



TROY CITY COUNCIL

REGULAR MEETING AGENDA

MAY 23, 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

May 23, 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: Pastor Steven Conway from Troy Seventh Day Adventist Church 1

PLEDGE OF ALLEGIANCE: 1

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B. ROLL CALL: 1

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D-1 No Carryover Items 1

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E-1 No Public Hearings 1

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INVOCATION: Pastor Steven Conway from Troy Seventh Day Adventist Church

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 #2022-05-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of May 23, 2022, due to _____.

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Service Commendation for Fire Chief Richard “Chuck” Riesterer

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 – None; b) City Council Appointments – None

a) Mayoral Appointments: None

b) City Council Appointments: None

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

a) **Mayoral Nominations:**

Suggested Resolution

Resolution #2022-05-

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:

Brownfield Redevelopment Authority

Appointed by Mayor

6 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 2
Beyer	Joseph	10/26/2022	4/30/2024	
Gottlieb	Steven	11/24/2016	4/30/2022	
Kornacki	Rosemary	12/14/2022	4/30/2023	
Noguez-Ortiz	Carolina	12/19/2019	4/30/2023	BRA exp 4/30/2023; GTAC exp 10/30/2022
Sweidan	Rami	4/28/2022	4/30/2023	
Vassallo	Joseph	3/27/2020	4/30/2024	

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2025

Term currently held by: Steven Gottlieb

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 2
Chanda	Hirak	12/30/2022	HDC exp 5/15/2024
Marrero-Laureano	Alexander	10/26/2022	

McGerty	Ryan	9/18/2022	
Rahman	Mahfuzur	9/25/2022	
Swaminathan	Abi	11/22/2023	
Voglesong	Cheryl	1/10/2024	

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	
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	
Rahman	Mahfuzur	9/24/2022	
Swaminathan	Abiramasundari	3/6/2022	
Sweidan	Rami	3/2/2023	
Wit	Callie	4/22/2024	

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
Bachert	Sandra	11/18/2023	6/30/2023	Resident Member	
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	
Hodorek	Ellen		City Council Term	Alternate; City Council	City Council exp 11/10/2025
Starks	Louis			Oakland County Designee	
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
Mudaliar	Vinodh Kumar	3/2/2024	
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

Volunteer Firefighter Incentive Plan Board

Appointed by **Mayor**/City Council
 7 Regular Members
 3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Brooks	Theresa		11/13/2023	City Council Term exp 11/13/2023
Foster	John	2/12/2022	12/31/2022	Retiree Representative
Kniffen	Charles	2/24/2022	12/31/2022	Active Volunteer Firefighter
Maleszyk	Robert		12/31/2099	ERS/RHCBP&T; VFIP
Miller	Mark F.		12/31/2099	BCBA; ERS/RHCBP&T; VFIP
Rosenblum	Anthony	2/28/2021	4/30/2022	Citizen (Mayor Appointed)
Soriano	Al		12/31/2022	Active Volunteer Firefighter

Nominations to the Volunteer Firefighter Incentive Plan Board:

Term Expires: 4/30/2025**Citizen (Mayor Appt'd)**

Term currently held by: Anthony Rosenblum

Interested Applicants:

No interested applicants on file.

Yes:

No:

b) City Council Nominations:**Suggested Resolution**

Resolution #2022-05-

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:

Charter Revision 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
Bartnik	Mark	3/19/2020	4/30/2024		
<i>Beltramini</i>	<i>Robin</i>	<i>3/1/2024</i>	<i>4/30/2022</i>	<i>LDFA exp 6/30/2022; Charter Rev exp 4/30/2022</i>	<i>Requests Reappointment</i>
Buechner	Toby	3/22/2023	4/30/2024		
Howrylak	Frank	4/28/2022	4/30/2023		
Kanoza	Shirley	2/26/2021	4/30/2022		NO Reappointment
Matthews	Susan	11/26/2021	4/30/2024		
Wilsher	Cynthia	4/28/2022	4/30/2023	Traffic Comm exp 1/31/2024	

Nominations to the Charter Revision Committee:**Term Expires: 4/30/2025**

Term currently held by: Shirley Kanoza – No Reappointment

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Comiskey	Ann	12/14/2022	Liquor Adv Comm exp 1/31/2024

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	
Wit	Callie	4/22/2024	

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
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 Member

Appointed Every Odd-Year Election

Nominations to the Southeastern Michigan Council of Governments (SEMCOG):**Term Expires: 11/13/2023**

Alternate

[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	1/31/2025		
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: 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
Eisenbacher	Dvid	4/6/2024	
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 Request for Closed Session**Suggested Resolution**

Resolution #2022-05-

Moved by

Seconded by

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (1)(e) – *Grier v. Troy et. al.*, and MCL 15.268 (1)(e) - *Darling v City of Troy and Miller*.

Yes:

No:

I-4 Business Community Engagement and Priority Assessment (*Introduced by: Robert J. Bruner, Assistant City Manager*)

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2022-05-

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 #2022-05-

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

- a) City Council Minutes-Draft – May 9, 2022

J-3 Proposed City of Troy Proclamations:

Suggested Resolution

Resolution #2022-05-

- a) Certificate of Recognition and Congratulations to Athens High School 2021-2022 Junior Varsity and Varsity Winter Guard Teams

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 4: State of Michigan MiDeal Purchasing Cooperative – EOC and Training Center A/V Upgrades**

Suggested Resolution

Resolution #2022-05-

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract for the Audio and Video Upgrades at the Troy Emergency Operations Center and Fire and Police Training Center to *Smart Homes Inc of Mason, MI*, as detailed in the attached quote per the MiDEAL Cooperative Purchasing Contract #190000001422 for an estimated total cost of \$39,504.24, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limits.

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

b) Standard Purchasing Resolution 3: Exercise Renewal Option – General Consulting Engineering Services

Suggested Resolution

Resolution #2022-05-

WHEREAS, On June 19, 2017, Troy City Council approved a five (5) year contract, effective through June 30, 2022, with an option to renew for an additional five (5) year period under the same terms and conditions, based upon mutual consent of both parties, to the four (4) highest rated proposers as a result of a best value process, Hubbell, Roth and Clark, Inc.; OHM Advisors; Anderson, Eckstein & Westrick, Inc.; and Fishbeck; to provide General Consulting Engineering Services as required by the City and to assist the Engineering Department as needed, (Resolution #2017-06-105-J-4a); and,

WHEREAS, Hubbell, Roth and Clark, Inc.; OHM Advisors; Anderson, Eckstein & Westrick, Inc.; and Fishbeck; have offered to renew their contract for five (5) additional years under the same terms and conditions as the 2017 contract, except as provided by their revised pricing schedule;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council hereby **EXERCISES** the five-year option to renew the contracts for General Consulting Engineering Services with *Hubbell, Roth and Clark, Inc.; OHM Advisors; Anderson, Eckstein & Westrick, Inc.; and Fishbeck*, under the same terms and conditions as the 2017 contract, effective July 1, 2022 through June 30, 2027, as per their respective revised pricing schedules, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, which includes annual adjustments based on the SOM-Department of Treasury Inflation Rate Multiplier, not to exceed 5%;

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and the City Clerk to execute the agreements once in acceptable form.

c) Standard Purchasing Resolution 2: Low Bid Meeting Specifications – Short/Long Term Disability, Life and AD&D Insurance Coverage

Suggested Resolution

Resolution #2022-05-

WHEREAS, The City of Troy's Benefits Consultant, Arthur J. Gallagher & Co., solicited quotes from reputable, financially stable carriers on the City's behalf; and,

WHEREAS, The City's monthly premium will be \$17,715 and the annual premium will be \$212,576, City Administration recommends approval of the three-year agreement in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council **APPROVES** the Agreement with *The Hartford Life Insurance Company of Hartford, CT*, for Short/Long Term Disability Insurance, Life Insurance and Accidental Death and Dismemberment Insurance, and **AUTHORIZES** payment in an amount not to exceed the annual premium of \$212,576 for three (3) years and **AUTHORIZES** the City Manager to execute any documents necessary for the Agreement with The Hartford Insurance Company; contract to expire May 31, 2025.

J-5 Bid Waiver – Right-of-Way Services - Rochester Road, Barclay to Trinway, Project Number 2022CG0002

Suggested Resolution
Resolution #2022-05-

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** the Agreement for Right-of-Way Services with *Greenstar & Associates, LLC of Rochester, MI*, for a period of three (3) years with a two-year option to extend the contract, and hereby **AUTHORIZES** the Mayor and City Clerk to execute the agreement documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

J-6 Rescind / Re-Award Contract – Hauling/Disposal of Dirt and Debris

Suggested Resolution
Resolution #2022-05-

WHEREAS, On April 25, 2022, contracts for one-year requirements of Hauling/Disposal of Dirt and Debris with an option to renew for one (1) additional year was awarded on an item-by-item basis to low bidders meeting specifications (Resolution #2022-04-059-J-4d); and,

WHEREAS, Universal Consolidated Enterprises, Inc. failed to respond and provide service as required by the bid specifications;

THEREFORE BE IT RESOLVED, That Troy City Council hereby **RESCINDS** with prejudice the contract to provide Hauling/Disposal of Dirt and Debris Item 3) Fill Dirt, with an option to renew for one additional year from Universal Consolidated Enterprises, Inc. and hereby **RE-AWARDS** the contract to the next lowest bidder meeting specifications, *Jackie's Transport of Northville, MI*, for an estimated total cost of \$74,480.00 at unit prices contained in the bid tabulation opened March 31, 2022; a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contracts expiring April 30, 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.

J-7 Kiera Grier v City of Troy

Suggested Resolution

Resolution #2022-05-

RESOLVED, That Troy City Council hereby **DIRECTS** the City Attorney to negotiate and execute a release and settlement agreement consistent with the recent facilitation in the matter of *Kiera Grier v. City of Troy et. al.* (Oakland County Circuit Court, Case No. 2020-184282-NI).

J-8 Cost Participation Agreement for Road Work on Maple Road, Coolidge Highway to Rochester Road – Project No. 15.105.6

Suggested Resolution

Resolution #2022-05-

RESOLVED, That Troy City Council hereby **APPROVES** the Cost Participation Agreement between the City of Troy and the Board of Road Commissioners of the County of Oakland for the resurfacing of Maple Road, from Coolidge Highway to Rochester Road, at an estimated cost to the City of Troy of \$228,409, 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; the Funds for Troy's share of the work are included in the proposed 3-Year Capital Budget for Major Roads, Account # 401.447.479.7989.151056.

J-9 Request for Acceptance of Four Permanent Easements, Center Court Townhome Development, Section 29, Sidwell #88-20-29-226-021, -022 and -023

Suggested Resolution

Resolution #2022-05-

RESOLVED, That Troy City Council **ACCEPTS** four permanent easements for emergency ingress and egress, public and franchise utilities, water mains, and sanitary sewers from Center Court Butterfield, LLC, owner of the properties having Sidwell #88-20-29-226-021, -022, and -023.

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-10 Request for Acceptance of a Permanent Easement for Water Mains, Bethany Villa Limited Dividend Housing Association Limited Partnership, Sidwell #88-20-26-200-095, Project No. 22.502.5

Suggested Resolution

Resolution #2022-05-

RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for water mains from Bethany Villa Limited Dividend Housing Association Limited Partnership, owner of the property having Sidwell #88-20-26-200-095.

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

J-11 Request to Grant an Underground Utility Easement to DTE Electric Company, Sylvan Glen Park, Sidwell #88-20-10-200-001

Suggested Resolution
Resolution #2022-05-

RESOLVED, That Troy City Council hereby **GRANTS** a permanent easement for underground utilities to DTE Electric Company over a portion of Sylvan Glen Park, a City-owned property identified with Sidwell #88-20-10-200-001.

BE IT FURTHER RESOLVED, That Council **DIRECTS** the Mayor and City Clerk to execute the easement document on behalf of the City of Troy.

J-12 Request for Acceptance of Four Permanent Easements, Meadows of Troy, Sidwell #88-20-01-300-016

Suggested Resolution
Resolution #2022-05-

RESOLVED, That Troy City Council **ACCEPTS** four permanent easements for franchise and public utilities, emergency ingress and egress, sanitary sewers, and water mains, from Robertson Meadows, LLC, owner of the property having Sidwell #88-20-01-300-016.

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-13 Appointment of SOCRRA Representative and Alternate for FY 2022/2023

Suggested Resolution
Resolution #2022-05-

RESOLVED, That Troy City Council hereby **DESIGNATES** Kurt Bovensiepe, Public Works Director as SOCRRA Representative and Ashely Tebedo, Administrative Services Manager as Alternate SOCRRA Representative with the term expiring on June 30, 2023.

J-14 Traffic Committee Recommendations and Minutes – May 18, 2022

Suggested Resolution
Resolution #2022-05-

4. Request for Revisions to No Parking Signs – Torpey Road, east of Rochester Road

RESOLVED, That the existing No Parking signs on the south side of Torpey Road, east of Rochester Road be **MODIFIED** to NO PARKING 7:45 AM – 8:45 AM and 2:30 PM – 3:30 PM, SCHOOL DAYS ONLY.

5. Request for No Parking Zone – Axtell Road at Bayberry Place Condominiums

RESOLVED, That a No Parking zone be **ESTABLISHED** on the east side of Axtell Road between the southerly entrance to Bayberry Place Condominiums to a point fifty (50) feet to the south; between the southerly entrance to Bayberry Place Condominiums to a point fifty (50) feet to the north; and the northerly entrance to Bayberry Place Condominiums to a point fifty (50) feet to the south.

6. Request for Traffic Control – Brook Hollow Drive at Lamb Road

RESOLVED, That the intersection of Brook Hollow Drive at Lamb Road be **MODIFIED** from NO traffic control to a STOP sign on the Brook Hollow Drive approach to the intersection.

7. Request for Traffic Control – Eleanor Avenue at Rockfield Avenue

RESOLVED, That the intersection of Eleanor Avenue at Rockfield Avenue be **MODIFIED** from NO traffic control to a STOP sign on the Rockfield Avenue approach to the intersection.

8. Request for Traffic Control – Carter Avenue at Virgilia Avenue

RESOLVED, That the intersection of Carter Avenue at Virgilia Avenue be **MODIFIED** from Stop control on the Virgilia Avenue approaches to ALL-WAY STOP control at the intersection of Carter Avenue at Virgilia Avenue.

9. Request for Traffic Control – Oakcrest Drive at Highland Drive

RESOLVED, That the intersection of Oakcrest Drive at Highland Drive be **MODIFIED** from NO traffic control to a STOP sign on the Highland Drive approach to the intersection.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**K-1 Announcement of Public Hearings:**

- a) June 13, 2022 – Announcement of Public Hearing – Preliminary Site Plan Review (SP JPLN2021-0023) – Proposed Eckford Oaks One Family Residential Cluster, North Side of Eckford, West of Rochester (PIN 88-20-15-251-026 and 88-20-15-251-017), Section 15, Currently Zoned R-1B (One Family Residential) District
- b) June 13, 2022 – Announcement of Public Hearing – Preliminary Site Plan Review (SP JPLN2021-0028) – Proposed Golden Villas One Family Residential Cluster, South Side of Square Lake, West of Dequindre (PIN 88-20-12-200-021 and 88-20-12-200-035), Section 12, Currently Zoned R-1C (One Family Residential) District

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

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

Suggested Resolution

Resolution #2022-05-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **WAIVES** the Rules of Procedure for the City Council Rule #7 *Proclamations and Congratulatory Certificates* to approve and present a Resolution to Proclaim June 2022 as Gun Violence Awareness Month in the City of Troy on May 23, 2022.

Yes:

No:

N-1 Council Referrals from Mayor Baker – Resolution to Proclaim June 2022 as Gun Violence Awareness Month in the City of Troy

Suggested Resolution

Resolution #2022-05-

Moved by

Seconded by

WHEREAS, Public safety and protecting the residents, businesses and visitors of the City of Troy remains the number one strategic priority of the Mayor and Troy City Council; and,

WHEREAS, Ensuring public safety while protecting free speech and other basic Constitutional rights is among the Mayor and Troy City Council's primary responsibilities; and,

WHEREAS, Gun violence, particularly within our nation's schools and in places of worship, is unacceptable and of constant and growing concern; and,

WHEREAS, Local elected officials and local law enforcement officers know their communities best, are most familiar with local criminal activity and how to address it, and are uniquely positioned to understand how to keep their citizens safe; and,

WHEREAS, We continue to support all law enforcement officials in their efforts to halt all acts of violence, including gun violence; and,

WHEREAS, As a community, we renew our commitment to reduce gun violence and encourage responsible gun ownership to help keep our residents and community safe; and,

WHEREAS, It is important to speak out against all acts of hate and intolerance, respect others' points of view, and value and honor human life; and,

WHEREAS, As a community, we must continue to be vigilant about intolerance and violent behavior and encourage others to follow the mantra, "If you see something, say something."

