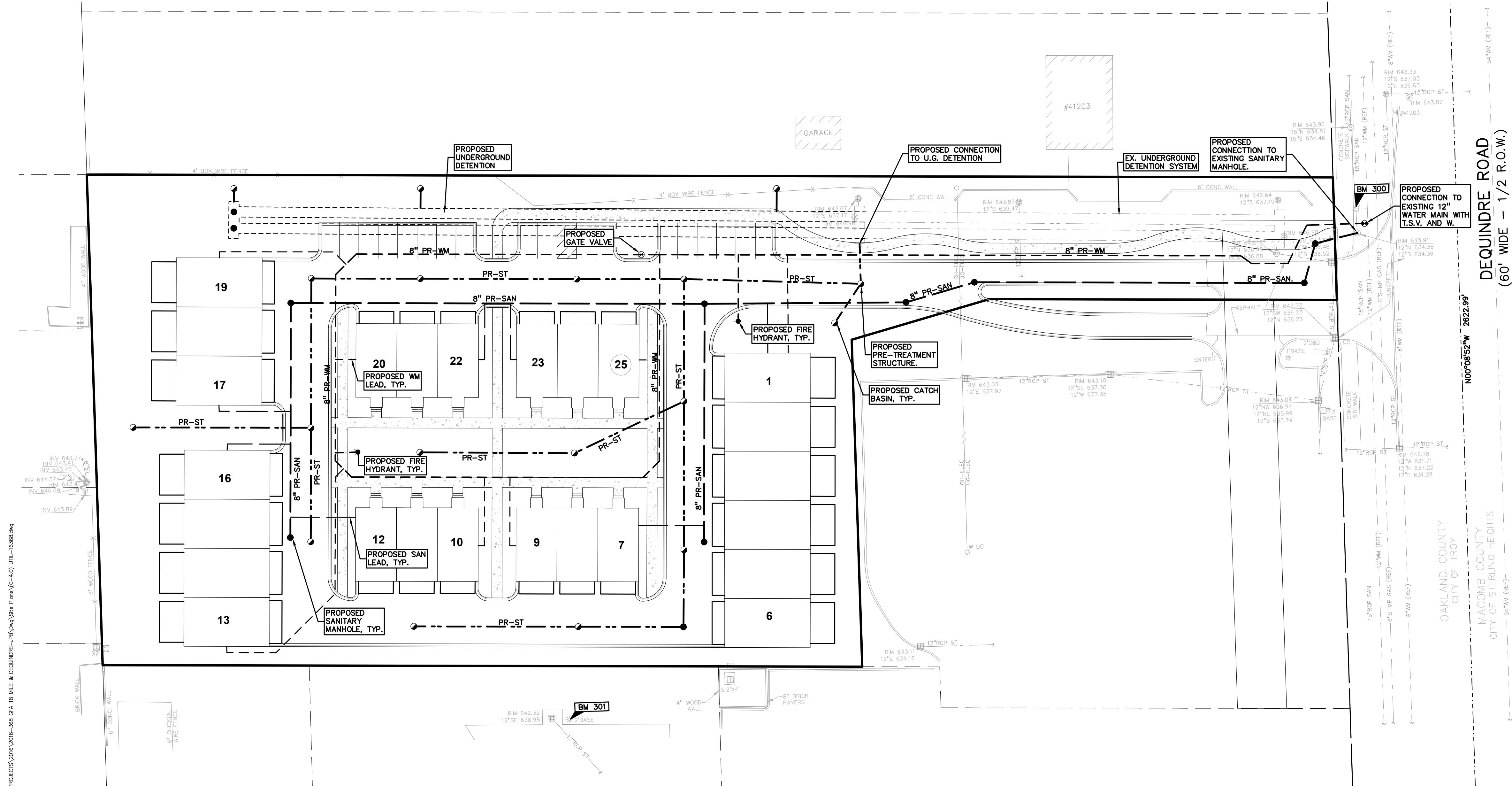
PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-3.0

S:\PROJECTS\2016\2016-368 GFA 18 MILE & DEQUINDRE-JPS DWG Site Plans\C-3.0 GRADING-10386.dwg

S:\PROJECTS\2016-2018\GFA 18 MILE & DEQUINDRE-JPS Dwg (Site Plans)\C-4.0 UTIL-16066.dwg



Project: GFA 18 MILE & DEQUINDRE
Location: TROY, MI
Date: 3/16/2019
Project No: 2016-368

25 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 2.39 AC.
Allowable Discharge (Qa): 0.48 C.F.S. (=0.2 CFS/AC)
Coefficient of Runoff (C): 0.56

Calculation of Required Discharge/Acre

$Q_o = ((Q_a)/(A))(C)$: 0.36
 $T = -25 + ((8062.5/Q_o))0.5$: 125.25

Storage Volume Required:

$V_s = (12900(T))/(T+25) - 40Q_o(T)$: 8964.29

$V_t = (V_s)(A)(C)$: 11997.8

PIPE STORAGE:	
L=	612 ft
SIZE=	60 in.
C.F./F.T.=	19.625 c.f./ft.
VOLUME=	12,010.50 c.f.

CALCULATIONS OF EXISTING U.G. DETENTION:
PER TACO BALL AS-BUILT DRAWINGS DATED 11-09-07.

EXISTING UNDERGROUND 25 YEAR STORM DETENTION DESIGN

Contributing Area (A): 1.35 AC.
Allowable Discharge (Qa): 0.27 C.F.S. (=0.2 CFS/AC)
Coefficient of Runoff (C): 0.59

Calculation of Required Discharge/Acre

$Q_o = ((Q_a)/(A))(C)$: 0.34
 $T = -25 + ((8062.5/Q_o))0.5$: 129

Storage Volume Required:

$V_s = (12900(T))/(T+25) - 40Q_o(T)$: 9057

$V_t = (V_s)(A)(C)$: 7214

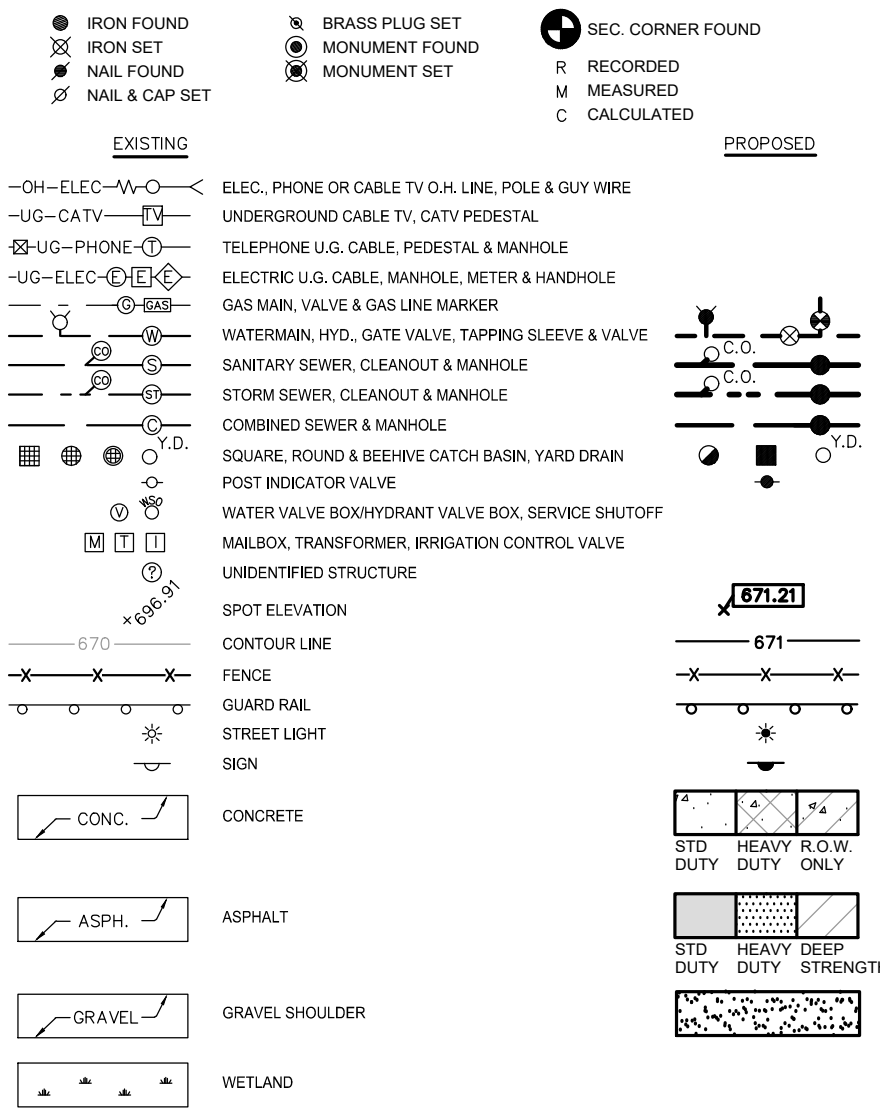
PROVIDED STORAGE IN UNDERGROUND DETENTION

DETENTION SYSTEM PROVIDED: 80' SLOPP PIPE
STORAGE PER LINEAR FOOT OF PIPE: 19.63 C.F.
NUMBER OF ROWS PROVIDED: 2
LENGTH OF ROWS PROVIDED: 200 L.F.
TOTAL STORAGE VOLUME PROVIDED (2 X 200 X 19.63): 7852 C.F.

NOTE:

ALL WORK IN THE DEQUINDRE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY AND REQUIRES A PERMIT.