NOW, THEREFORE BE IT RESOLVED, That the Mayor and Troy City Council **DECLARE** June 2022 to be Gun Violence Awareness Month in the City of Troy and **ENCOURAGE** all citizens to support our community's efforts to prevent the tragic effects of gun violence and to honor and value human lives.

BE IT FURTHER RESOLVED, That we **ENCOURAGE** responsible gun ownership and **PLEDGE** to do all we can to reduce gun violence, encourage responsible gun ownership, and to help keep our residents and community safe.

Yes:

No:

O. REPORTS:

O-1 Minutes – Boards and Committees: None Submitted

O-2 Department Reports:

- a) Interim Financial Report 3rd Quarter For The Three Months Ended March 31, 2022
- b) 2021 Troy Fire Department Annual Report
- c) Assessment Roll and Board of Review Report
- d) Proclamations and Congratulatory Certificates

O-3 Letters of Appreciation:

- a) To DPW Staff from Pat Szmit Regarding Service During a Water Meter Exchange

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

P. COUNCIL COMMENTS:

P-1 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 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:

November 19, 2022..... City of Troy Advance

2022 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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 FIRE CHIEF RICHARD “CHUCK” RIESTERER

WHEREAS, In May 1982, **Richard “Chuck” Riesterer** began his volunteer service with the Troy Fire Department at Station 3. He joined the Roseville Fire Department in 1984. He served as a volunteer in Troy until he joined the Livonia Fire Department in January 1986; and

WHEREAS, In 1989 **Chuck** was hired as the Fire Education Specialist for the City of Troy Fire Department, assigned to provide training and public education. He conducted two Firefighter recruitment training programs annually to qualify Troy and members from other area Fire Departments to become state certified firefighters. He also developed and presented various public education programs for local schools, businesses, and homeowner associations; and

WHEREAS, **Chuck** and his family moved back to Troy in 1991 and he rejoined as a Troy Volunteer Firefighter. At Station 3, he served as Firefighter, Lieutenant, Station Training Officer, and Station Assistant Chief. **Chuck** also served as president of Station 3’s social group, coordinating all social activities with the Station Assistant Chief; and

WHEREAS, On the Fire career path, **Chuck** was promoted to Fire Lieutenant in 1998 and assigned to Fire Prevention as a Fire Inspector. He performed fire/life safety inspections in commercial and industrial facilities; developed an electronic process to provide firefighters with hazardous material right-to-know information; and coordinated inspections with contractors during new construction. He also provided life safety oversight for large scale events including the Ryder Cup and visits from President George W. Bush and Vice President Dick Cheney; and

WHEREAS, **Chuck** was promoted to Assistant Fire Chief/Fire Marshal on December 4, 2015. His duties were to ensure code compliance for fire/life safety throughout the City; provide life safety oversight for large scale events including a visit from Vice President Mike Pence; and attend meetings for code development and improvement; and

WHEREAS, On February 5, 2021, **Chuck** was promoted to the position of Troy’s Fire Chief. In this role he served in a command/oversight role during several major incidents including a structure fire involving a 67,000+ square foot industrial building; NB I-75 south of Big Beaver, a fire involving a 14,000-gallon fuel hauler; and provided direction to the department and community during one of the worst health crises in national history, COVID-19; and

WHEREAS, **Chuck** also provided background information to City Council so that funding of \$2.7 million could be secured after the catastrophic failure of three apparatus in one year; re-established the Troy Fire Department Honor Guard; and implemented a stand-alone software package for tracking/reporting/recording equipment maintenance issues for oversight of operations; and

WHEREAS, **Chuck** is a graduate of the National Fire Academy with certifications in Education and Fire Protection Systems; and a member of SE Michigan Association of Fire Chiefs, North Oakland Mutual Aid Association, South Oakland Fire Association, Oakland Macomb Fire Prevention Society, National Volunteer Fire Council, and National Fire Protection Association. He is also a certified Fire Instructor; and

WHEREAS, **Chuck** retired from the City of Troy on April 29, 2022 and will now enjoy more time with his wife **Sue** (married 40 years on July 23, 2022), daughter **Breanne** and son **Matthew**; as well as enjoy traveling, visiting family, and enjoying the opportunities provided by a planned retirement. Their first trip will be back to Colorado where they spent their honeymoon;

NOW, THEREFORE, BE IT KNOWN, That the Mayor and City Council of the City of Troy take this opportunity to express their appreciation to **Fire Chief Chuck Riesterer** for his professionalism and his many contributions to the Troy Fire Department 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, extend wishes of prosperity, good health and happiness to **Chuck** during his well-deserved retirement years.

Presented this 23rd day of May 2022



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-04

CITY COUNCIL AGENDA ITEM

Date: May 19, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager

Subject: Business Community Engagement and Priority Assessment
(Introduced by: Robert J. Bruner, Assistant City Manager)

On June 22, 2020, City Council awarded contracts to Cobalt Community Research (“Cobalt”) for a resident survey, business survey, and library survey. The library survey was conducted in July 2020 and the resident survey was conducted in January and February 2021. Cobalt Community Research Executive Director William SaintAmour presented the results to City Council on April 12, 2021.

City staff presented and City Council discussed a draft business survey at the December 13, 2021 regular City Council meeting. City staff then worked with Cobalt to finalize and distribute the survey. Cobalt conducted the first mailing to 2,050 businesses in January and a second mailing in February to those who had not yet responded. Data entry and analysis was completed in April and the results are attached. Cobalt Community Research Executive Director William SaintAmour will deliver the attached presentation on May 23.

City of Troy Business Community Engagement and Priority Assessment

May 2022

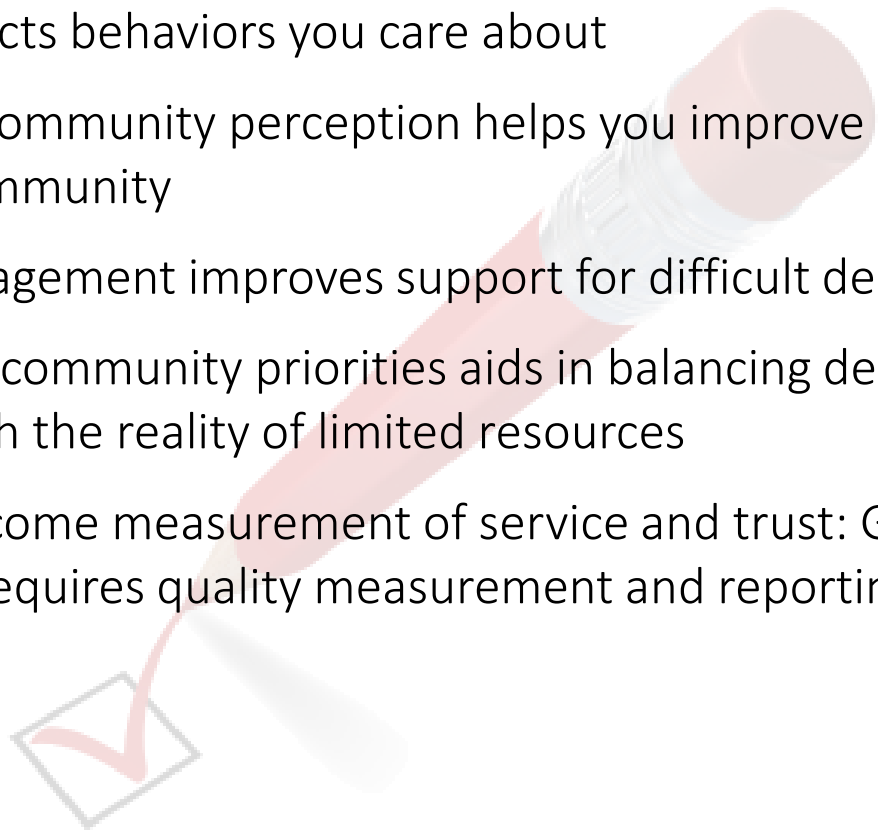


Background on Cobalt Community Research

- 501c3 not for profit research coalition
- Mission to provide research and education
- Developed to meet the research needs of schools, local governments, and nonprofit organizations

Measuring Where You Are: Why Research Matters

- Understanding community values and priorities helps you plan and communicate more effectively about community decisions
- Perception impacts behaviors you care about
- Understanding community perception helps you improve and promote the community
- Community engagement improves support for difficult decisions
- Reliable data on community priorities aids in balancing demands of vocal groups with the reality of limited resources
- Bottom line outcome measurement of service and trust: Good administration requires quality measurement and reporting



Study Goals

- Support budget and strategic planning decisions
- Ensure baseline service measures are established and monitored
- Determine if the presumed service experiences are accurate
- Identify which aspects of respondents' experience provide the greatest leverage on overall satisfaction and outcomes such as remaining in the community and recommending the community to others
- Benchmark performance against a standardized performance index where available

Bottom Line

- City outperforms overall public sector benchmarks
- There are several areas where improvement can have significant impact on engagement.

2022 Drivers:

Regulatory Environment

Doing Business in the City

Cooperative/Collaborative Environment

City Management

Economy

- Optimistic view of the year ahead:
 - 46% increasing employment, 4% contracting
 - 19% increasing space needs, 6% reducing
- Limited awareness of City's economic development specialist
- Comment themes on Troy positives: Location, road maintenance, police/fire responsiveness
- Comment themes on Troy negatives: Awareness of regulatory requirements, sign regulation, would like more small business support

Scores in Context

Cobalt Community Research Government Benchmarks	U.S. Benchmark (25k-100k)	Midwest Benchmark (25k-100k)	MI Benchmark (25k-100k)	2021 Troy Residential	2022 Troy Business
Scale 0-100 (Perfect=100)	Overall	Overall	Overall	Overall	Overall
Local Government Satisfaction	65	65	60	72	70
Being Well-Managed	62	64	59	72	73
Community Satisfaction	63	65	61	73	72
County Government Satisfaction	60	57	57	-	-
State Government Satisfaction	57	56	55	-	-
IRS (Small/Large Business Filers)	65/62	-	-	-	-
ACSI National Index Overall (includes private)	75	-	-	-	-


Methodology


- Mailed to 2,050 business addresses from the City Assessor's Office
- Conducted using two mailings in January and February 2022. Responses either online or via postage-paid envelope.
- Valid response from 146 businesses, providing a margin of error of +/- 6.7 percent
- Most responses from businesses with 1-49 employees

Two factors reducing response levels: High turnover/changes from COVID, lack of individual contact names in database of businesses

Preserving Voice: Looking Into Detail

2022 Troy, Michigan Means Questions Response Count: 146 +/- 6.7% (90% Confidence)		Economic Health					Economic Outlook					Business Infrastructure				
		Economic Health Overall	Business growth	Job growth	Level of unemployment	Strength of local economy	Economic Outlook Overall	Business growth	Job growth	Employment levels	Strength of local economy	Overall Business Infrastructure	Availability of services to support business growth	Cell phone reception	Speed of your internet connection	Variety of options available for access to the internet
Overall		61	62	60	58	64	67	67	67	64	69	75	72	79	76	73
Time in Business	One year or less*	58	67	67	33	67	72	72	72	72	72	71	70	67	74	74
	1-5 years*	61	69	60	44	71	71	68	68	66	82	73	79	78	72	62
	6-10 years*	56	54	54	58	58	67	68	67	64	68	70	67	73	70	70
	More than 10 years	62	62	61	60	66	66	67	67	64	68	76	72	80	78	76
Employees	1-9	61	61	60	59	66	65	66	63	63	69	73	70	77	74	70
	10-49	61	62	61	58	61	72	71	74	70	71	79	76	82	79	79
	50-99*	64	71	58	53	72	69	71	71	61	72	79	80	82	79	76
	100-249*	62	62	58	60	67	62	62	60	60	64	72	67	71	73	78
	250-499*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-