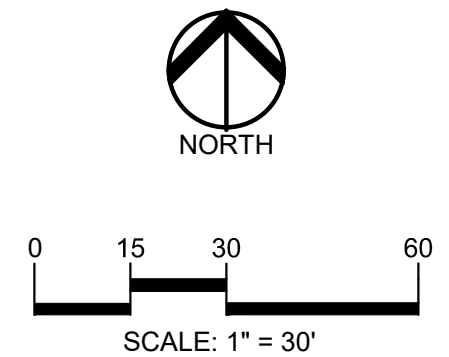
LEGEND



REFERENCE DRAWINGS

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 060UT, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055SP, DATED 06-27-07

PEA GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

GFA DEVELOPMENT, INC.
988 ELMSFORD DR.
TROY, MI 48063

PROJECT TITLE

GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12,
T.02N., R.11E.
TROY, OAKLAND COUNTY, MI

REVISIONS

CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

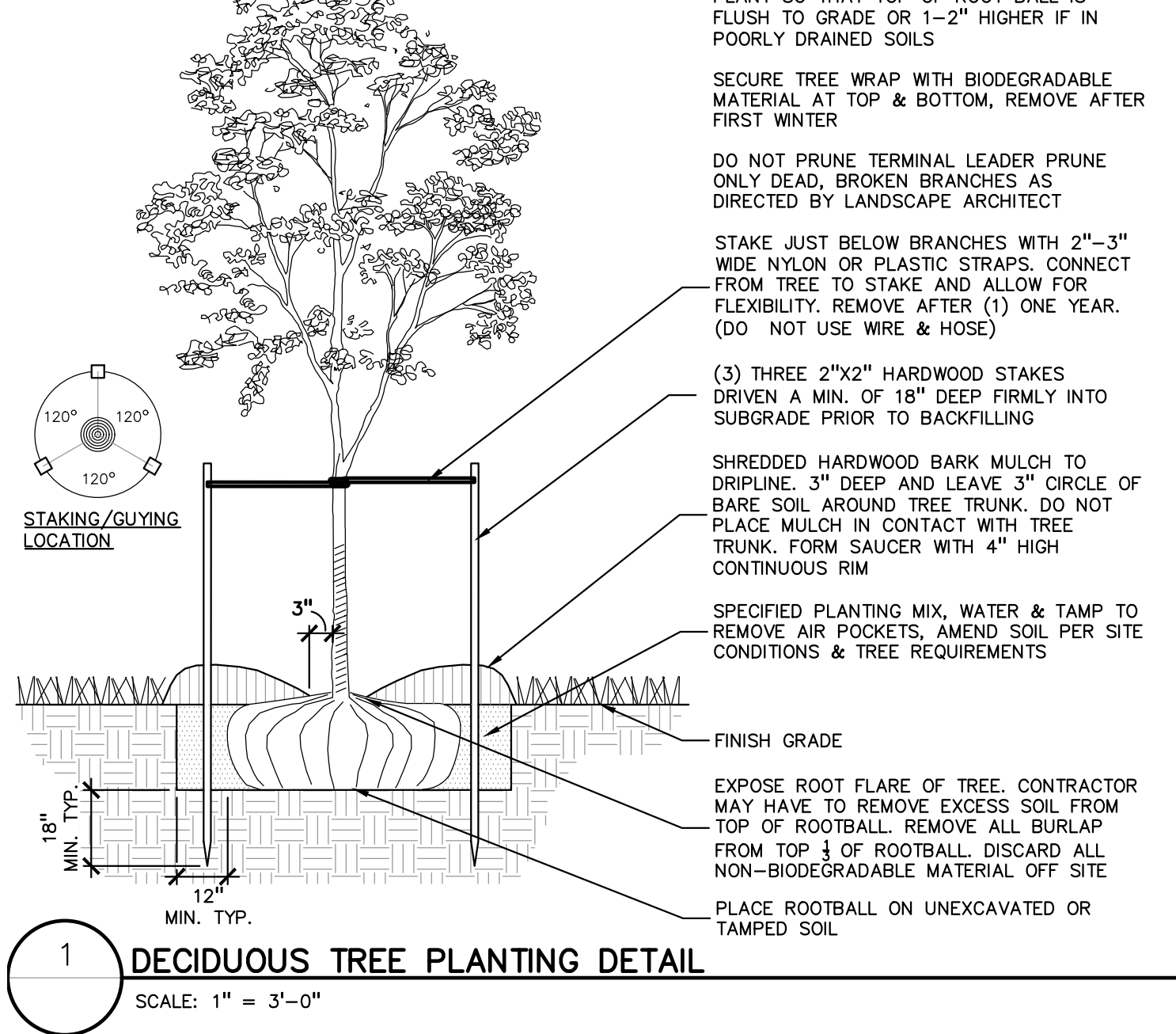
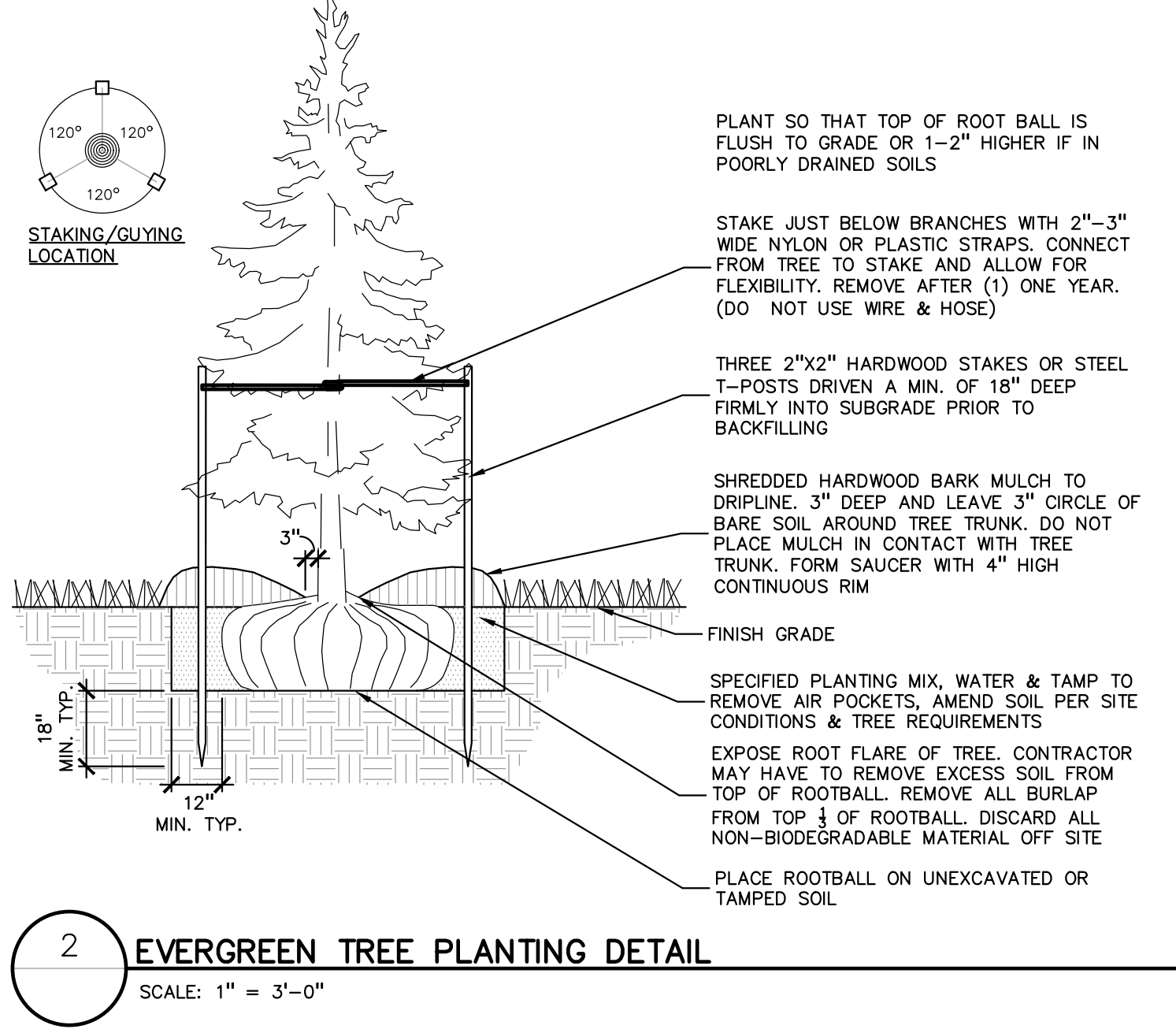
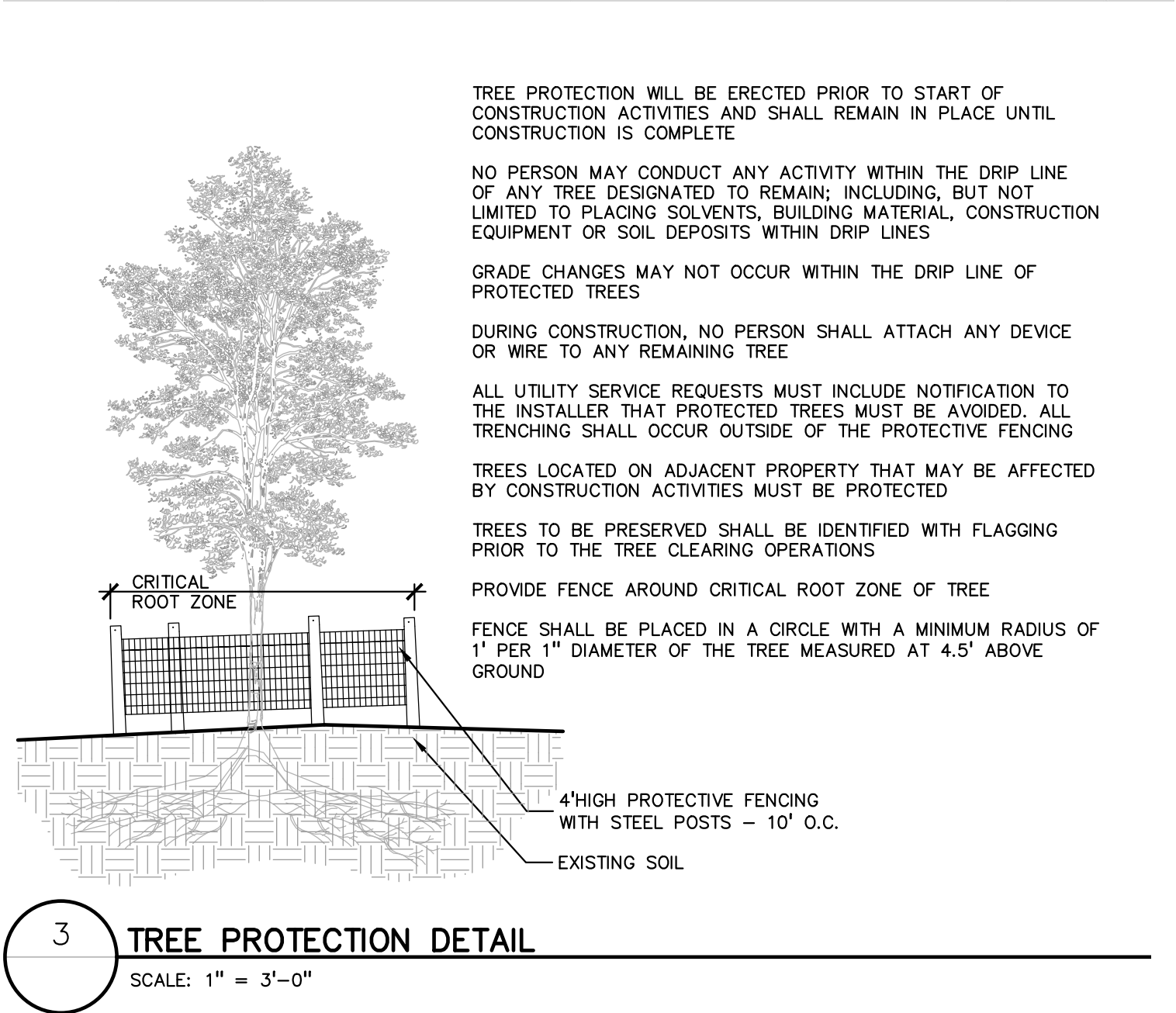
DRAWING TITLE
**PRELIMINARY
UTILITY PLAN**

PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:


NOT FOR CONSTRUCTION


C-4.0


DECIDUOUS TREE PLANT LIST:				
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE SPEC
3	AS2.5	Sugar Maple	<i>Acer saccharum</i> 'Green Mountain'	2.5" Cal. B&B
2	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal. B&B
5	TOTAL DEC.			
EVERGREEN TREE PLANT LIST:				
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE SPEC
7	AC8	Concolor Fir	<i>Abies concolor</i>	8' Ht. B&B
7	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht. B&B
8	PC8	Columnar Norway Spruce	<i>Picea abies</i> 'Cupressina'	8' Ht. B&B
14	PG8	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	8' Ht. B&B
5	PO8	Serbian Spruce	<i>Picea omorika</i>	8' Ht. B&B
6	PB8	Lacebark Pine	<i>Pinus bungeana</i>	8' Ht. B&B
11	PN8	Austrian Pine	<i>Pinus nigra</i>	8' Ht. B&B
7	PS8	Eastern White pine	<i>Pinus strobus</i>	8' Ht. B&B
65	TOTAL EVG.			

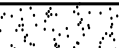



KEY

 = EVERGREEN SCREENING TREES

 = PARKING LOT TREES

 = GREENBELT TREES

 = IRRIGATED SEED LAWN

 = EXISTING TREES
W/ TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE; NN

GREENBELT TREES
REQUIRED: 1 DEC TREE / 30 LF OF STREET FRONTAGE. 60' OF RIGHT OF WAY/ 30 = 2 DEC TREES REQUIRED.

PROVIDED: 2 PROPOSED TREES

PARKING LOT TREES
REQUIRED: 1 TREE / 8 PARKING SPACES. 18 SPACES / 8 = 3 TREES

PROVIDED: 3 TREES

REPLACEMENT TREES
REQUIRED: REPLACE 50% OF REMOVED DBH OF WOODLAND TREES, AND 100% OF REMOVED LANDMARK TREES DBH. 1 WOODLAND AND 1 LANDMARK TREES REMOVED, SEE CALCULATIONS THIS SHEET. 384" DBH CREDIT SAVED, 0 REPLACEMENT TREES REQUIRED.

PROVIDED: 27 EXISTING TREES SAVED, NO REPLACEMENT REQUIRED.

SCREENING TREES
REQUIRED: 1 LARGE EVG TREE / 10 LF (USE ALT 2: MULTIFAMILY ADJACENT TO SINGLE FAMILY RESIDENTIAL –NORTH & WEST).

- NORTH: 370 LF/10 = 37 LG EVG (6' FENCE ALONG REMAINING PROPERTY BOUNDARY.)
- WEST: 240 LF /10 = 24 LG EVG

PROVIDED: 65 TREES (NORTH– 39 LG EVG; WEST– 26 LG EVG)

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.

2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.

3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.

4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.

5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.

6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.

7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.

8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.

9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.

10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.

11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.

12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.

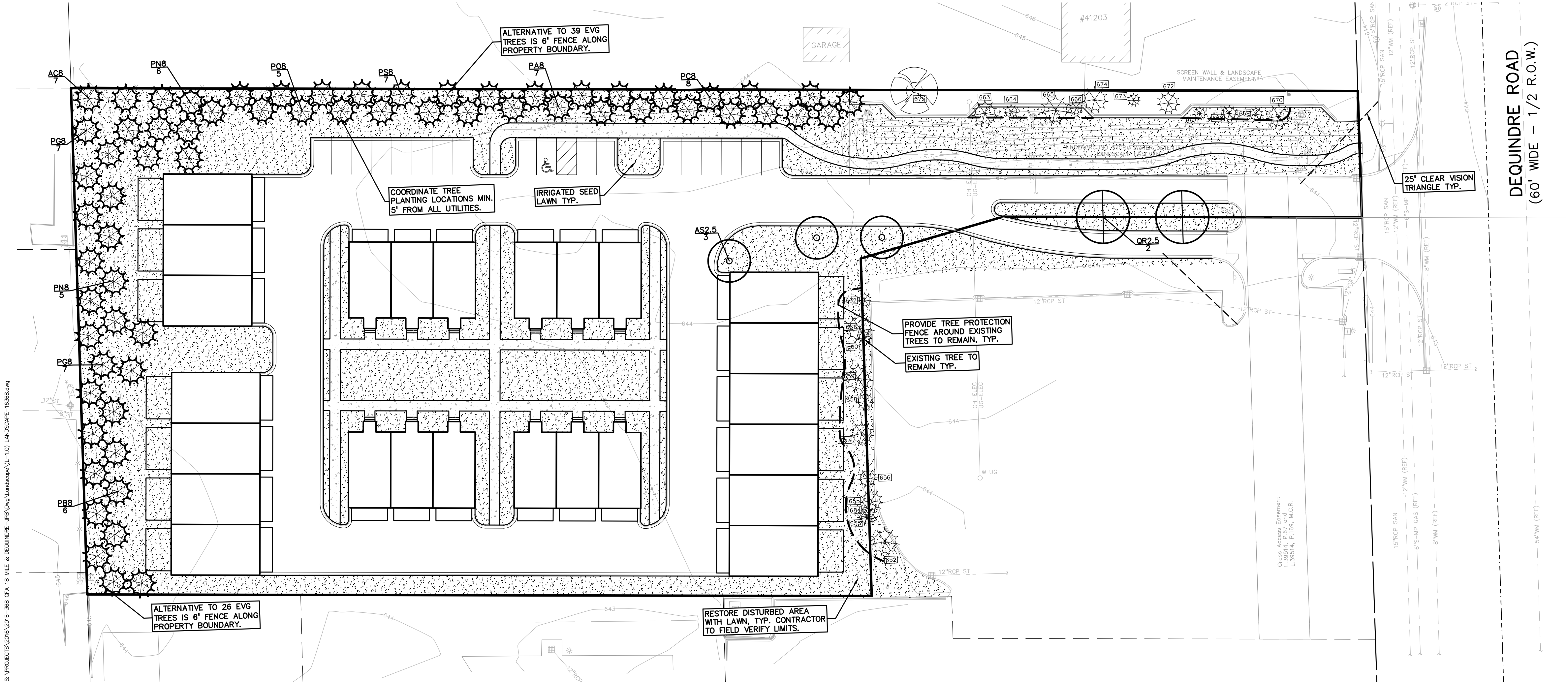
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.

14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.

15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.

16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.


17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.




PEA GROUP

t: 844.813.2949
www.peagroup.com



 NORTH



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

GFA DEVELOPMENT, INC.

988 ELMSFORD DR.
TROY, MI 48063

PROJECT TITLE

GFA 18 MILE & DEQUINDRE

PART OF THE SE 1/4 OF SECTION 12,
T.02N, R.11E,
TROY, OKLAHOMA COUNTY, MI

REVISIONS

CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2016-368

P.M. JBT

DN. TMK

DES. TMK

DRAWING NUMBER:

A meeting of the Troy Election Commission was held September 23, 2021, at City Hall, 500 W. Big Beaver Road. City Clerk Dickson called the Meeting to order at 9:22 AM.

Roll Call:

PRESENT: Steve Sadlier, Ray Watts, M. Aileen Dickson

Commissioner Watts participated via Zoom after announcing he was currently in Illinois with a medical emergency.

Approval of Minutes

Resolution # EC-2021-09-005

Motion by Watts

Seconded by Sadlier

RESOLVED, That the Election Commission Meeting Minutes of August 19, 2021, are **APPROVED** as corrected.

Yes: All-3
No: None

MOTION CARRIED

Approval of Election Inspector Assignments–November 2, 2021 General Election

Resolution # EC-2021-09-006

Motion by Sadlier

Seconded by Watts

RESOLVED, That Election Inspectors be **APPOINTED** for the November 2, 2021 General Election, as presented by the City Clerk.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **AUTHORIZED** to make emergency appointments as necessary.

Yes: All-3
No: None

MOTION CARRIED

Adjournment:

The meeting was **ADJOURNED** at 9:32 AM.

M. Aileen Dickson, MMC, MiPMC II
City Clerk

PARKS AND RECREATION ADVISORY BOARD

A Meeting of the Troy Parks and Recreation Advisory Board was held Thursday, November 18, 2021 in room 402 of the Troy Community Center.

Mike Brady called the meeting to order at 6:35 p.m.