 Checkered
Scores that Vary
by Demographics

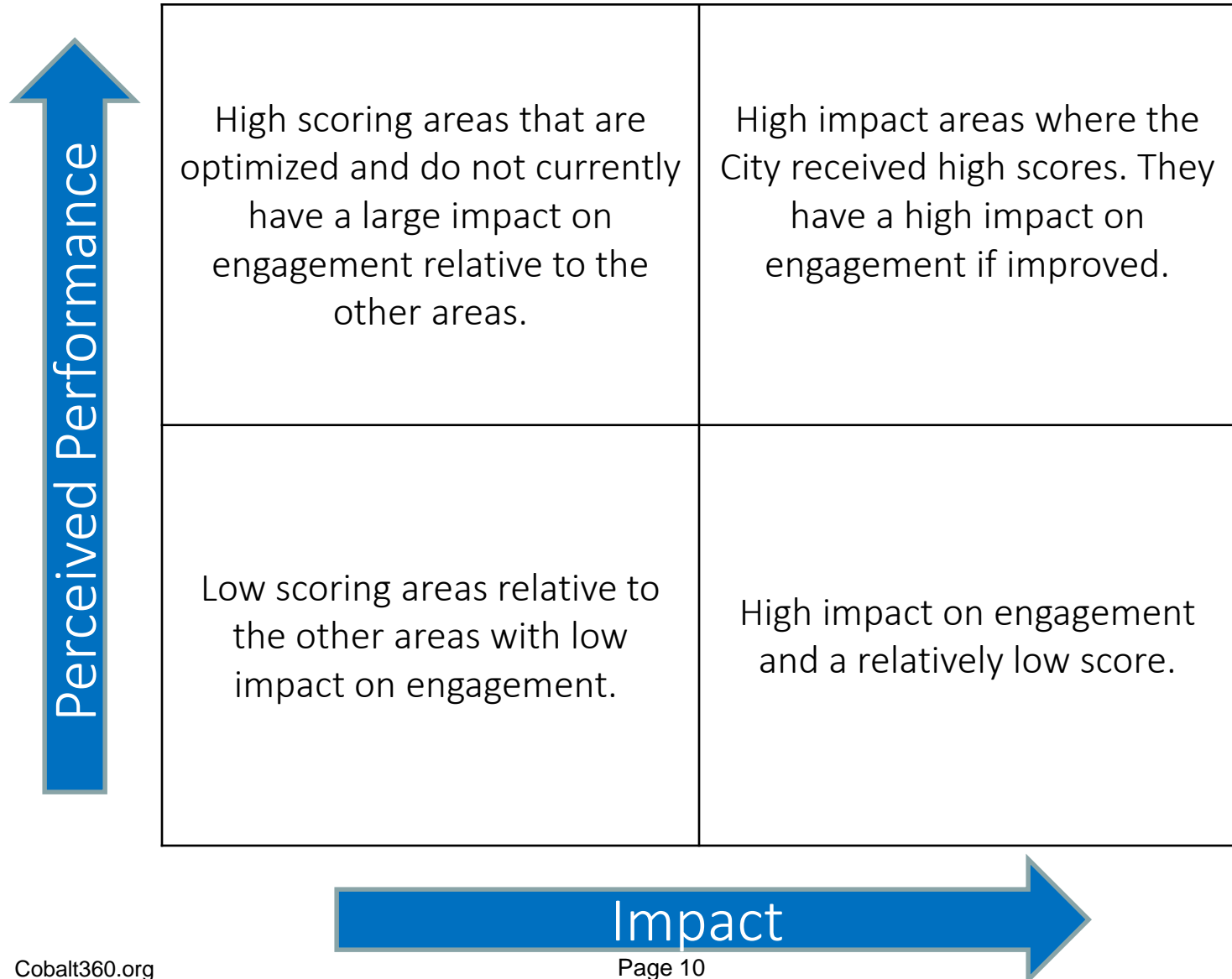

 Consistent Scores
Regardless of
Demographics

Results



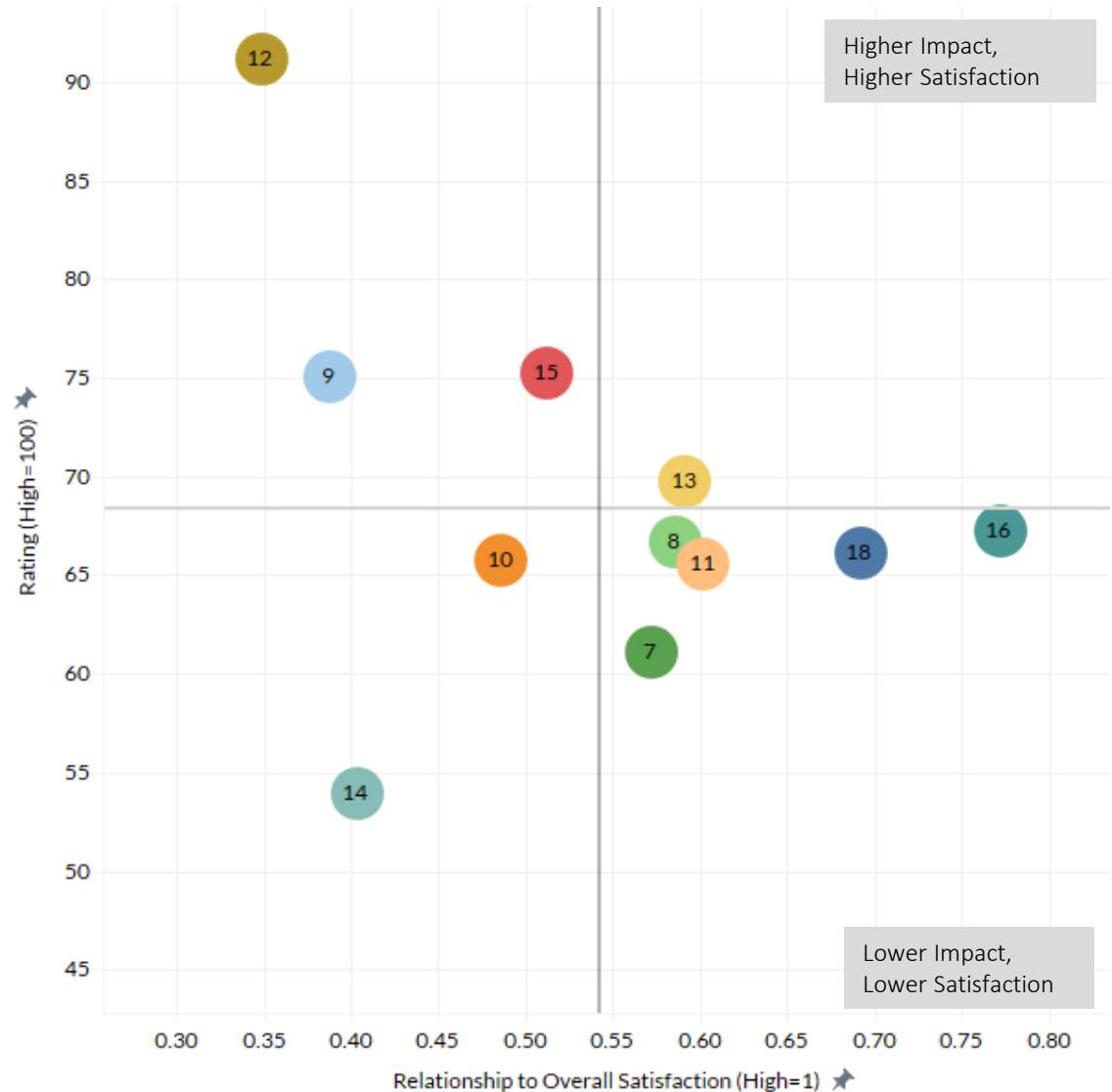
Understanding the Charts:

Community Questions – Long-term Drivers



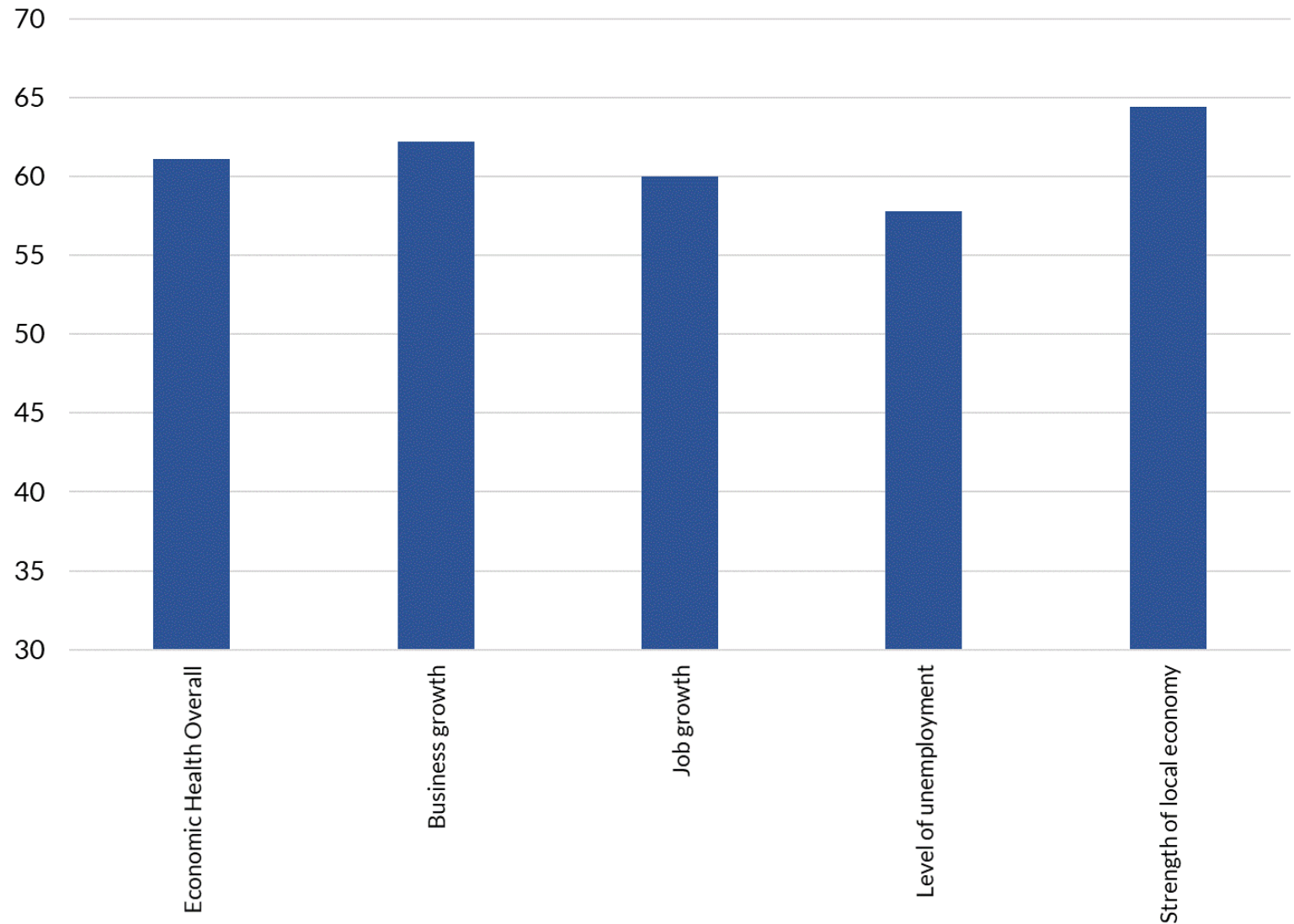
Drivers of Satisfaction and Behavior: Strategic Priorities

ID	Question
7	Economic Health Overall
8	Economic Outlook Overall
9	Overall Business Infrastructure
10	Overall Business Space
11	Overall Cooperative and Collaborative Environment
12	Overall Emergency Services
13	Overall Local Government
14	Overall Transportation Infrastructure
15	Overall Utility Services
16	Overall Regulatory Environment
18	Overall Agreement about Doing Business



Drivers of Satisfaction and Behavior:

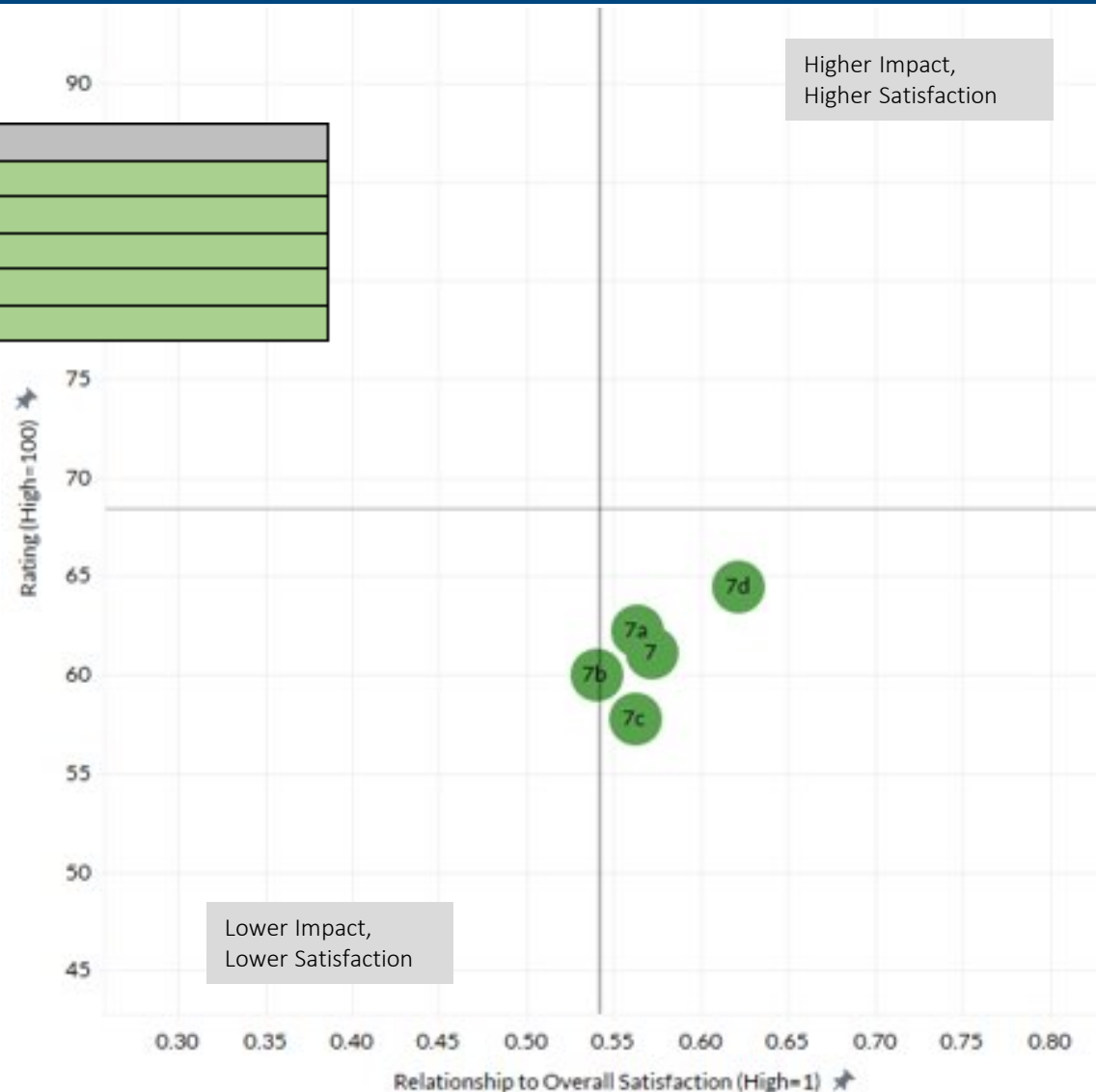
Economic Health Overall



Drivers of Satisfaction and Behavior:

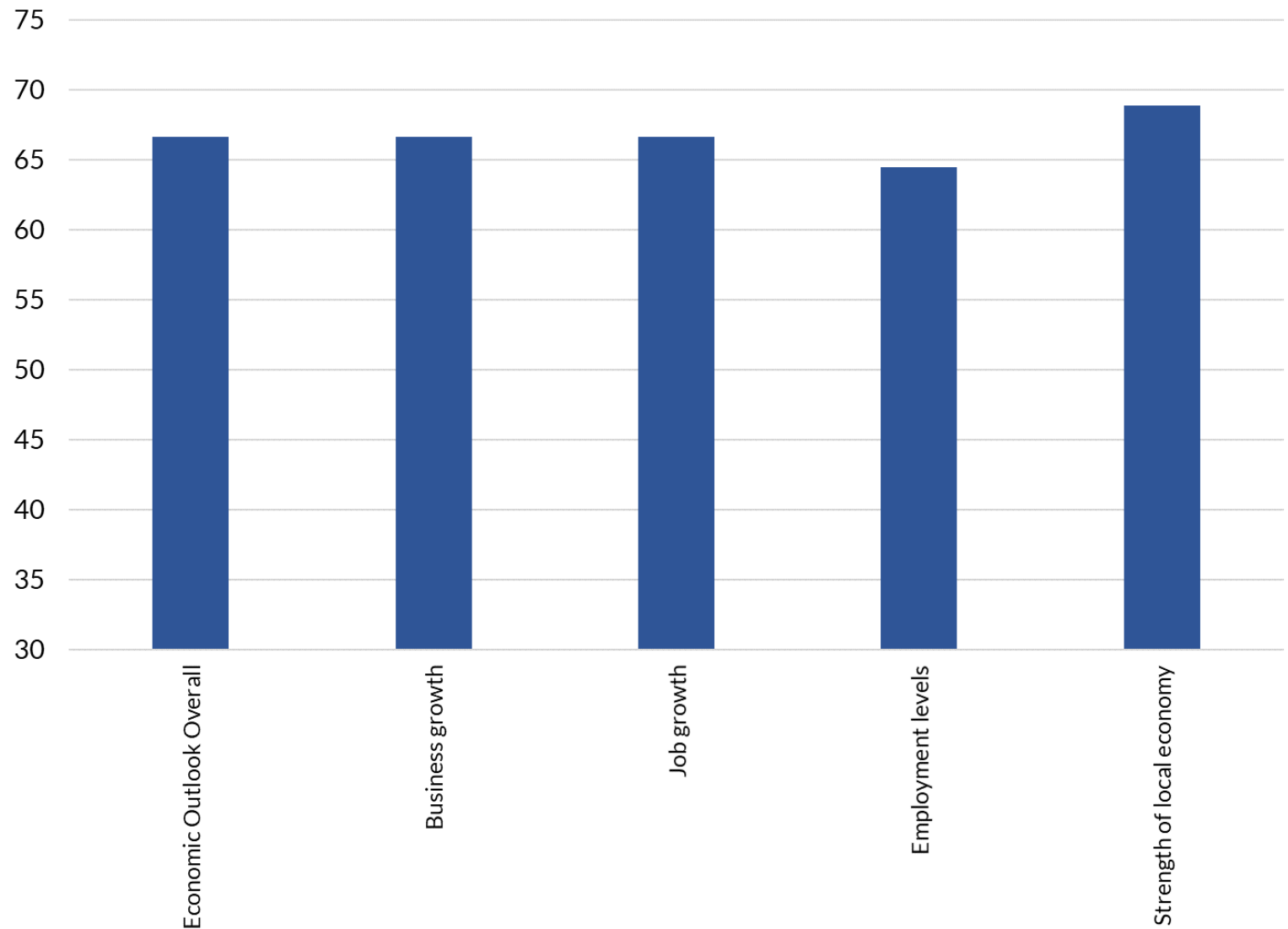
Economic Health Overall

ID	Question
7	Economic Health Overall
7a	Business growth
7b	Job growth
7c	Level of unemployment
7d	Strength of local economy



Drivers of Satisfaction and Behavior:

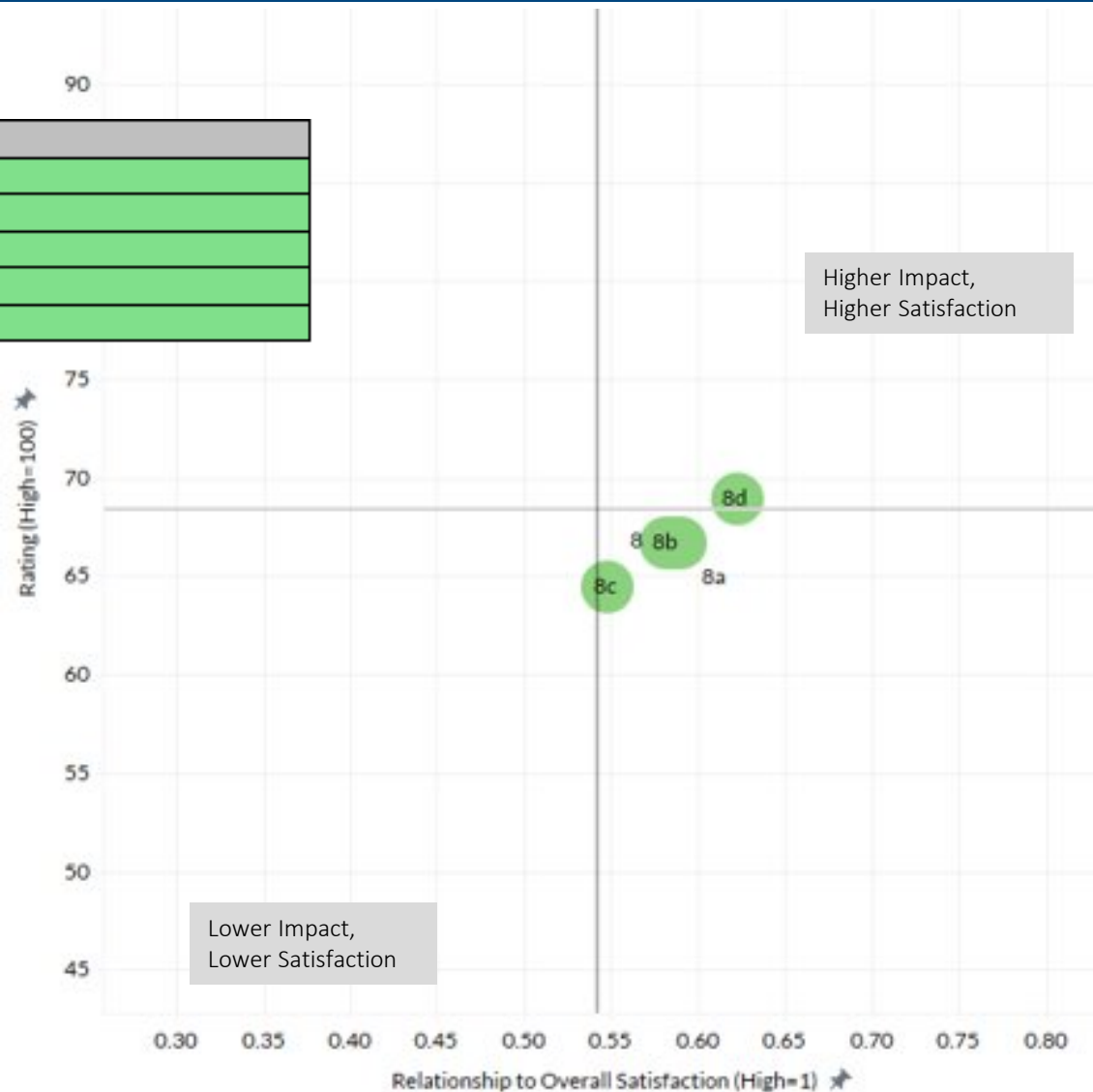
Economic Outlook Overall



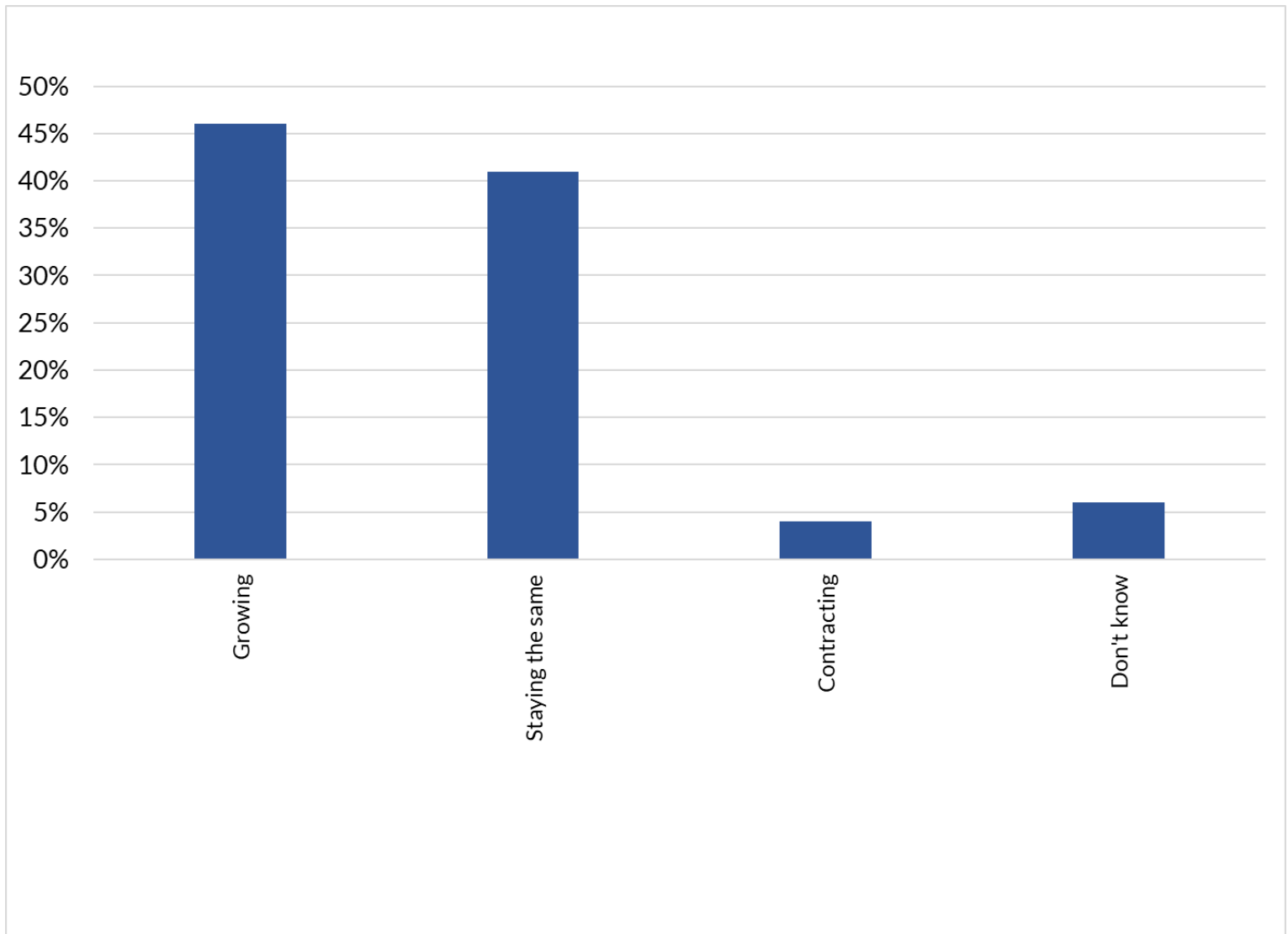
Drivers of Satisfaction and Behavior:

Economic Outlook Overall

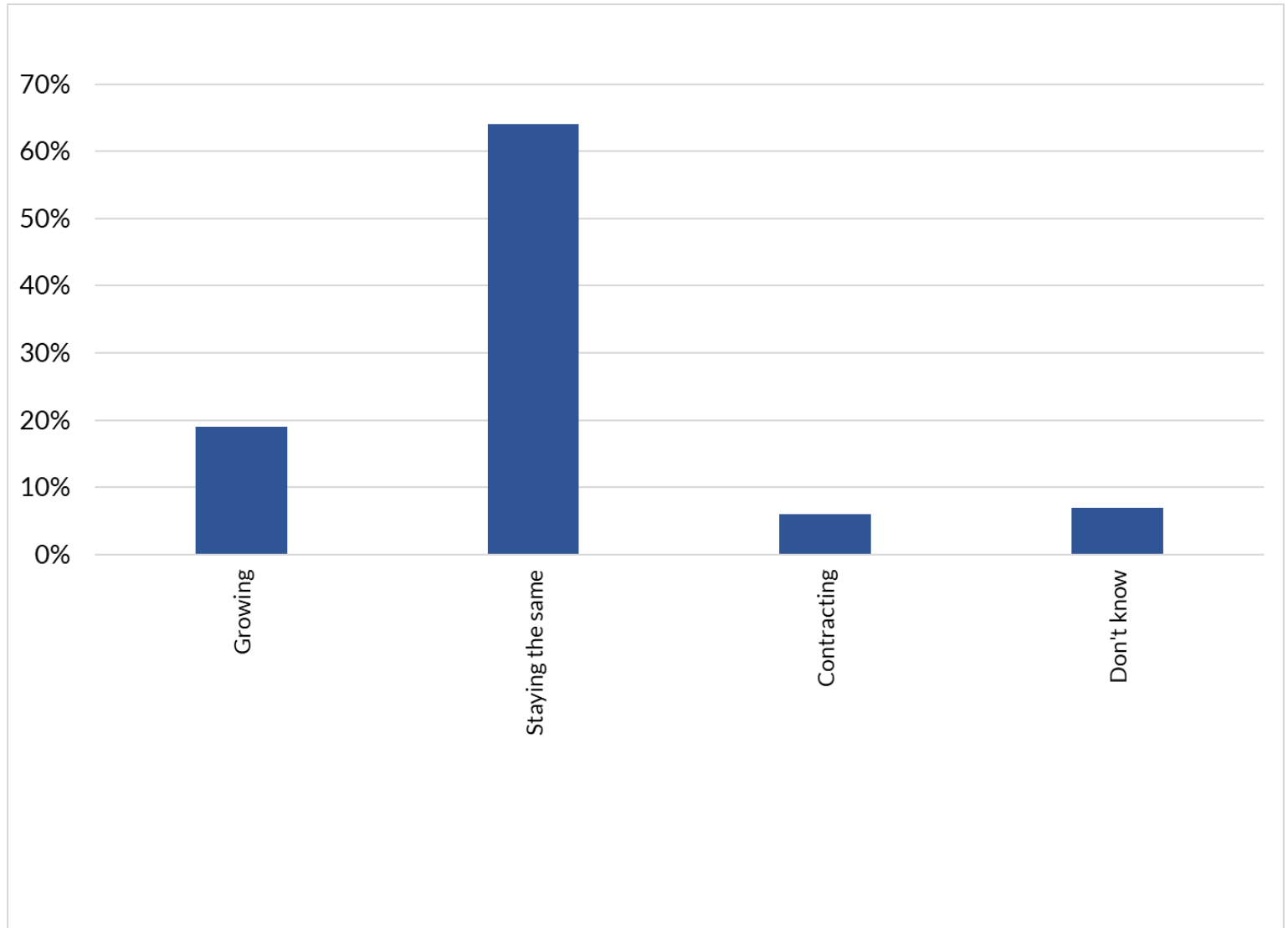
ID	Question
8	Economic Outlook Overall
8a	Business growth
8b	Job growth
8c	Employment levels
8d	Strength of local economy