Present: Mike Brady, Pam Brady, Tim Fulcher, Kelly Martin, John Shepherd, Casey Colussi, Hitesh Patel, Akshitha Sahu, Dennis Trantham, Brian Goul

Absent: Govindrajan Thattai

Visitors: None

Public Comments: None

Approval of Minutes

Resolution # PR - 2021 - 10 – 006

RESOLVED, that the minutes of September 16, 2021 are approved.

Moved by Mike Brady

Yes: 7

No: 0

MOTION CARRIED

Resolution # PR - 2021 - 10 – 007

RESOLVED, that the minutes of October 7, 2021 Special Meeting are approved.

Moved by Mike Brady

Yes: 7

No: 0

MOTION CARRIED

Old Business – Kristin Franklin's proposal of Redwood Park

- The Parks and Recreation Board agree the proposal was nice but the City is still in a place where there isn't funding.
- Tim Fulcher addressed there are larger parks with greater needs that could be updated and affect a greater amount of people.
- The Board agreed to follow what has already been established in the Master Plan.

Resolution # PR - 2021 - 10 – 008

Resolved that the Parks and Recreation Board rejects the proposed updates to Redwood Park.

Moved by Casey Colussi

Seconded by Kelly Martin

Yes: 7

No: 0

MOTION CARRIED

New Business-

Election of Officers

Tim Fulcher nominated Mike Brady to retain the position of President.
Pam Brady seconded.

John Shepherd nominated Kelly Martin for Vice Chair.

Pam Brady seconded.

Yes: 7

No: 0

MOTION CARRIED

Resolution # PR - 2021 - 10 – 008

Resolved that Mike Brady has been elected President of the Parks and Recreation Board,
and Kelly Martin has been elected Vice Chair of the Parks and Recreation Board.

Yes: 7

No: 0

MOTION CARRIED

Motion to accept proposed dates for 2022 meetings be:

February 10, 2022

April 28, 2022

September 15, 2022

November 17, 2022

Resolution # PR - 2021 - 10 – 009

Resolved that the 2022 Parks and Recreation Board meetings will be held on:

February 10, 2022

April 28, 2022

September 15, 2022

November 17, 2022

Moved by Pam Brady

Seconded by John Shepherd

Yes: 7

No: 0

MOTION CARRIED

Member Comments - none

Staff Reports

Brian Goul


- City Department Directors and City Management had a meeting called Advance where they went over the needs of the city. This meeting was to give Council an idea of where each department is at.
- Troy Community Center memberships are starting to pick up. The gym is heavily used with badminton and pickle ball.
- Banquet rentals are starting to pick up as well.
- Therapy pool was closed for three weeks due to a pump needing repair.

Dennis Trantham

- Parks is continually short staffed.
- Starting this year, the Parks department will try to employ 8 Part time staff year-round.
- The Dog Park restroom and Boulan Park's south restroom will be heated so it can remain open year-round. Looking to add gas lines to other parks to keep them open year-round.
- With the Community Interest Money available through the Federal Government, the City is moving forward with construction of a new pavilion and ice-skating opportunity. Hoping to bring information to the board in February.
- Sylvan Glenn to be developed more in the future.
- A Public Hearing is scheduled on Monday to reprogram Community Development money from installing a walkway to the soccer fields at Firefighters Park, to develop 4 parcels at Long Lake and I-75 into an inclusive park with cardboard sled hill. The costs of developing the pathway has become more than the Community Development Funds. The new park will be a park for everyone.
- Discussion on Green Space and the purchase of new land to keep Green Space in Troy.
- Discussion on the Nodes study in Troy. Nodes are the central area of a Community within a Community. The area that defines a section of the City. The study is to see what residents want in their neighborhood.
- Discussion on Troy Family Aquatic Center. Kelly asked what the timeline of it and when would it need to be removed and replaced. Brian Goul explained it is on the radar of City Council. Brian also discussed the lack of being able to hire Lifeguards is one of our biggest obstacles. Dennis made note that he could repair anything at the Aquatic Center far less than the cost of replacing the entire center.
- Discussion of the new play-structure at Jaycee Park this year and how replacements of play-structures are decided by the department and City year by year.
- Introduction of members to newest member Hitesh Patel.
- Discussion of the response from Jeanne Stine regarding the naming of the park after her and that she was very humbled.

The meeting adjourned at 7:20 p.m.

Next meeting is scheduled for Thursday, February 10, 2022 at 6:30 pm.


Mike Brady, Chairperson


Shannon Louwaert, Recording Secretary

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on February 8, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
Sadek Rahman
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2022-02-009

Moved by: Tagle
Support by: Faison

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES – January 25, 2022

Resolution # PC-2022-02-010

Moved by: Krent
Support by: Rahman

RESOLVED, To approve the minutes of the January 25, 2022 Regular meeting as submitted.

Yes: All present (8)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PLANNED UNIT DEVELOPMENT

5. PLANNED UNIT DEVELOPMENT (File Number PUD 2020-0018) – Proposed Concept Development Plan (CDP) for Long Lake and Crooks Masterplan Development, Northwest Corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) District

Mr. Savidant explained the approval process of a Planned Unit Development (PUD) application. A brief question and answer session followed.

Present were Anthony Antone and Chris Kojaian of Kojaian Properties and project architect Chris Beck of Gensler.

Mr. Antone gave a brief introduction of Kojaian Properties and noted some of their prominent projects in Troy. Mr. Antone referenced the proposed development as the gateway to North Troy. He stated the revised concept plan before the Board this evening incorporates the preservation of natural features identified by the Department of Environment, Great Lakes and Energy (EGLE). He noted the wetlands are regulated and must be preserved and remain untouched.

Mr. Antone addressed how the development team is using the site's natural features as its focal point. He said they would like the Board's feedback on the revised concept plan prior to their submission of a formal application. Mr. Antone said the development team believes it has incorporated most of the items discussed at the January 12, 2021 Planning Commission meeting.

There was lengthy dialogue among Board members and the applicant. Board members shared their personal visions of the proposed project.

Board comments related to:

- Create a destination point to attract people from within the complex and throughout the City.
- Integrate a plaza, pedestrian path, promenade, village-like characteristics.
- Reduce surface parking.
- Provide more walkability.
- Centrally relocate parking deck.
- Reconfigure placement of buildings to connect to public amenity space.
- Expand and centrally relocate public amenity space.
- Be bold and creative with expanse of property.
- Provide a visual illustration of project, such as a three-dimensional model.

Some members expressed the revised concept plan offers no significant changes from the concept plan presented in January 2021.

Mr. Antone addressed the “block” conceptual plan and detailed their vision of a live/work/play development. He said the development team has had conversations with high-end, luxury developers for all components of the project; residential, restaurant and retail, anchor hotel and anchor office headquarters. He addressed how the project is market-driven and site configurations must be effectual for various clients.

Mr. Antone said building heights would be:

- Office professional building, up to 10 stories.
- Centrally located building, 6 to 8 stories.
- Residential, 6 to 7 stories.
- Hotel, up to 5 or 6 stories.
- Restaurant/retail, up to 2 stories.
- Parking deck, 10 levels.

Mr. Antone thanked the Board for their comments and visions and said they look forward to coming back in front of the Board.

OTHER ITEMS

6. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

Ms. Perakis acknowledged the Board’s receipt of an email communication from John Shepherd that addresses transition of mixed housing with single family residential, zoning options and affordability of housing in Troy. She encouraged engagement of all residents.

There were general comments, some relating to:

- Opposition to higher density projects expressed by residents.
- Transition between higher density projects and single family residential.
- Housing trends; housing deficiency, accessory dwellings to accommodate family lifestyles.
- Affordable housing; property values, land and construction costs.

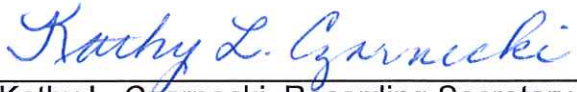
8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:27 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "David Lambert", written in a cursive style.

David Lambert, Chair

A handwritten signature in blue ink, appearing to read "Kathy L. Czarnecki", written in a cursive style.

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2022 PC Minutes\FINAL\2022 02 08 FINAL.doc

PARKS AND RECREATION ADVISORY BOARD

A Meeting of the Troy Parks and Recreation Advisory Board was held Thursday, February 10, 2022 in room 402 of the Troy Community Center.

Mike Brady called the meeting to order at 6:35 p.m.

Present: Mike Brady, Pam Brady, Tim Fulcher, Kelly Martin, John Shepherd, Hitesh Patel (arrived late), Dennis Trantham, Brian Goul, Nikki McEachern

Absent: Govindrajan Thattai, Casey Colussi, Akshitha Sahu

Visitors: Vinodh Mudaliar, Sangheetha Mudaliar, and Kinjal Shah

Public Comments: Vinodh Mdaliar represented the group. He belongs to the Michigan Youth Cricket Group. He is requesting the grass to be mowed shorter, and to be able to reserve the field to teach his students of approximately 40 students. He also asked the City to consider putting practice lanes in the parks similar to Bloomer Park in Rochester and South Lyon Oaks.

Approval of Minutes

Resolution # PR - 2022 - 01 – 001

RESOLVED, that the minutes of November 18, 2021 are approved.

Moved by Tim Fulcher

Seconded by John Shepherd

Yes: 5

No: 0

MOTION CARRIED

Old Business – None.

New Business-

A. Introduction of Nikki McEachern as new Assistant Director of Recreation

- Nikki was recently promoted from Senior Program Supervisor to Assistant Director.

B. Update on Jeanne M. Stine Community Park

- Park is almost complete.
- Brian Goul is working with Cindy Stewart on offering Movie Nights this summer.
- Farmers Market moving to the park this summer.
- The dedication is slated for May 26, 2022.

C. Budget

- The April meeting will be the approval of the Budget for Parks and Recreation.
- Information will be sent out a couple weeks prior for review.

Member Comments –

- Mike Brady discussed the problems associated with cutting the grass behind the Troy Community Center short for the Cricket Pitch.
- Dennis noted the area is field grass and cutting it short would create mud. Cutting the grass short requires different grass and would have to change the contract with the mowing company.
- The Jeanne M. Stine Park is not large enough to hold any sport facility.
- Tim Fulcher asked about a reservation system.
- Brian noted that the area behind the Troy Community Center is not a true Cricket field so it would be hard to reserve it for Cricket.
- Dennis noted that the Parks has had Cricket on their radar for a while. It would take 1,500,000.00 to develop land the City owns to build a Cricket field.

Staff Reports

Brian Goul

- Recreation is starting to plan for summer programs.
- Troy Family Aquatic Center is planning on opening. It could have shortened hours or less amenities based on staffing. Part time staffing is down and the Recreation Supervisor in charge of aquatics has been having to lifeguard to cover the shortage.
- Part time pay rates have been recently increased to encourage applicants.

Dennis Trantham

- The 8 part time staff that has been retained year-round has helped the department.
- The Dog Park restroom and Boulton Park's south restroom has been heated and remained open. There has been a problem with cement heaving therefore the doors did not close and had damage from the cold.
- The Parks Department is hoping to have more restrooms at other parks be open year round.
- Still 1-2 openings for part time staffing.
- The vision of a ice rink is hoped for but the funding is not there yet. The Parks Department is still working on the funding.

The meeting adjourned at 7:12 p.m.

Next meeting is scheduled for Thursday, April 28, 2022 at 6:30 pm.

Mike Brady, Chairperson

Shannon Louwaert, Recording Secretary

A meeting of the Troy Election Commission was held February 16, 2022, at City Hall, 500 W. Big Beaver Road. City Clerk Dickson called the Meeting to order at 10:00 AM.

Roll Call:

PRESENT: Steve Sadlier, Ray Watts, M. Aileen Dickson

Approval of Minutes

Resolution # EC-2022-02-01

Motion by Watts

Seconded by Sadlier

RESOLVED, That the Election Commission Meeting Minutes of September 23, 2021, are **APPROVED** as printed.

Yes: All-3

No: None

MOTION CARRIED

Recommendation to Troy City Council for Approval of the City of Troy Precinct Boundaries and Polling Locations

Resolution # EC-2022-02-02

Motion by Sadlier

Seconded by Watts

WHEREAS, The City of Troy has 31 precincts, as established in 2002; and 18 polling locations, as established in 2002; and

WHEREAS, Due to population growth in the City of Troy, it is necessary and reasonable to amend the precinct boundary lines in order to accommodate the increased population in certain areas of the City, while maintaining registered voter population levels in each precinct under the maximum set by Michigan Election Law; and

WHEREAS, The rearrangement of precinct boundaries is governed under Michigan Election Law (MCL 168.654-661), and must be submitted to the Michigan Department of State by April 4, 2022; and

WHEREAS, Michigan Election Law requires that the precinct boundaries must be approved by the Troy Election Commission prior to the approval of the Troy City Council;

THEREFORE, BE IT RESOLVED, That the Troy Election Commission hereby **APPROVES** the proposed precinct boundaries and polling locations, which will increase

the number of precincts to 37 and the number of polling locations to 20, as submitted by the Troy City Clerk, and **RECOMMENDS** approval to Troy City Council.

PRECINCT #	BOUNDARY DESCRIPTION	POLLING LOCATION
1	Section 1 in its entirety	Evanswood Church of God 2601 E. Square Lake Rd.
2	Portion of Section 2 that lies within Troy School District boundary	Woodside Bible Church 6600 Rochester Rd.
3	Portions of Sections 2, 3 and 4 that lie within Avondale School District boundary	First United Methodist Church 6363 Livernois Rd.
4	Portions of Sections 3 and 4 that lie within Troy School District boundary	First United Methodist Church 6363 Livernois Rd.
5	Portions of Sections 5 and 6 that lie within the Avondale School District boundary	Faith Apostolic Church 6710 Crooks Rd.
6	Portion of Section 6 that lies within the Troy School District boundary	Troy Nature Center 6685 Coolidge Hwy.
7	Portion of Section 7 from the west boundary line of the Troy School District, to the portion of Section 8 west of Coolidge Hwy	St. Stephen Episcopal Church 5500 Adams Rd.
8	Portion of Section 8 east of Coolidge Hwy	Northfield Hills Baptist Church 1800 W. Long Lake Rd.
9	Sections 9 and 10 in their entirety	SALT Church 5475 Livernois
10	Section 11 in its entirety	Woodside Bible Church 6600 Rochester Rd.
11	Portion of Section 12 north of Highbury, east of Harbor, north of Willard, north and east of English	Evanswood Church of God 2601 E. Square Lake Rd.

12	Section 12 south of Highbury, west of Harbor, south of Willard, south and west of English	Bethesda Romanian Pentecostal Church 2075 E. Long Lake Rd.
13	Portion of Section 13 that lies north of north boundary of Mount Vernon Estates, Supervisor's Plat of Broadacres Sub, Wattles Pointe Sub and parcel 88-20-13-301-001	Kensington Community Church 1825 E. Square Lake Rd.
14	Section 14 in its entirety	Bridge Community Church 5700 Rochester Rd.
15	Section 15 in its entirety	Bridge Community Church 5700 Rochester Rd.
16	Portion of Section 16 east of I-75 and the portion of Section 21 east of I-75	First Presbyterian Church 4328 Livernois Rd.
17	Portion of Section 16 west of I-75 and Section 17 in its entirety	St. Nicholas Greek Orthodox Church 760 W. Wattles Rd.
18	Portion of Section 18 that lies within the Troy School District boundary	St. Stephen Episcopal Church 5500 Adams Rd.
19	Portions of Section 19 and 30 that lie within the Troy School District boundary	Lutheran Church of the Master 3333 Coolidge Hwy.
20	Section 20 in its entirety and the portion of Section 21 west of I-75	St. Nicholas Greek Orthodox Church 760 W. Wattles Rd.
21	The portion of Section 22 west of Rochester Road	St. Lucy Croatian Church 200 E. Wattles Rd.
22	Portion of Section 23 that lies North of South Boundary of Dean Estates, West of East Boundary of Dean Estates, North of South Boundary of Raintree Village Sub #2, Raintree Village on the Park Condo and parcels 88-20-23-277-007, 88-20-23-278-016, 88-20-23-401-046	St. Lucy Croatian Church 200 E. Wattles Rd.

23	Portion of Section 24 that lies South of North Boundary of Beaver Trail Sub #3 & #2	St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd.
24	Portion of Section 25 that lies East of Milverton, East of East boundary of parcel 88-20-25-177-002, South of South Boundary of parcel 88-20-25-126-018, South of the North Boundary of Eva Haus Sub and parcel 88-20-25-177-007	St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd.
25	Portions of Sections 35 and 36 that lie within the Warren Consolidated Schools District boundary	St. George Antiochian Orthodox Church 2160 E. Maple Rd.
26	Portions of Section 27 south of I-75 and west of Rochester Rd.; and Section 34 west of Rochester Rd.	Troy Community Center 3179 Livernois Rd.
27	Section 28 in its entirety; portion of Section 27 north of I-75; portion of Section 26 north of I-75 and within the Troy School District boundary; portion of Section 25 within Troy School District boundary	Troy Community Center 3179 Livernois Rd.
28	Section 29 in its entirety; portion of Section 32 that lies within the Troy School District boundary	Lutheran Church of the Master 3333 Coolidge Hwy.
29	Portions of Section 18, Section 19, Section 30, Section 31 and Section 32 that lie within the Birmingham School District boundary	Central Woodward Christian Church 3955 W. Big Beaver Rd.
30	Portion of Section 35 that lies within the Royal Oak School District boundary; portion of Section 36 that lies within the Lamphere School District boundary	St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd.
31	Portions of Sections 6, 7 and 18 that lie within the Bloomfield Hills School District	Troy Nature Center 6685 Coolidge Hwy.
32	Portion of Section 5 that lies within the Troy School District boundary	Faith Apostolic Church 6710 Crooks Rd.

33	Portion of Section 13 that lies south of north boundary of Mt Vernon Estates, Supervisor's Plat of Broadacres Sub, Wattles Pointe Sub and parcel 88-20-13-301-001	Kensington Community Church 1825 E. Square Lake Rd.
34	Portion of Section 24 that lies north of north boundary of Beaver Trail Sub #3 & #2	St. Anastasia Catholic Church 4571 John R Rd.
35	Portion of Section 21 that lies east of Rochester, portion of Section 23 that lies south of south boundary of Dean Estates, east of east boundary of Dean Estates, south of south boundary of Raintree Village Sub #2, Raintree Village on the Park Condo and parcels 88-20-23-277-007, 88-20-23-278-016, 88-20-23-401-046	St. Anastasia Catholic Church 4571 John R Rd.
36	Portion of Sections 26 west of I-75; Section 27 east of Rochester Rd; Section 34 east of Rochester Rd; and Section 35 west of I-75 and north of the Troy School District boundary	Troy Community Center 3179 Livernois Rd.
37	Portions of Sections 26 and 25 that lie within the Warren Consolidated School District and lie west of Milverton, west of east boundary of parcel 88-20-25-177-002, north of south boundary of parcel 88-20-25-126-018, north of the north boundary of Eva Haus Sub and parcel 88-20-25-177-007	St. George Antiochian Orthodox Church 2160 E. Maple Rd.

Yes: All-3
No: None

MOTION CARRIED

Approval of Consolidation of Precincts for May 3, 2022 Special Election

Resolution # EC-2022-02-03
Motion by Sadlier

Seconded by Watts

RESOLVED, That the Election Commission of the City of Troy hereby **AUTHORIZES** that applicable precincts servicing qualified electors in the City of Troy be **CONSOLIDATED** for the May 3, 2022 Special Election in accordance with MCL 168.659.

Yes: All-3
No: None

MOTION CARRIED

Authorization to Conduct Testing for the May 3, 2022 Special Election

Resolution # EC-2022-02-04
Motion by Watts
Seconded by Sadlier

RESOLVED, That the Election Commission hereby **AUTHORIZES** the City Clerk to conduct preliminary and public tests of the programming, equipment and ballots on behalf of the Election Commission for the May 3, 2022 Special Election.

Yes: All-3
No: None

MOTION CARRIED

Public Comment: None

Adjournment:

The meeting was **ADJOURNED** at 10:45 AM.