Employment Levels for Next Year

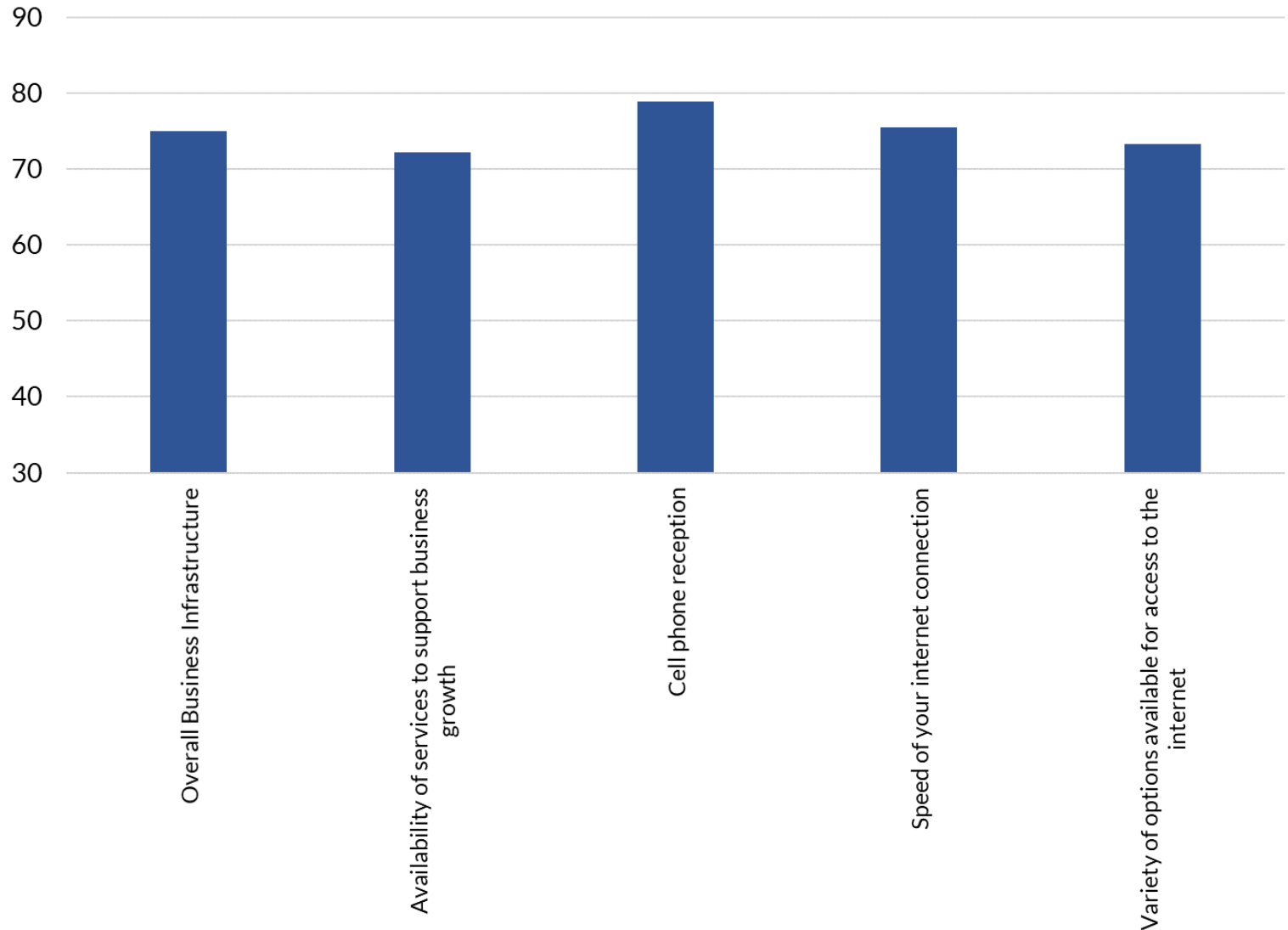


Space Needs for Next Year



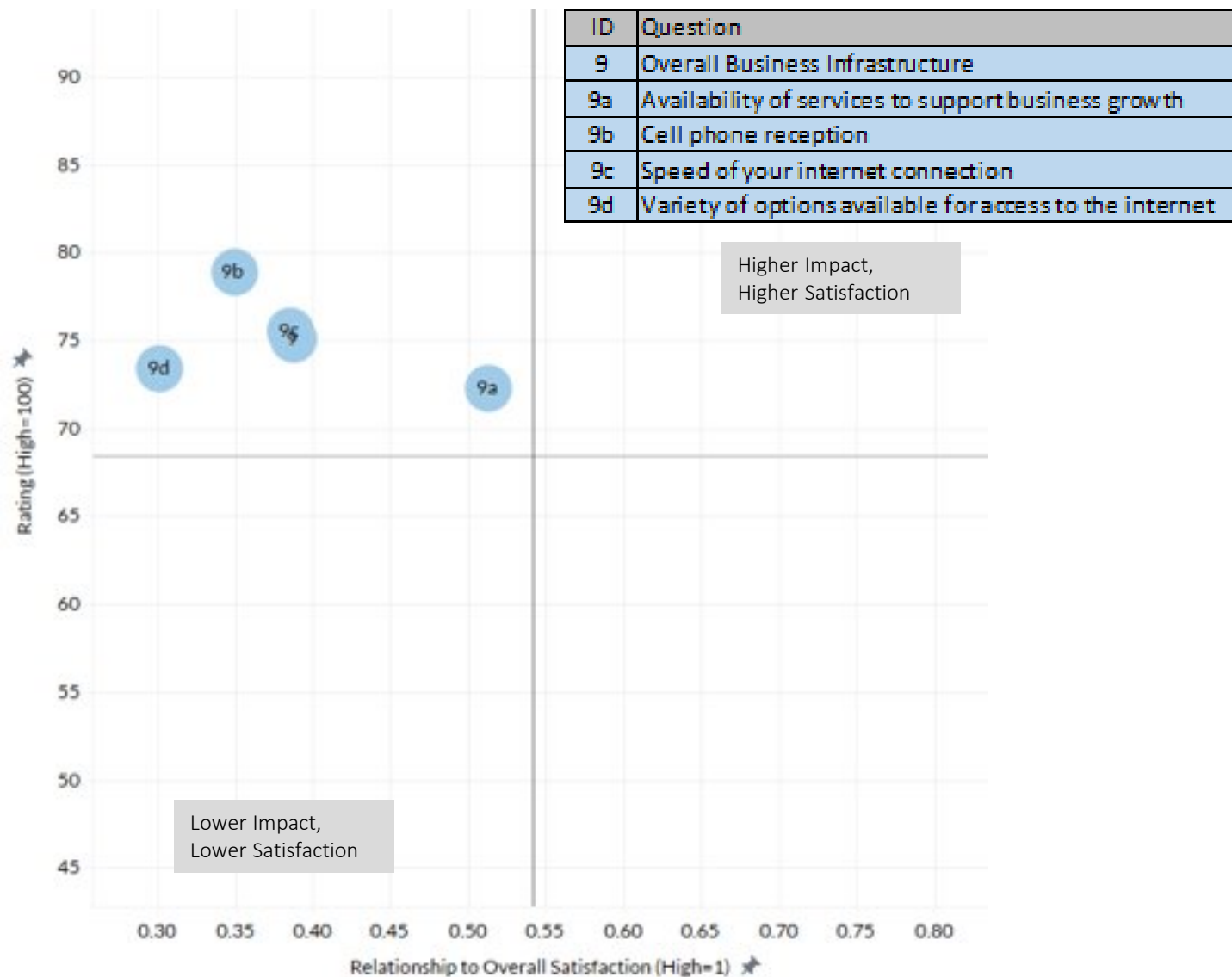
Drivers of Satisfaction and Behavior:

Overall Business Infrastructure

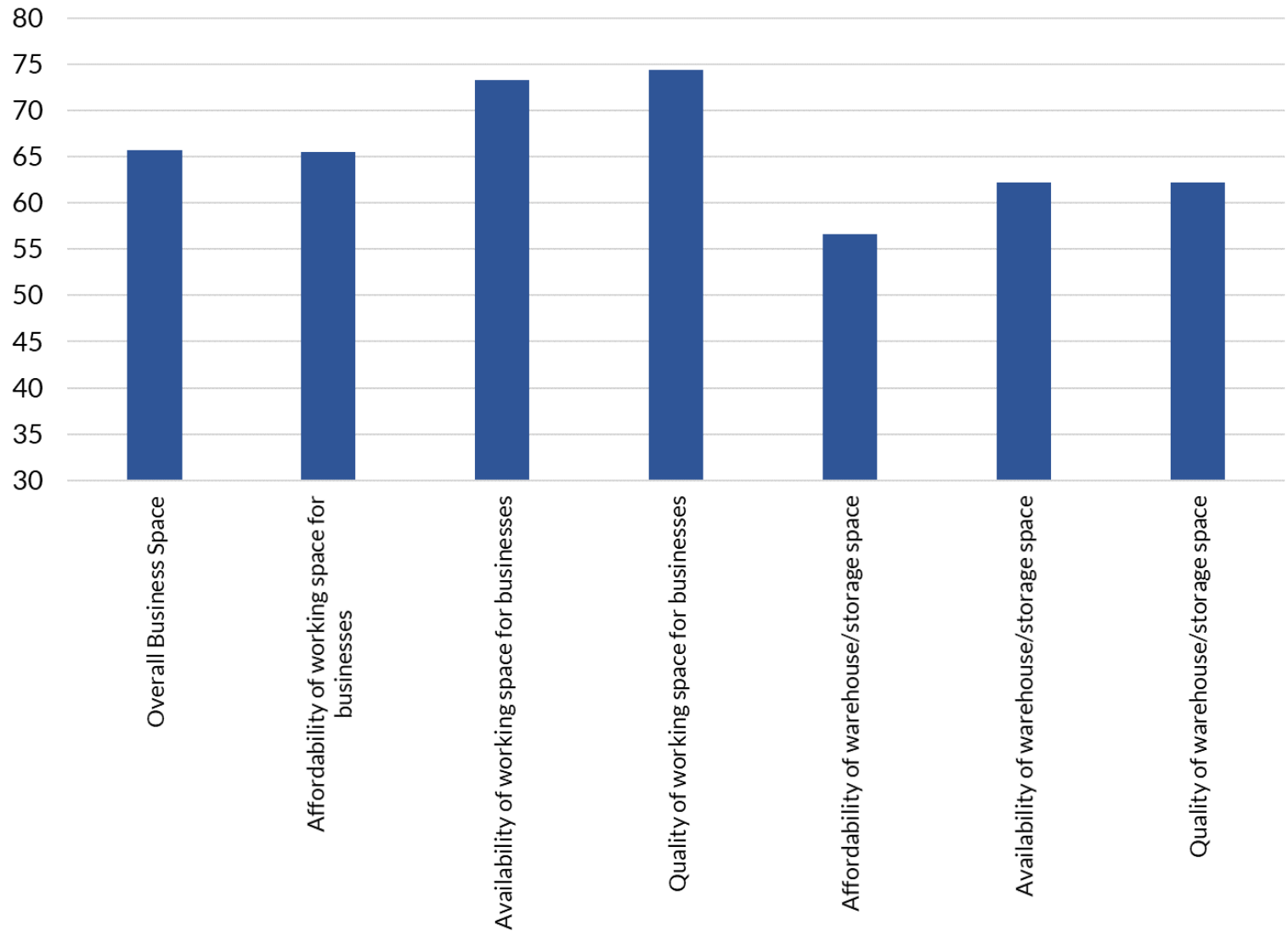


Drivers of Satisfaction and Behavior:

Overall Business Infrastructure



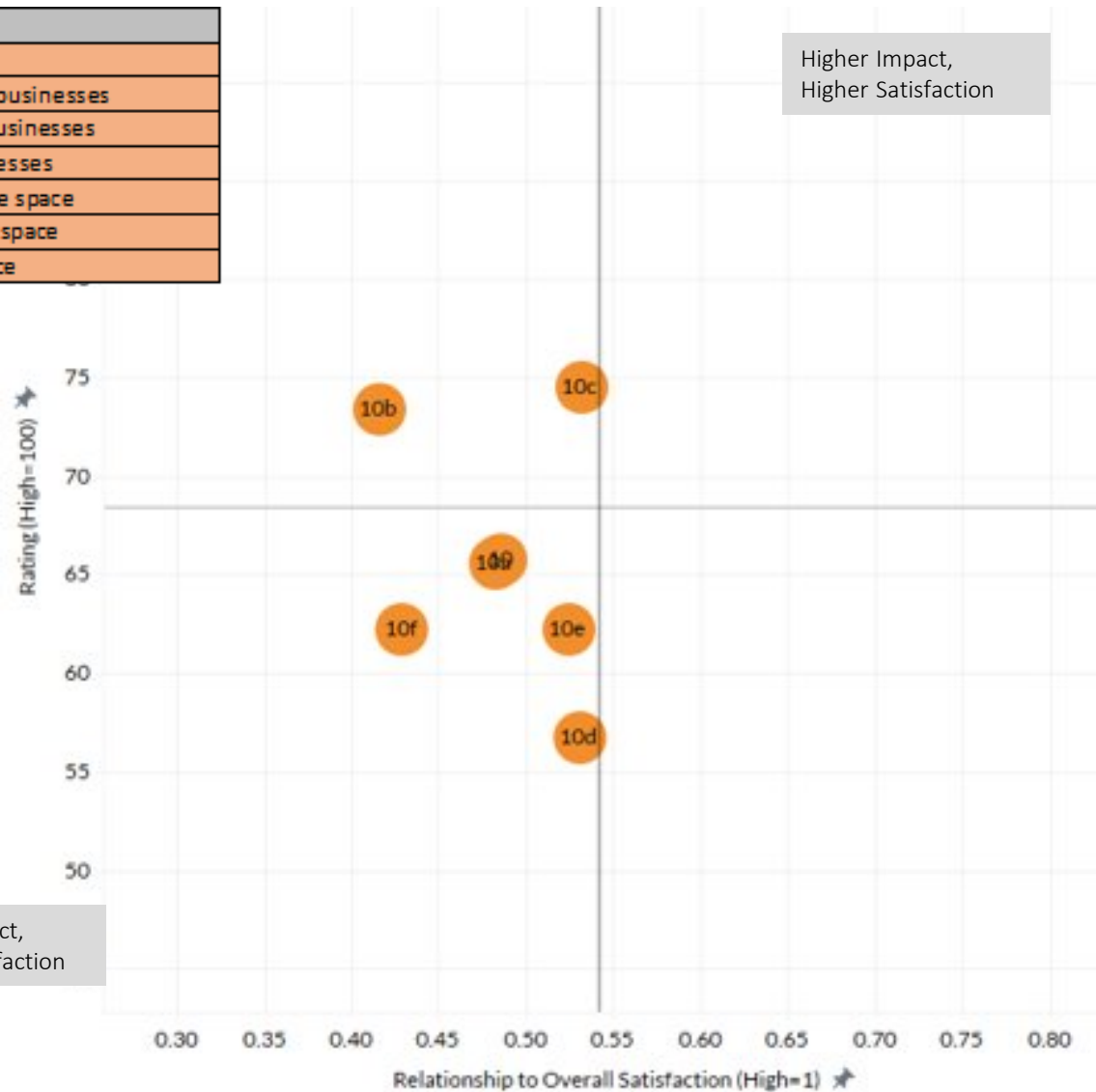
Drivers of Satisfaction and Behavior: Overall Business Space



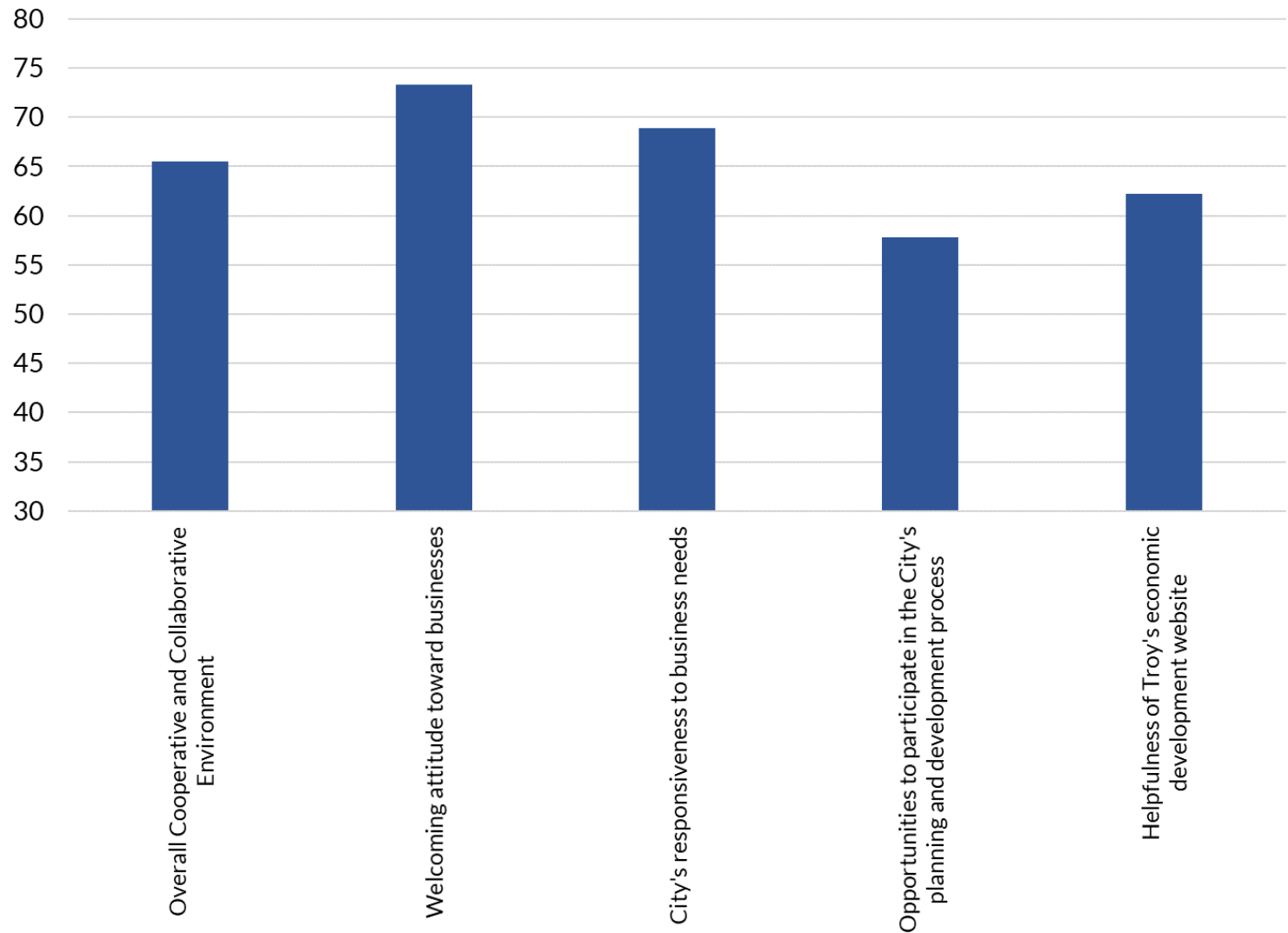
Drivers of Satisfaction and Behavior:

Overall Business Space

ID	Question
10	Overall Business Space
10a	Affordability of working space for businesses
10b	Availability of working space for businesses
10c	Quality of working space for businesses
10d	Affordability of warehouse/storage space
10e	Availability of warehouse/storage space
10f	Quality of warehouse/storage space



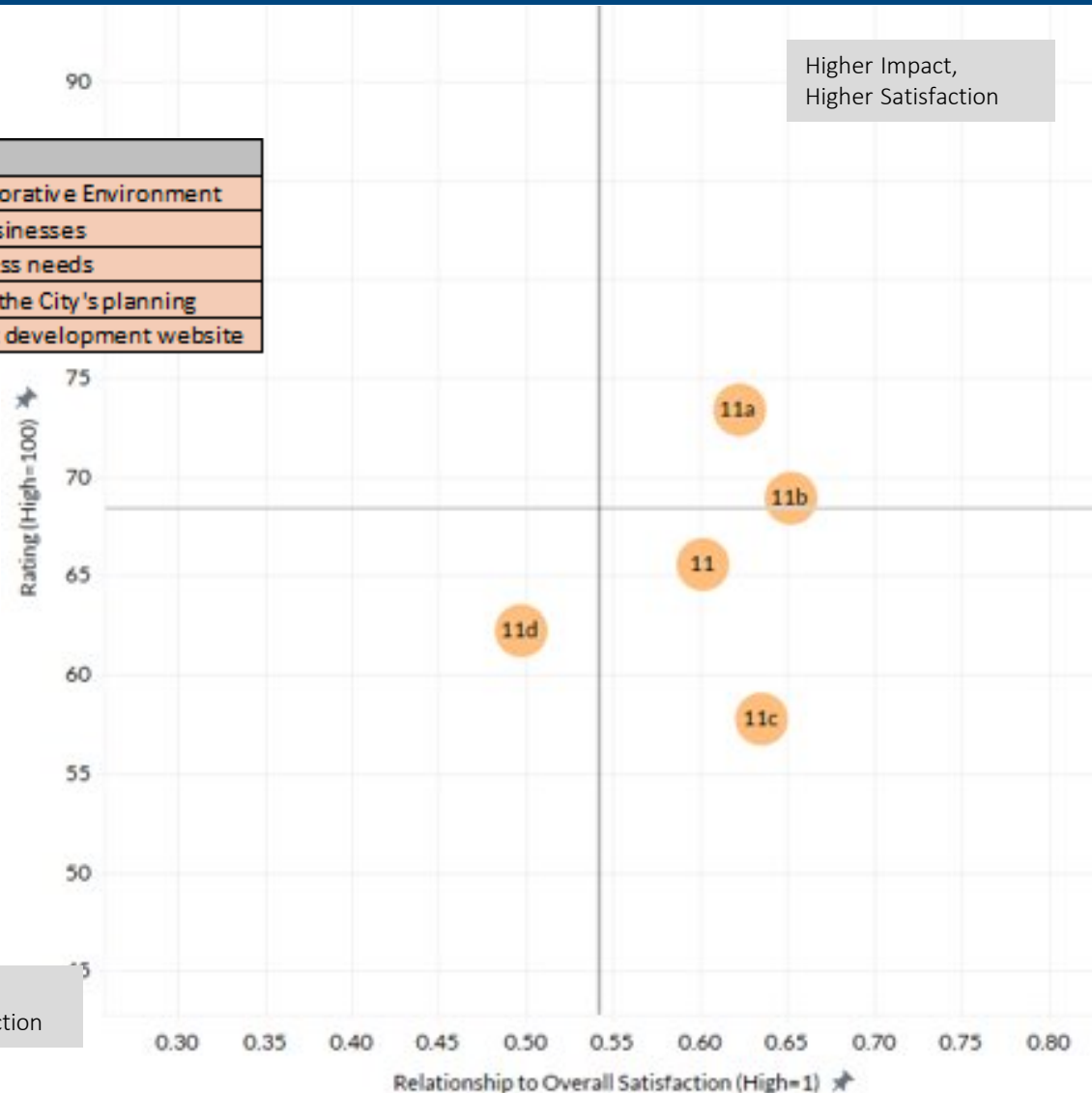
Drivers of Satisfaction and Behavior: Cooperative and Collaborative Environment



Drivers of Satisfaction and Behavior:

Cooperative and Collaborative Environment

ID	Question
11	Overall Cooperative and Collaborative Environment
11a	Welcoming attitude toward businesses
11b	City's responsiveness to business needs
11c	Opportunities to participate in the City's planning
11d	Helpfulness of Troy's economic development website



Word Cloud:

Local business associations/organizations

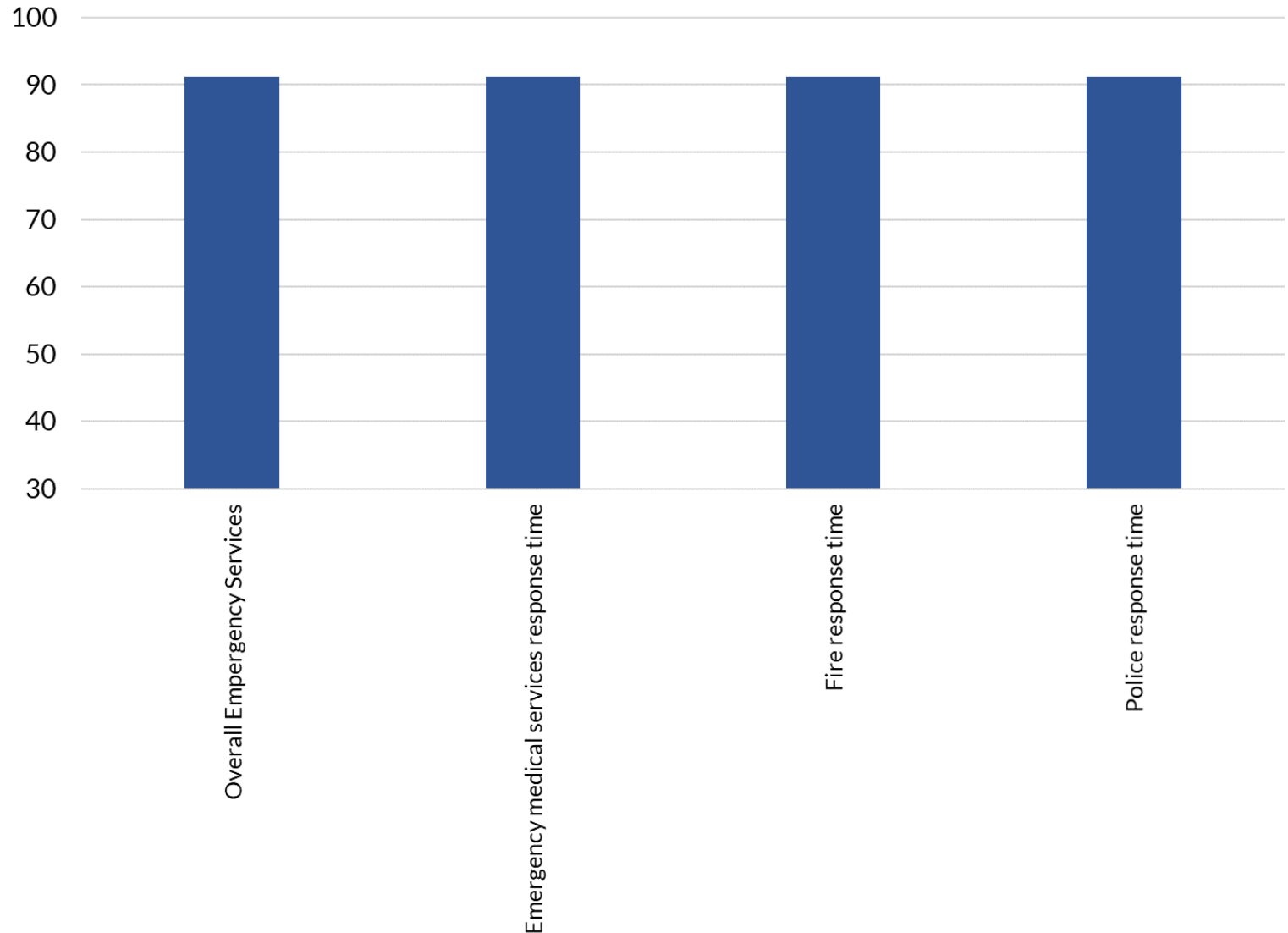
Top Themes:

1. Troy Chamber of Commerce
2. Michigan CPA/business associations
3. BBB (Better Business Bureau)



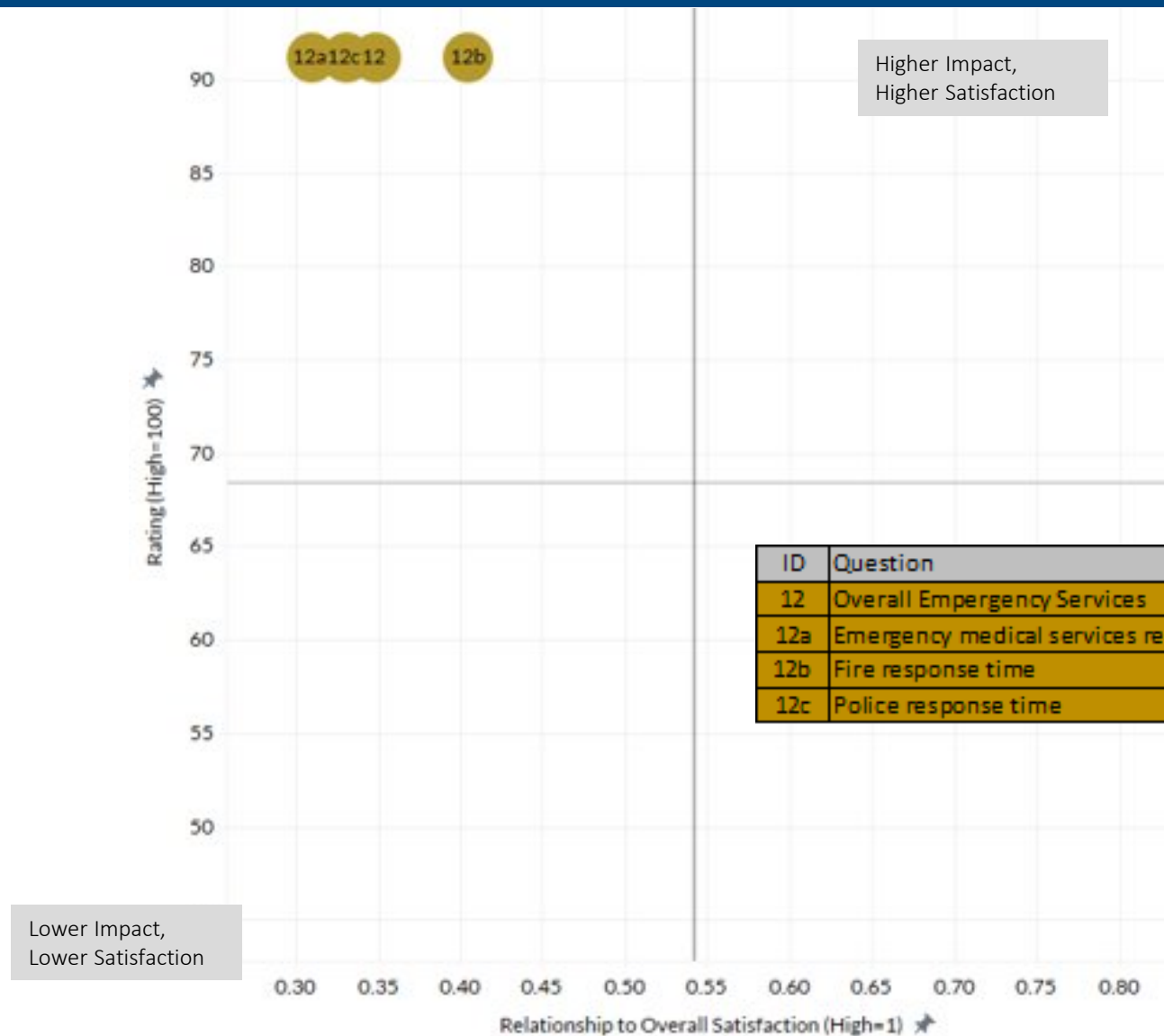
Drivers of Satisfaction and Behavior:

Overall Emergency Services

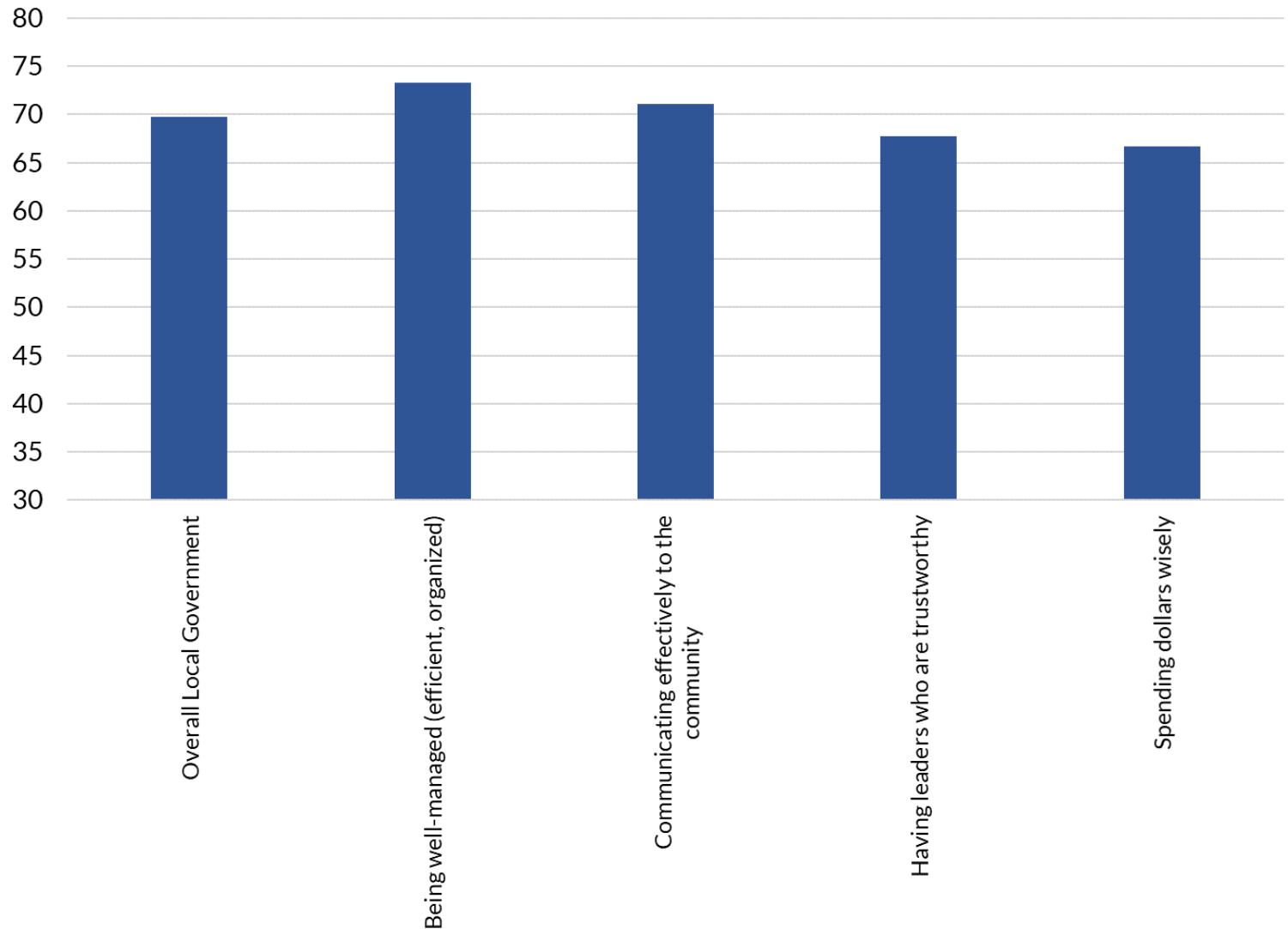


Drivers of Satisfaction and Behavior:

Overall Emergency Services



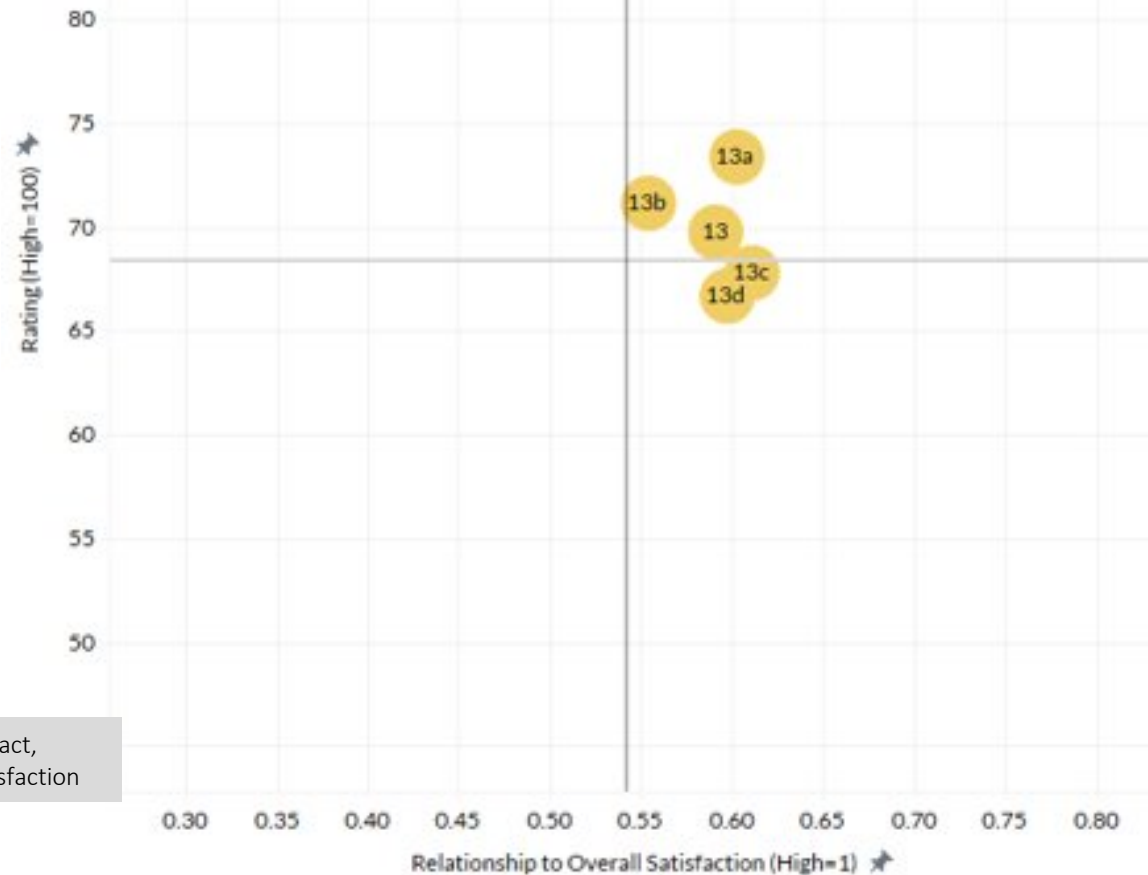
Drivers of Satisfaction and Behavior: Overall Local Government