M. Aileen Dickson, MMC, MiPMC II
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

O-02a

CITY COUNCIL AGENDA ITEM

Date: February 28, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Emily Dumas, Library Director

Subject: Troy Public Library Annual Report

Every year approximately 98% of Michigan public libraries submit a report to the state documenting library data for the previous fiscal year. These reports include financial and performance indicators to give an overview of the year in review, and these reports are filed through the Library of Michigan.

This Annual Report is a requirement to receive state aid, funding that is provided to public libraries each year under an appropriation of general funds determined by Michigan Legislation.

Library directors enter their data during the reporting period that runs from October 1st to February 1st. Libraries interested in receiving state aid must submit their applications within this timeframe.

The attached is the annual report that is the compilation of this information in a form that is to be presented to the city council and the public.



Year in Review

2024

FISCAL

A Big Year for TPL

2021 was a year of big changes at Troy Public Library. After a year and a half of the building being closed due to COVID-19, the library was able to reopen for in-person services. The successful millage campaign the previous year allowed for many needed improvements and upgrades, including the introduction of two new departments and the beginning of new services to reach and better serve our patrons. We also were finally able to return to seven-day open hours after ten years of limited hours!

Please enjoy this snapshot of the last year that tells the story of a library rebuilding after a long disruption, and new beginnings with the many new services offered to welcome the community back into Troy Public Library.

With warmest regards,



Emily Dumas



Contents

Troy Public Library at a Glance	5–6
Top Circulated Materials	7–8
New Services	11–14
Social Stats	17–18
Financial Breakdown	19–22
Thank You	23





605,943

Items in Circulation



309,551

Items in Collection



11,541

Program Attendance

TPL at a Glance

6,097

Patron Visits Since Reopening
in June 2021



Total
Library
Card
Holders

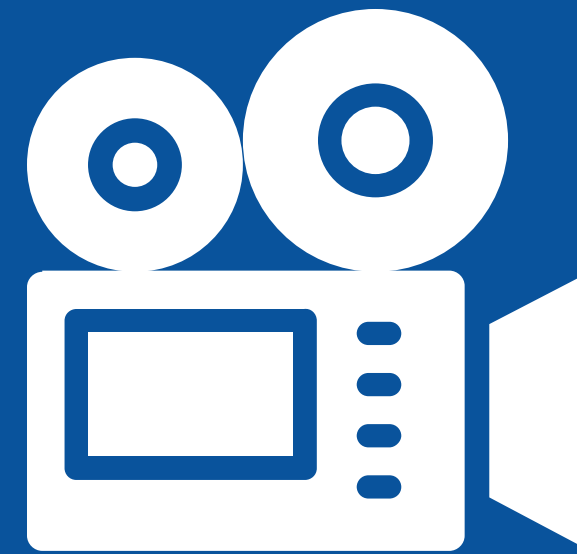
57,144



285,553

Webpage Hits

Top Circulated Materials



Top AS Blu-ray:
Nomadland

Top AS DVD:
The Marksman

Top YS DVD:
Harry Potter and the Sorcerer's Stone



Top AS Adult Nonfiction:
Atomic Habits by
James Clear



Top AS OverDrive Nonfiction:
A Promised Land by
Barack Obama

**Top AS Fiction and
OverDrive Fiction:**
The Four Winds by
Kristin Hannah

Top CD's:

Taylor Swift, *Evermore*

Taylor Swift, *Fearless*

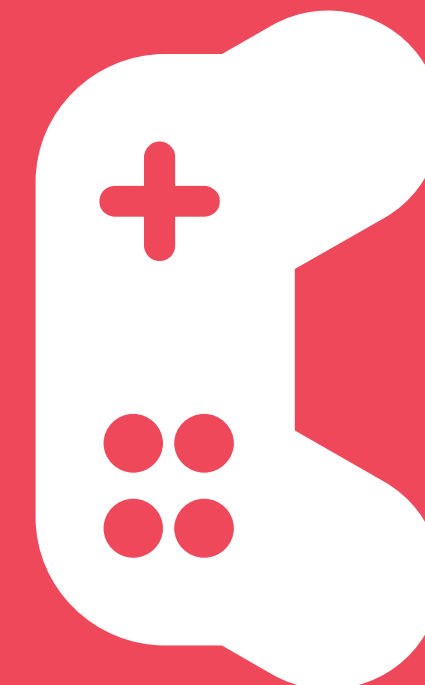
Taylor Swift, *Folklore*



Top Teen Fiction:
*The Sun is Also a
Star* by *Nicola Yoon*



**Top YS Fiction and
OverDrive Fiction:**
*Diary of a Wimpy Kid
Volume 15-The Deep
End* by *Jeff Kinney*



Top Video Games:

*Hyrule Warriors:
Age of Calamity*

Super Mario Maker 2

*The Legend of Zelda:
Breath of the Wild*



“The three most important documents a free society gives are a birth certificate, a passport, and a library card.” –E.L. Doctorow

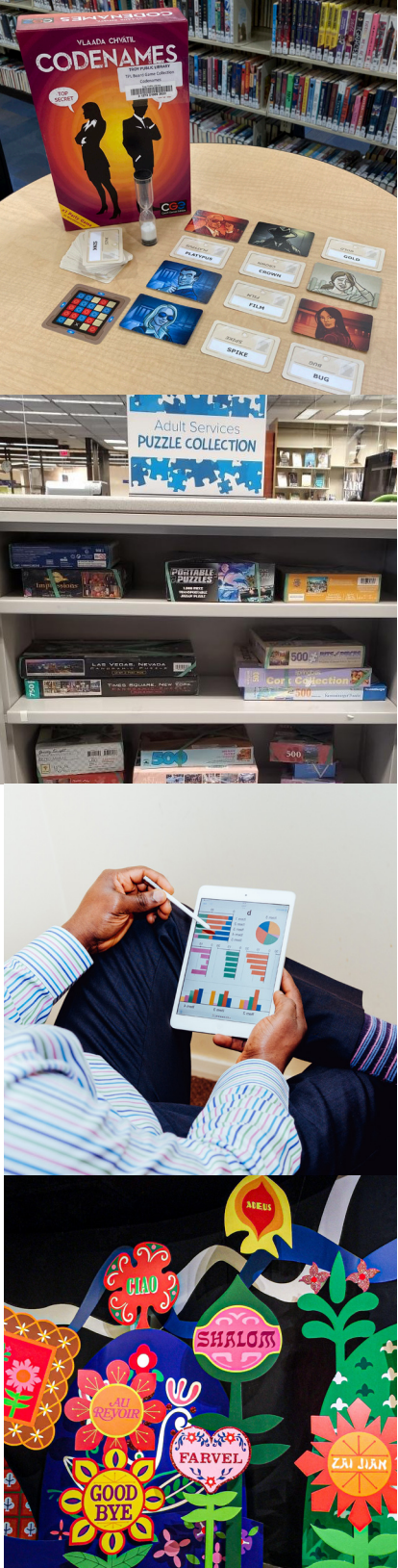
“Whatever the cost of our libraries, the price is cheap compared to that of an ignorant nation.”
–Walter Cronkite

“I have found the most valuable thing in my wallet is my library card.”
–Laura Bush



“Libraries store the energy that fuels the imagination. They open up windows to the world and inspire us to explore and achieve, and contribute to improving our quality of life. Libraries change lives for the better.”
–Sidney Sheldon





 Mobile Hotspots for Checkout

 Board Game Collection

 Puzzle Collection

 Heritage Hub

 Weiss Financial Database

 Hoopla Flex

 LOTE Online for Kids

 Free Faxing Services

First 20 B&W Prints Free 

Memory Lab Reopened 

Beginning Chapter Books Collection 

Nonfiction Readers Collection 

Leveled Reader Kits 

Scholastic Teachables 

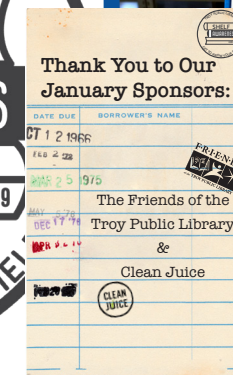
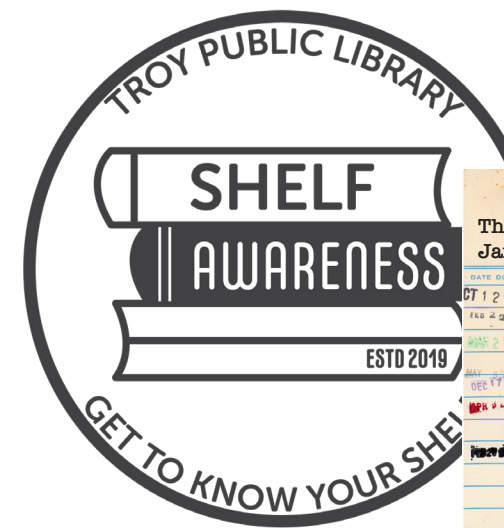
Ask an Expert Parenting Series 

Yoga & Mindfulness Program 



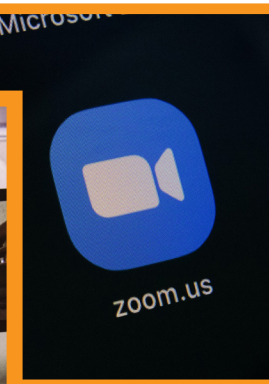
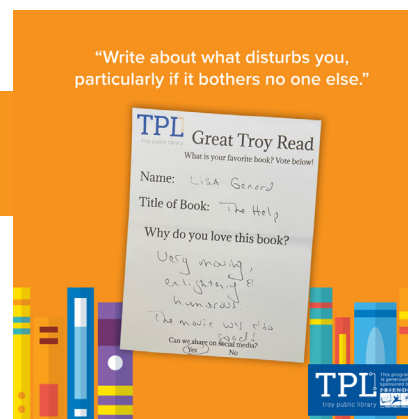
New Services