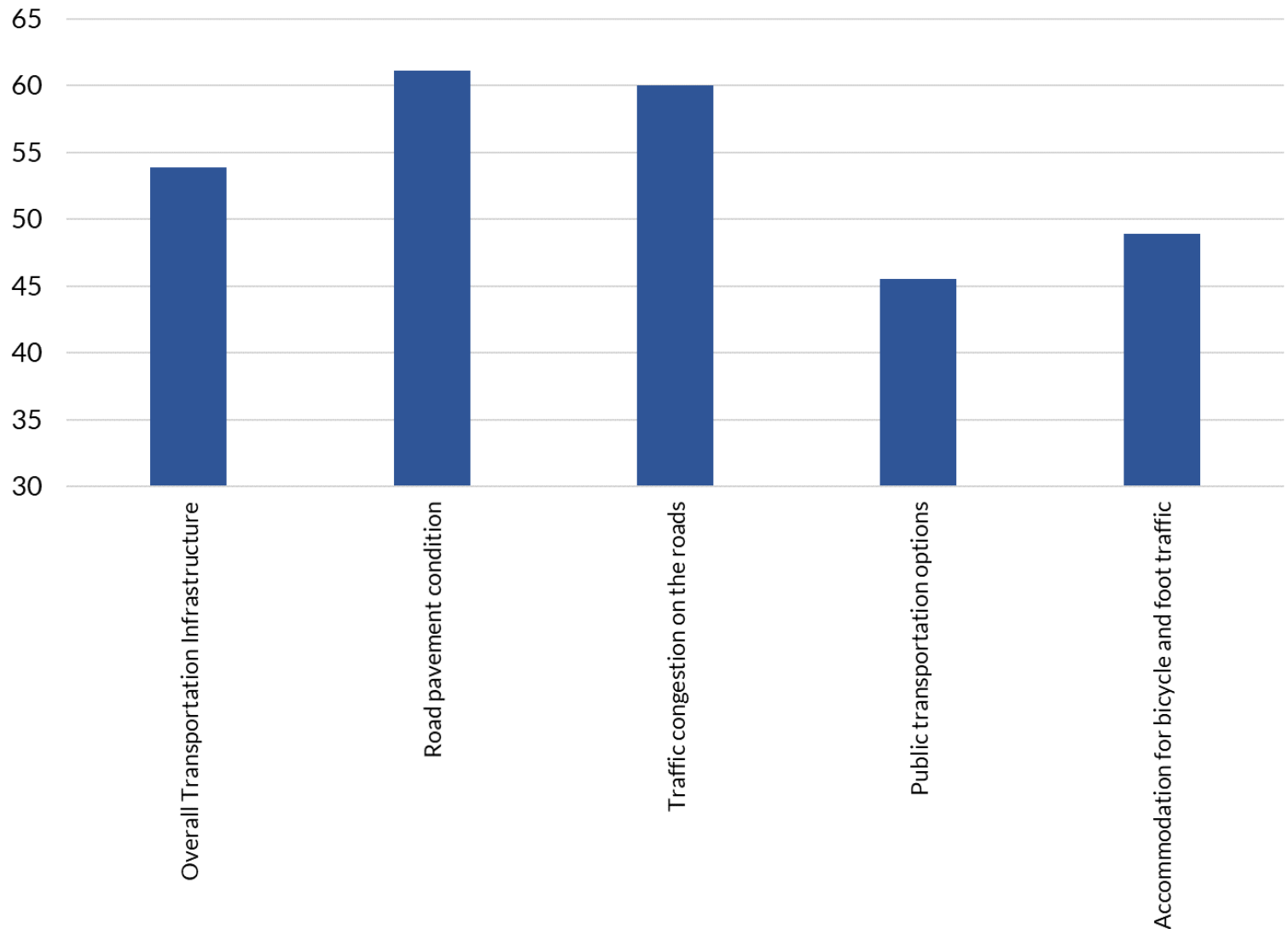
Drivers of Satisfaction and Behavior:

Overall Local Government

ID	Question
13	Overall Local Government
13a	Being well-managed (efficient, organized)
13b	Communicating effectively to the community
13c	Having leaders who are trustworthy
13d	Spending dollars wisely



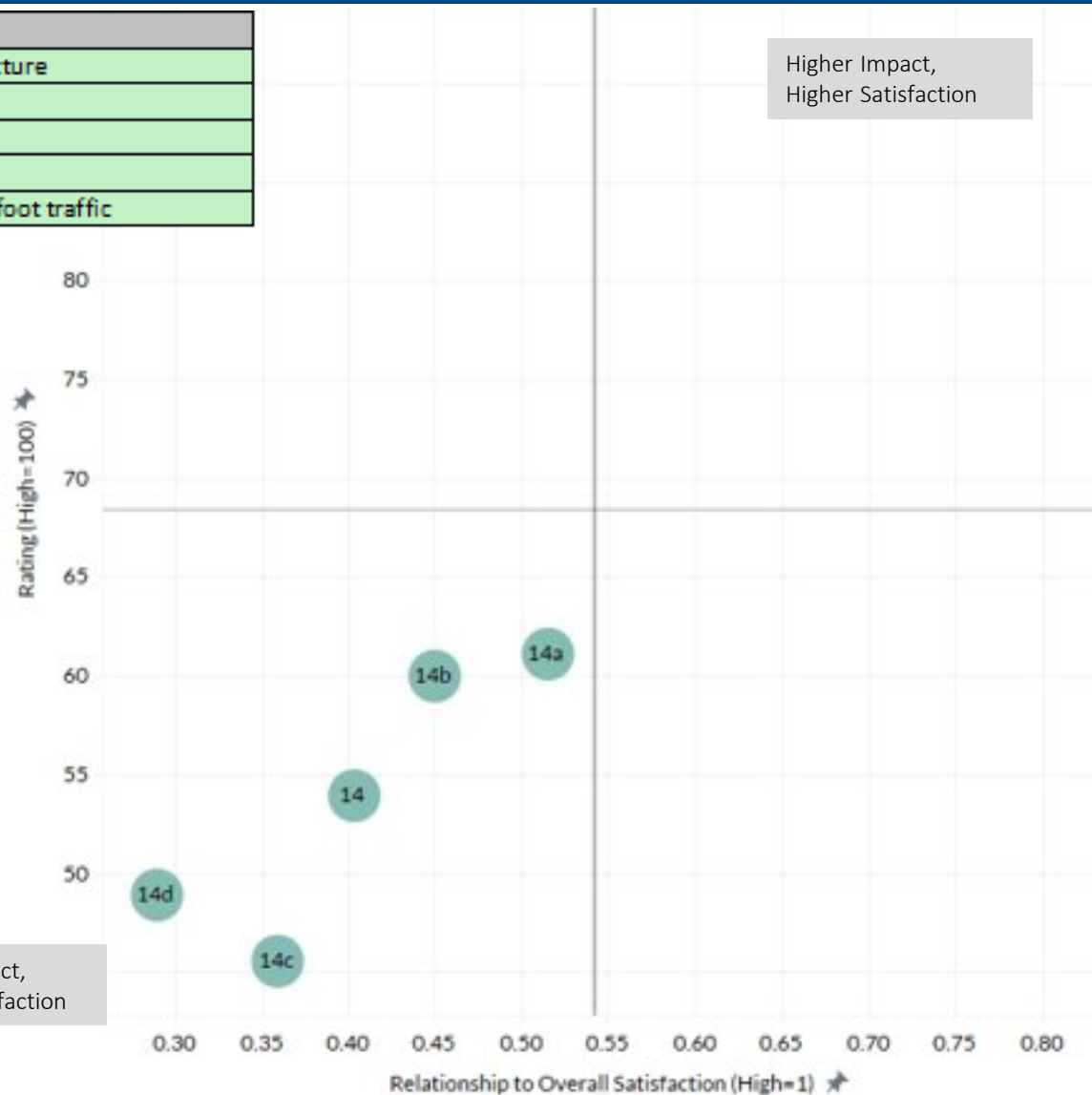
Drivers of Satisfaction and Behavior: Overall Transportation Infrastructure



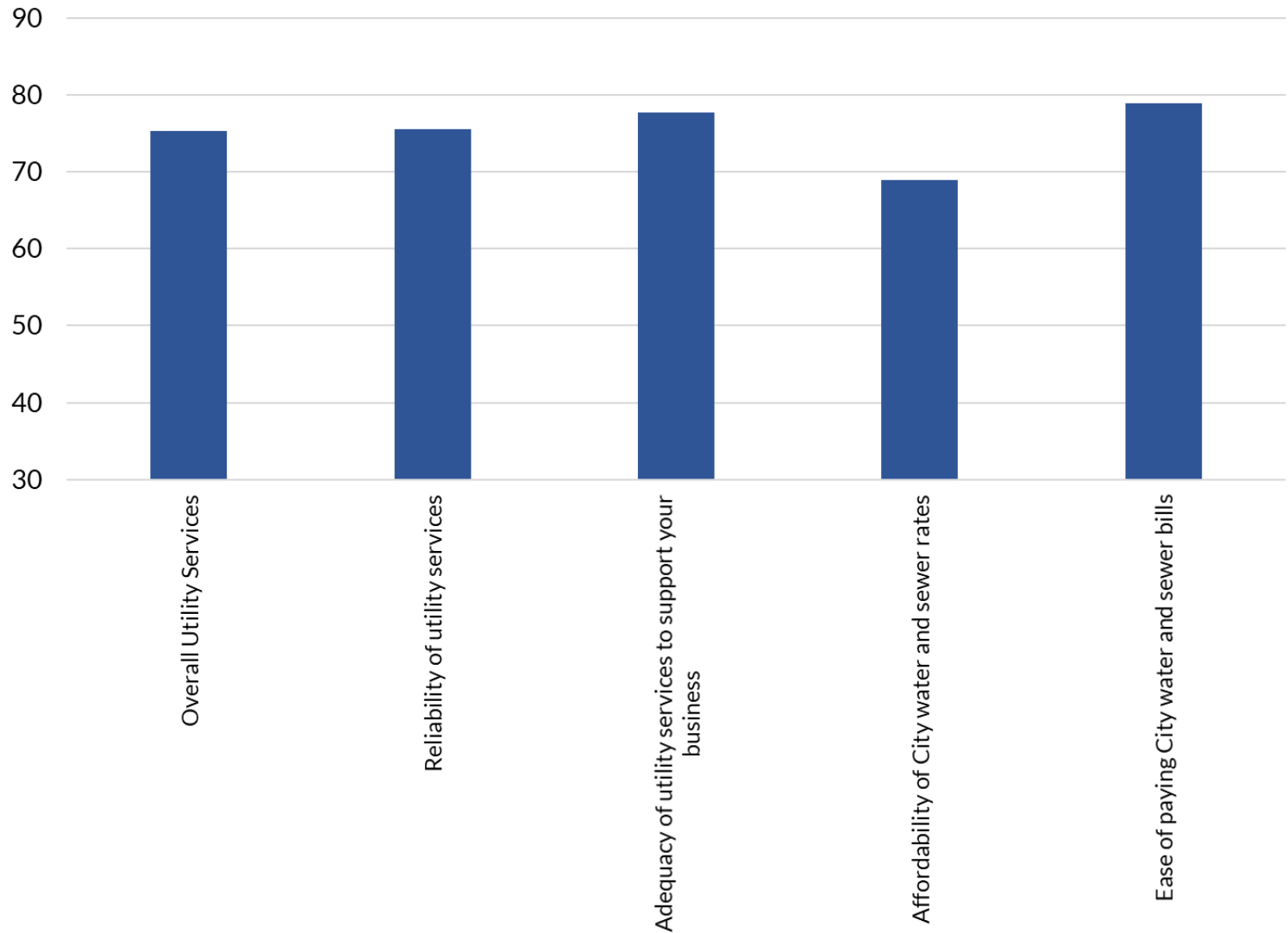
Drivers of Satisfaction and Behavior:

Overall Transportation Infrastructure

ID	Question
14	Overall Transportation Infrastructure
14a	Road pavement condition
14b	Traffic congestion on the roads
14c	Public transportation options
14d	Accommodation for bicycle and foot traffic



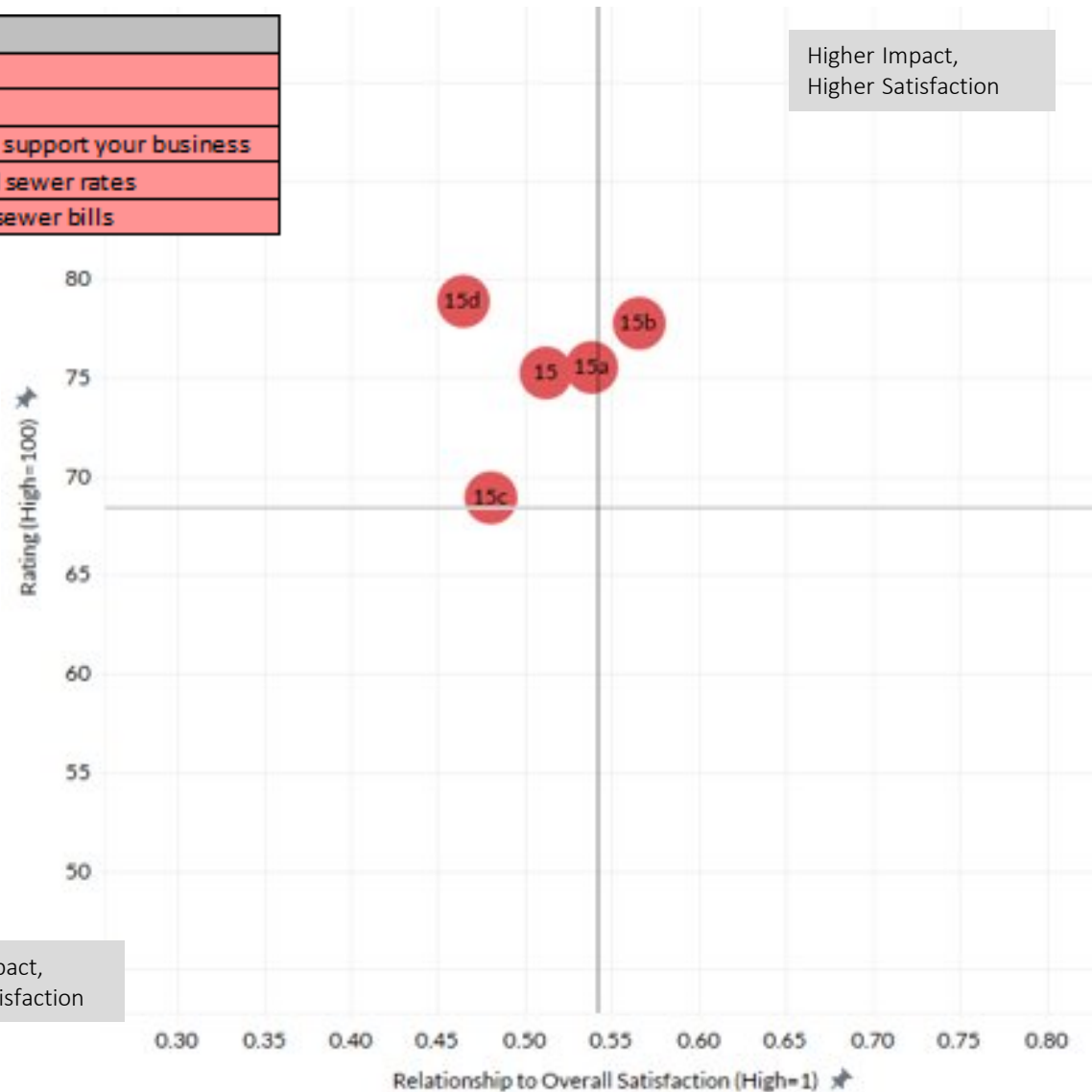
Drivers of Satisfaction and Behavior: Overall Utility Services