Experience Kits



Shelf Awareness Program

Great Troy Read Program



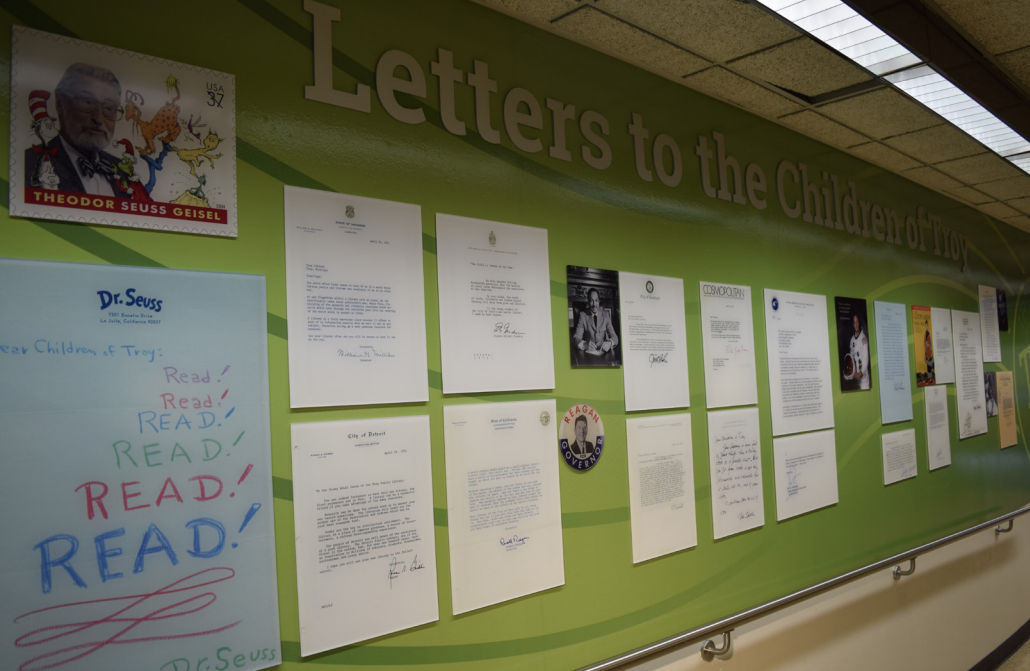
Virtual Talk Time Program

Library Open House

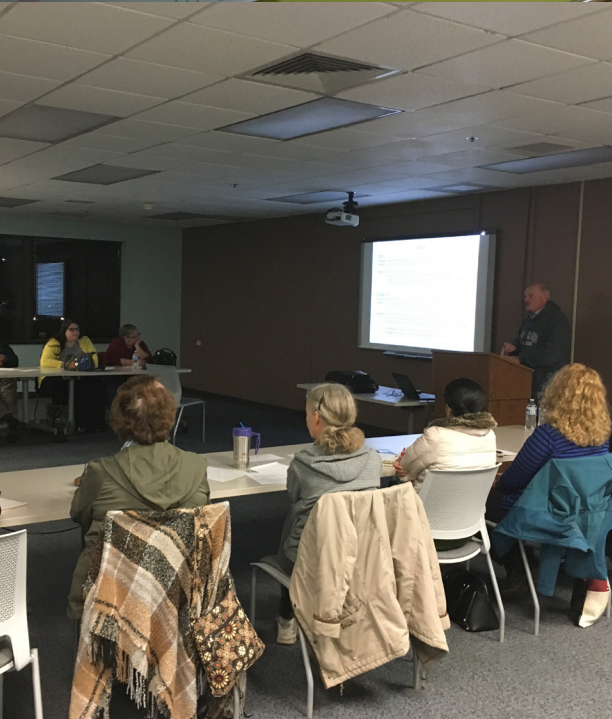


Winter Reads Program

New Services



**“I ransack
public libraries
and find them
full of sunk
treasure.”
–Virginia Woolf**



**“I attempted briefly to consecrate myself
in the public library, believing every
crack in my soul could be chinked with a book.”
–Barbara Kingsolver,
*The Poisonwood Bible***



**“The only
thing that you
absolutely
have to know,
is the location
of the library.”
–Albert Einstein**



**“The very existence of libraries affords the best
evidence that we may yet have hope for the future
of man.” —T.S. Eliot**



Total Page Likes

4,149

Post Engagements
in 2021

14,721

New Page
Followers in 2021

286

Total Page
Followers

4,499

Reach in 2021

141,480

Social Stats

Total Page
Followers

1,527

Reach in 2021

43,091

Total Posts

1,607

New Page
Followers in 2021

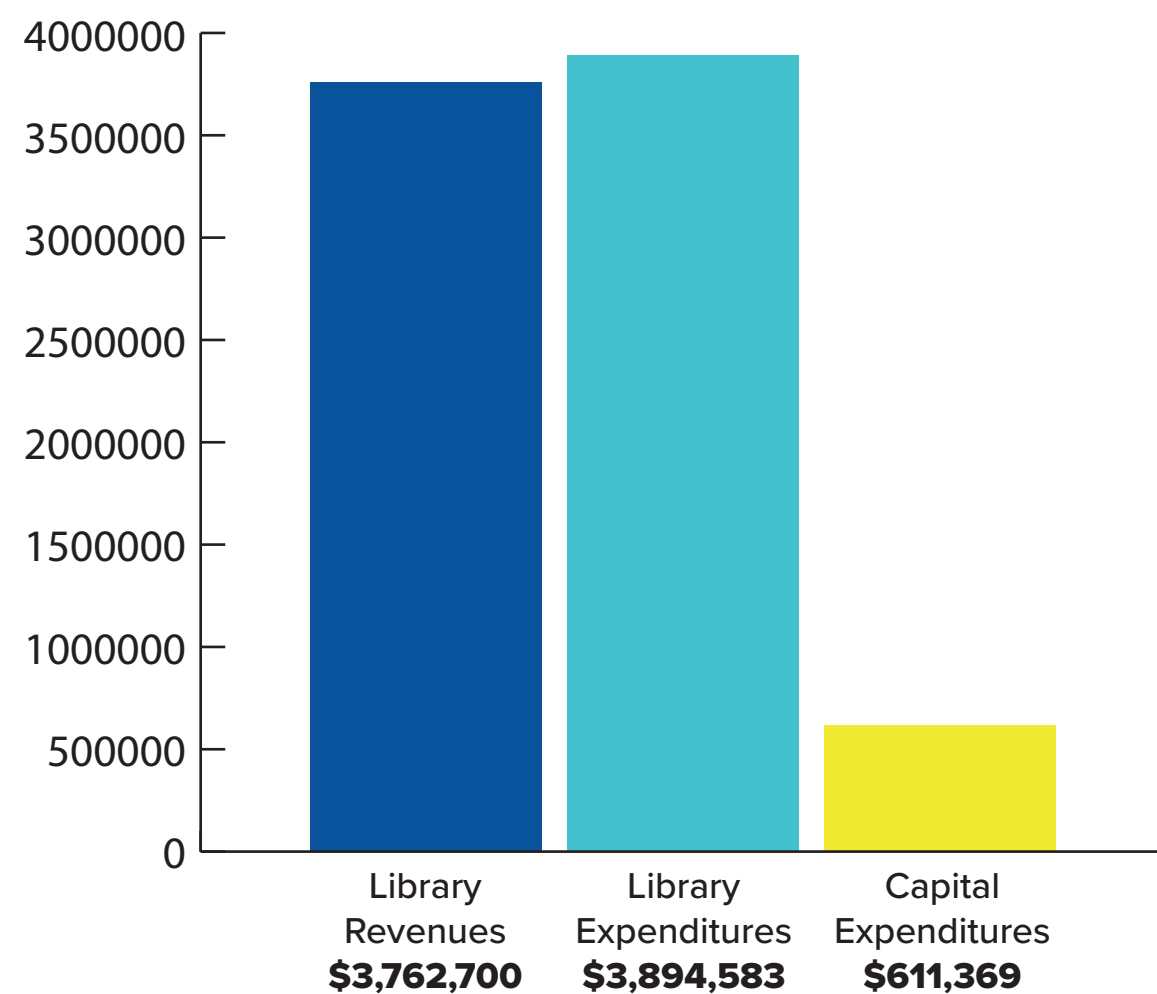
285

Instagram



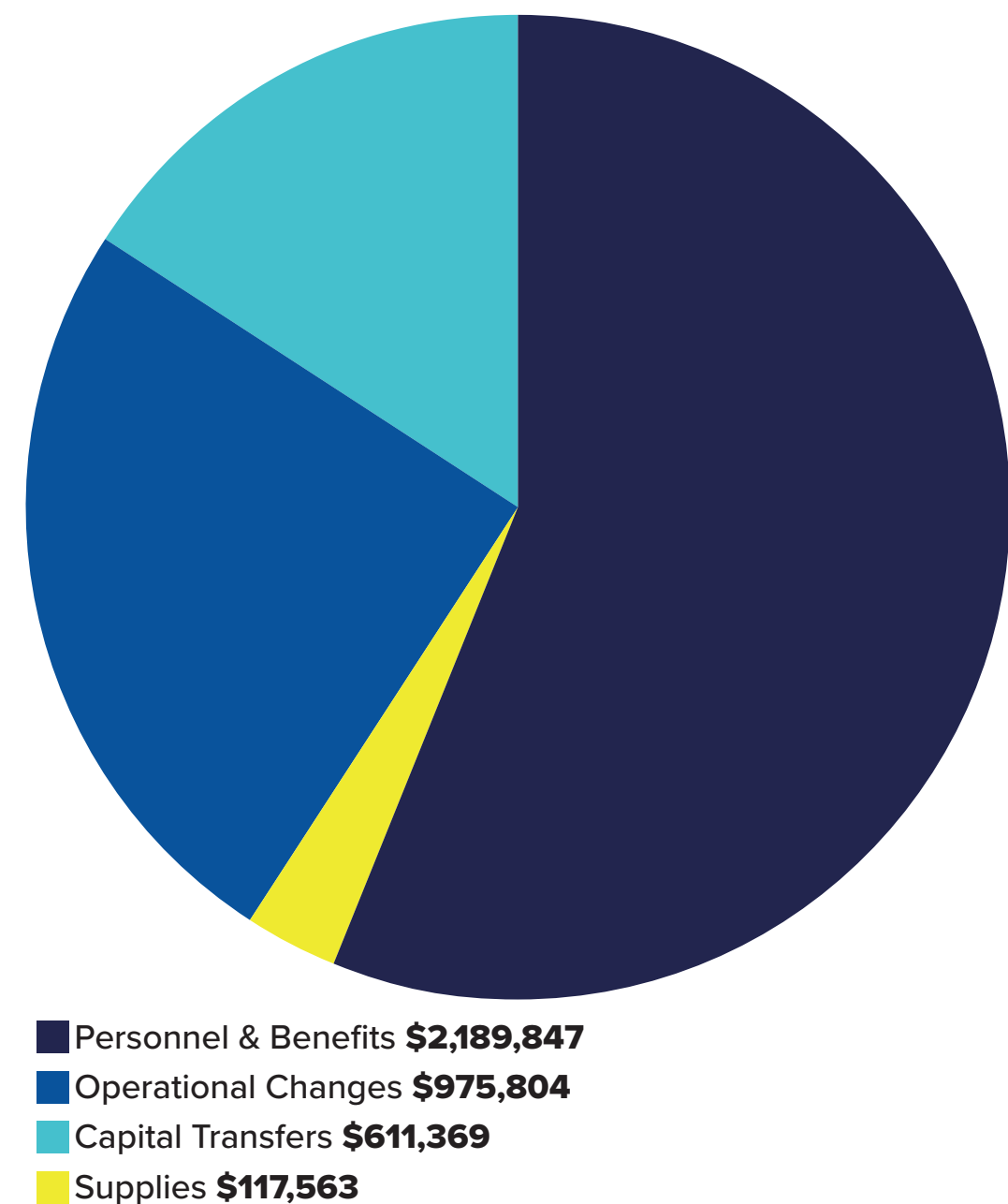
Budget

JULY 1, 2020–JUNE 30, 2021



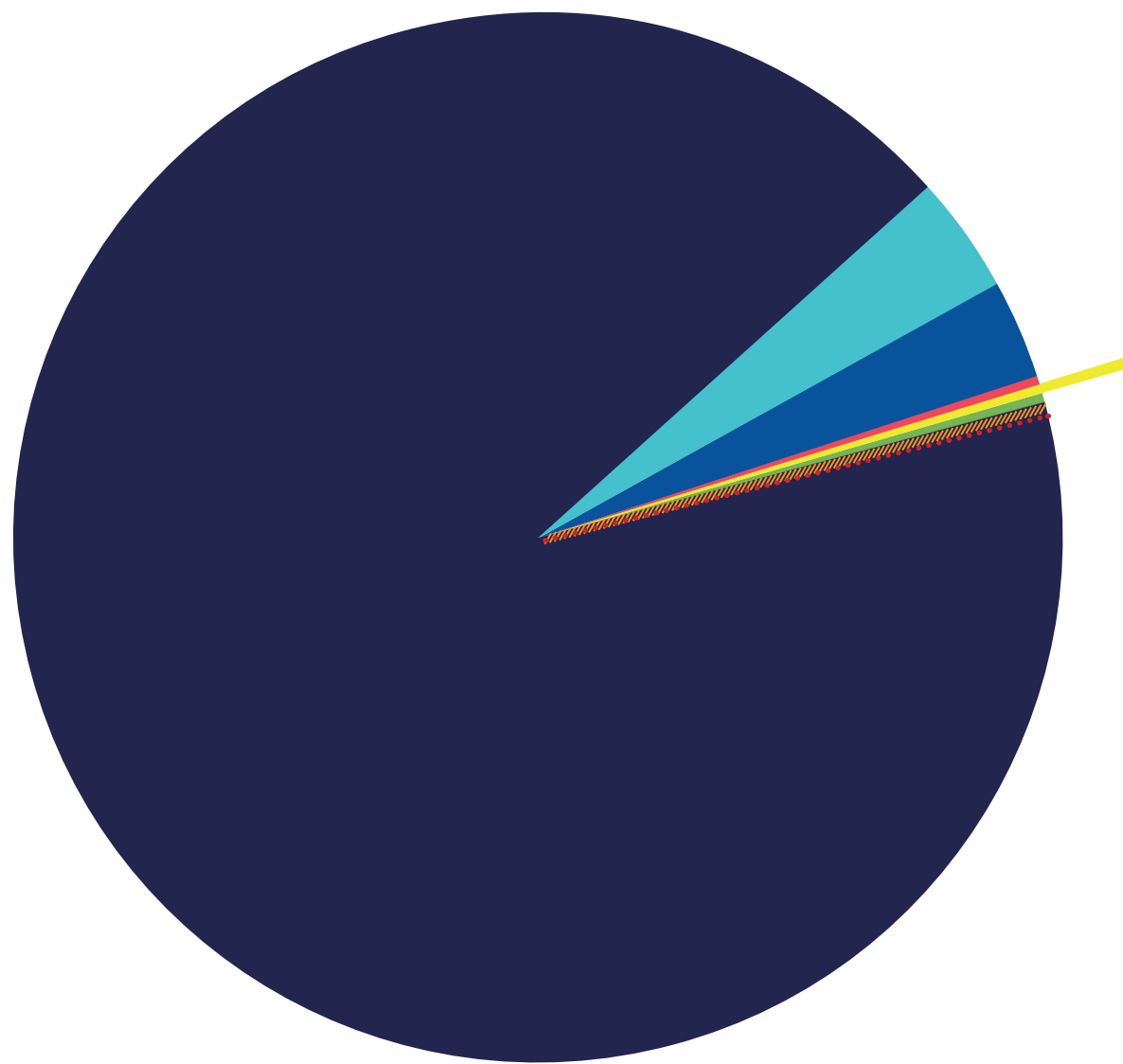
Expense Breakdown

TOTAL: \$3,894,583



Revenue Breakdown

TOTAL: \$3,762,700



- Property Tax (Millage) **\$3,495,199**
- Penal Fines **\$142,989**
- State Grants/Mini Grants **\$114,958**
- Private Contributions **\$9,129**
- Interest & Rent **\$-6,994**
- Reimbursements **\$4,176**
- Materials Fines & Fees **\$2,768**
- Charges for Services (photocopies, misc.) **\$475**



**Libraries
always
remind me
that there are
good things
in this world.**

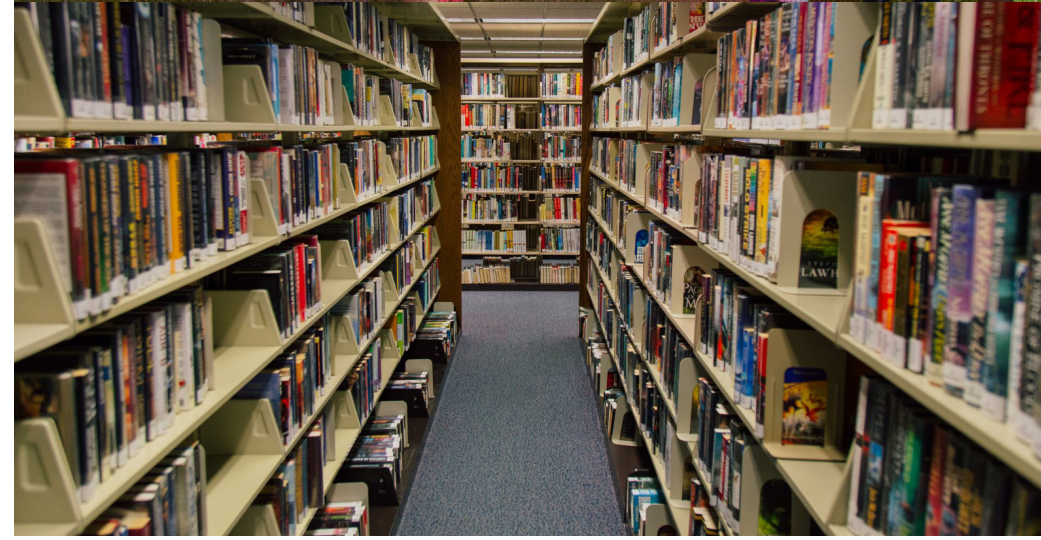
– Lauren Ward



**“Bad libraries build collections,
good libraries build services, great
libraries build communities.”
—R. David Lankes**



**“Without
libraries what
have we? We
have no past
and no future.”
—Ray Bradbury**





ETHAN BAKER | MAYOR
500 West Big Beaver
Troy, MI 48084
Ethan.Baker@troymi.gov
troymi.gov

Date: February 28, 2022

To: Mayor Pro Tem Ann Erickson Gault
Council Member Edna Abraham
Council Member Theresa Brooks
Council Member Rebecca Chamberlain-Creanga
Council Member David Hamilton
Council Member Ellen Hodorek
City Manager Mark Miller
City Attorney Lori Bluhm

From: Mayor Ethan Baker

Subject: State of the City 2022

My fellow Troy City Council Members, City Manager Miller, and City Attorney Bluhm:

I am excited to announce this year's State of the City Address ("SOTC") for the residents and businesses of Troy. The 2022 SOTC will be in the evening on Wednesday, May 18, 2022, with an official start time and location to be determined.

As it was last year, this will be a partnership between the City of Troy and the Troy Chamber of Commerce. I have been working with Tara Tomcsik-Husak, President and CEO of the Troy Chamber and Cindy Stewart, Community Affairs Director for the City of Troy for the planning and execution of this community event. Comparable to last year, we are planning an in person event, but will be fully prepared to have it be primarily a virtual event, if necessary. It is my hope that you all will be able to attend in person again this year, and we will likely be opening up in-person invitations to the broader community.

The SOTC will address this last year in the City of Troy, including our execution of the FY 2021/22 budget, and will discuss the City's plans for FY 2022/23. It is my expectation that we will have approved our FY 2022/23 budget just prior to this SOTC, which will give a good opportunity to discuss our upcoming priorities. It is my further expectation that our FY 2022/23 budget will be newsworthy, as we budget ARPA funds and work toward implementation of the priorities emanating from our November 2021 "Advance" and subsequent study sessions.

Cindy, Tara, and I have already been working on the plans for this SOTC and we will ensure it is a great representation of our wonderful city. I look forward to working with each of you to enhance the SOTC address and the presentation of our priorities.