Drivers of Satisfaction and Behavior:

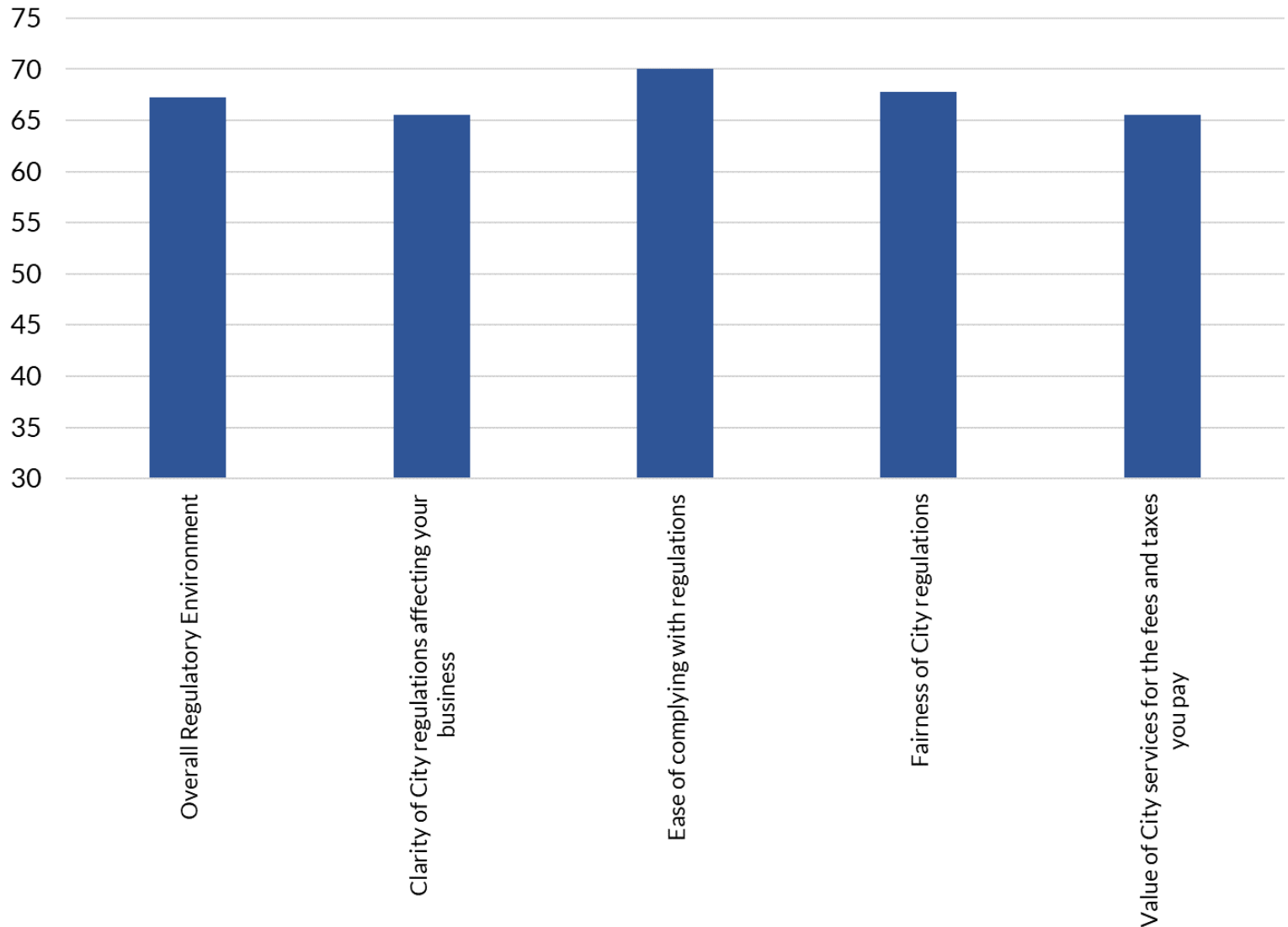
Utility Services

ID	Question
15	Overall Utility Services
15a	Reliability of utility services
15b	Adequacy of utility services to support your business
15c	Affordability of City water and sewer rates
15d	Ease of paying City water and sewer bills



Drivers of Satisfaction and Behavior:

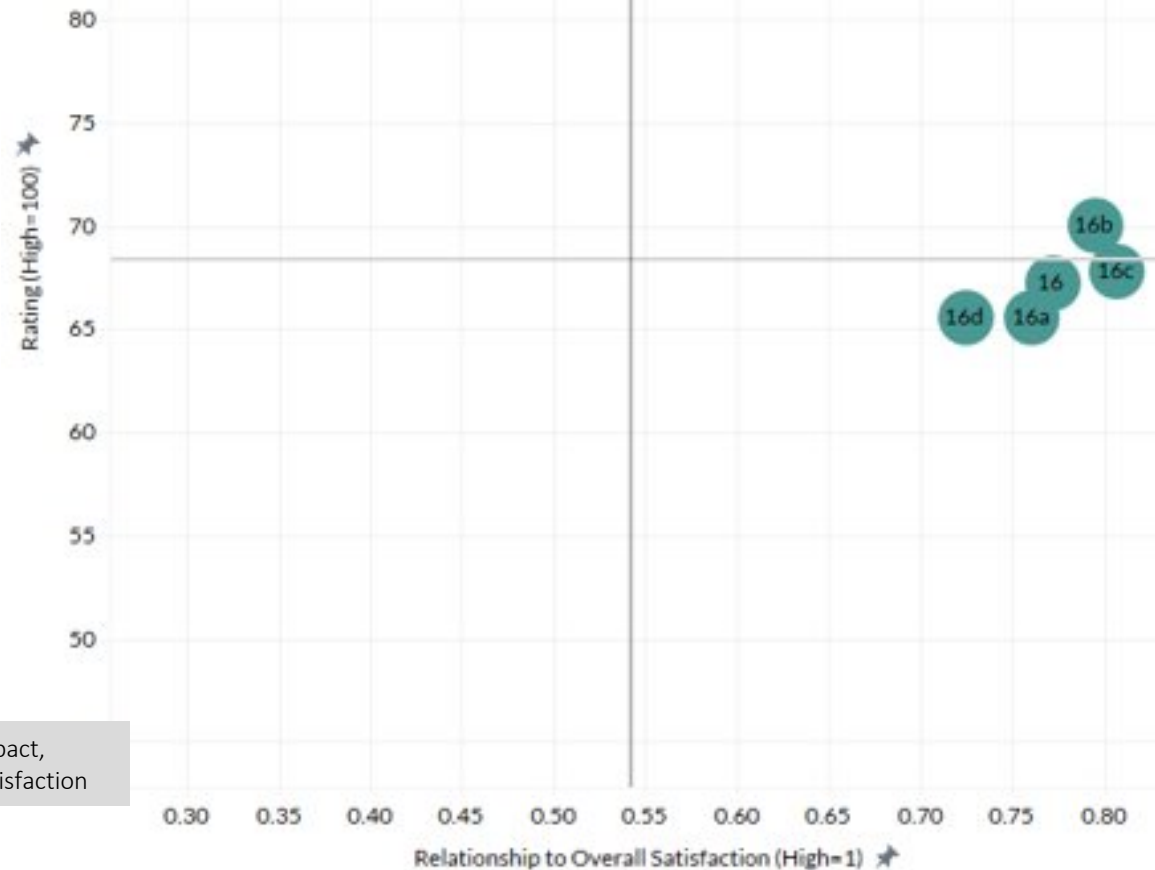
Overall Regulatory Environment



Drivers of Satisfaction and Behavior:

Overall Regulatory Environment

ID	Question
16	Overall Regulatory Environment
16a	Clarity of City regulations affecting your business
16b	Ease of complying with regulations
16c	Fairness of City regulations
16d	Value of City services for the fees and taxes you pay



Regulatory issues negatively impacting business:

City regulatory issues

Allowing landlords to charge more than just rent to business owners

As a home-based business, many regulations of commercial, storefront properties probably do not apply to my company's situation. It would be helpful to allow home-based businesses to have some sort of modest-size signage that would not disturb the pleasant appearance of the neighborhood.

Concrete permit process is a disaster. Still waiting on permit referrals from summer.

Dealing with the Building Department is a nightmare

Do not know any

none

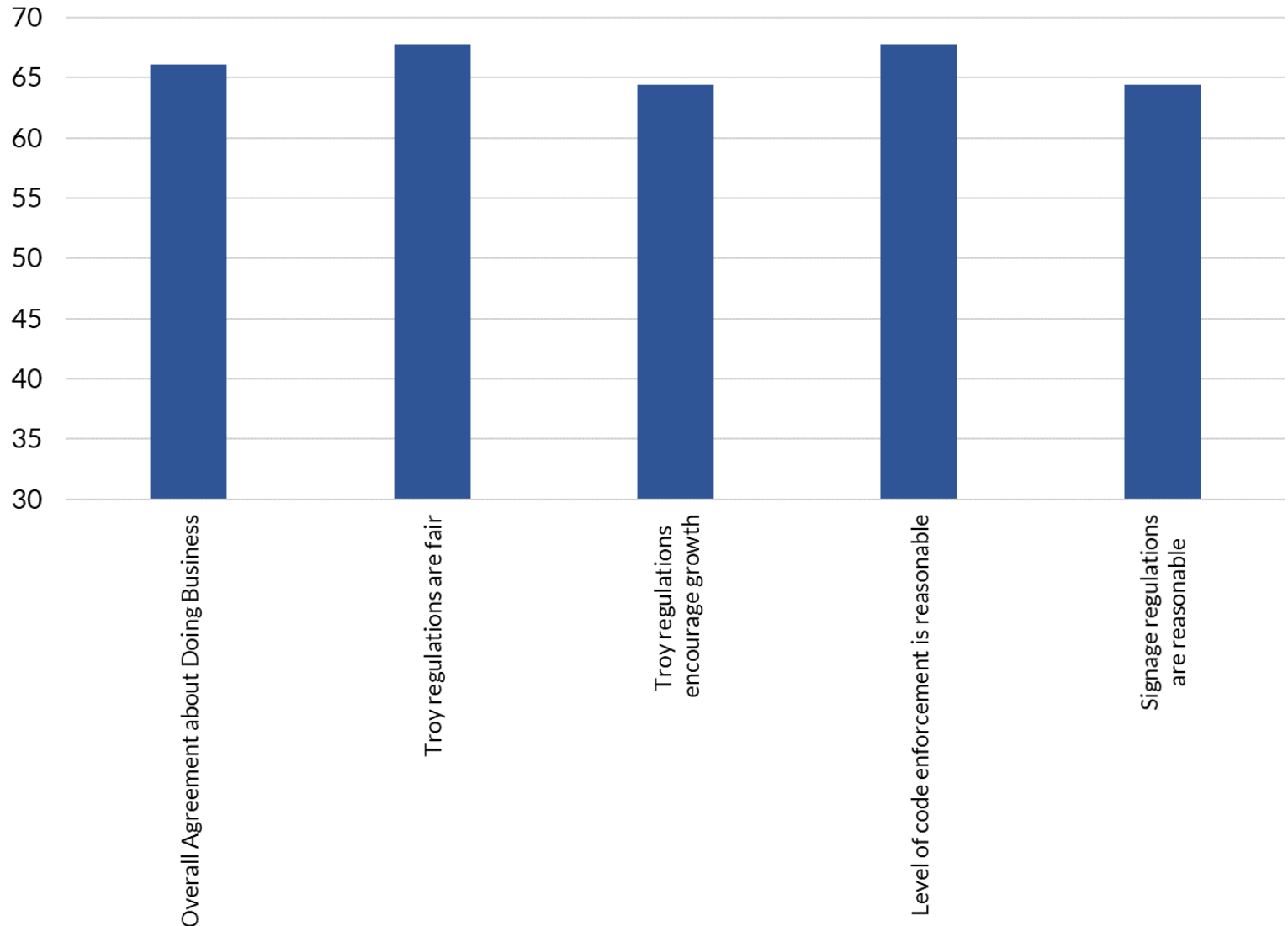
Personal property taxes cost more to administer than \$ generated!

Signage types of lights

Tax rates are the same in all areas within the city while all the focus and improvement on Big Beaver. The rest of the city gets only minimum attention

Drivers of Satisfaction and Behavior:

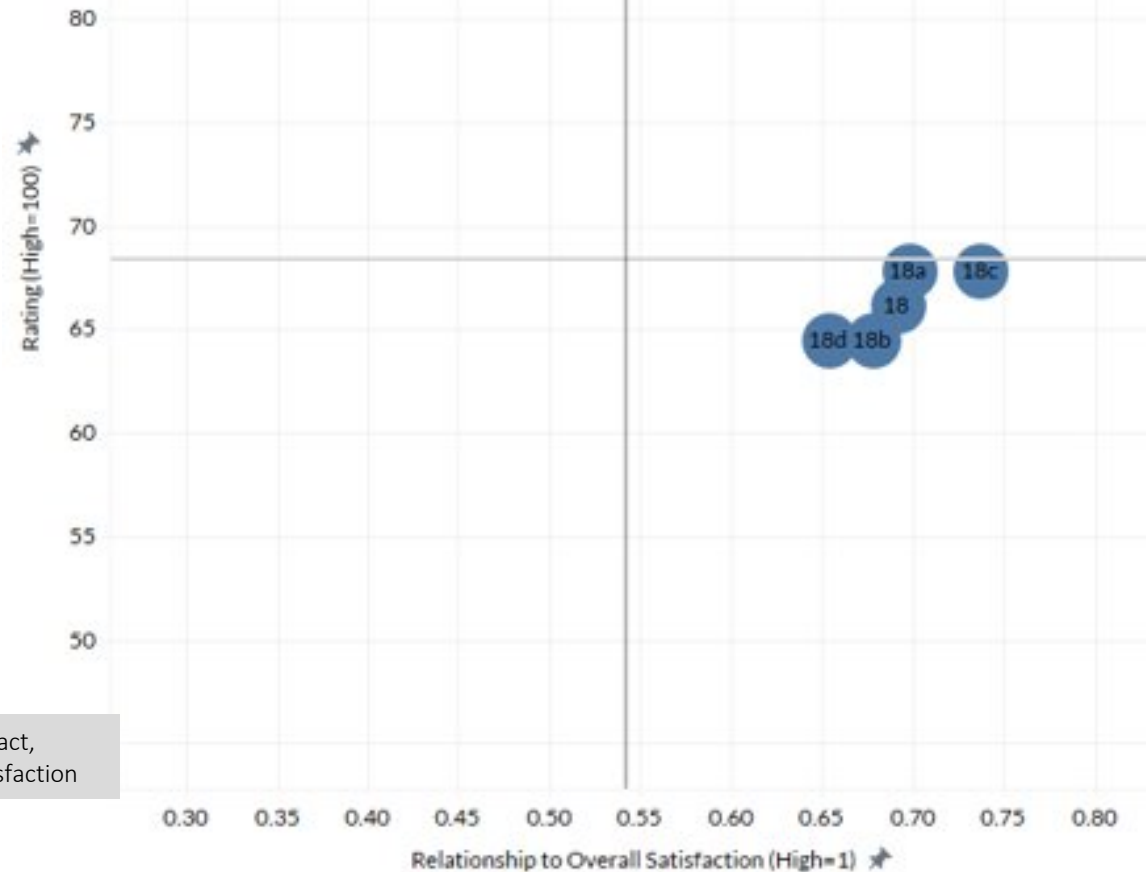
Overall Agreement on Business



Drivers of Satisfaction and Behavior:

Overall Agreement on Business

ID	Question
18	Overall Agreement about Doing Business
18a	Troy regulations are fair
18b	Troy regulations encourage growth
18c	Level of code enforcement is reasonable
18d	Signage regulations are reasonable



Programs or services are utilized most by your business?



Word Cloud:

How to positively impact your business?

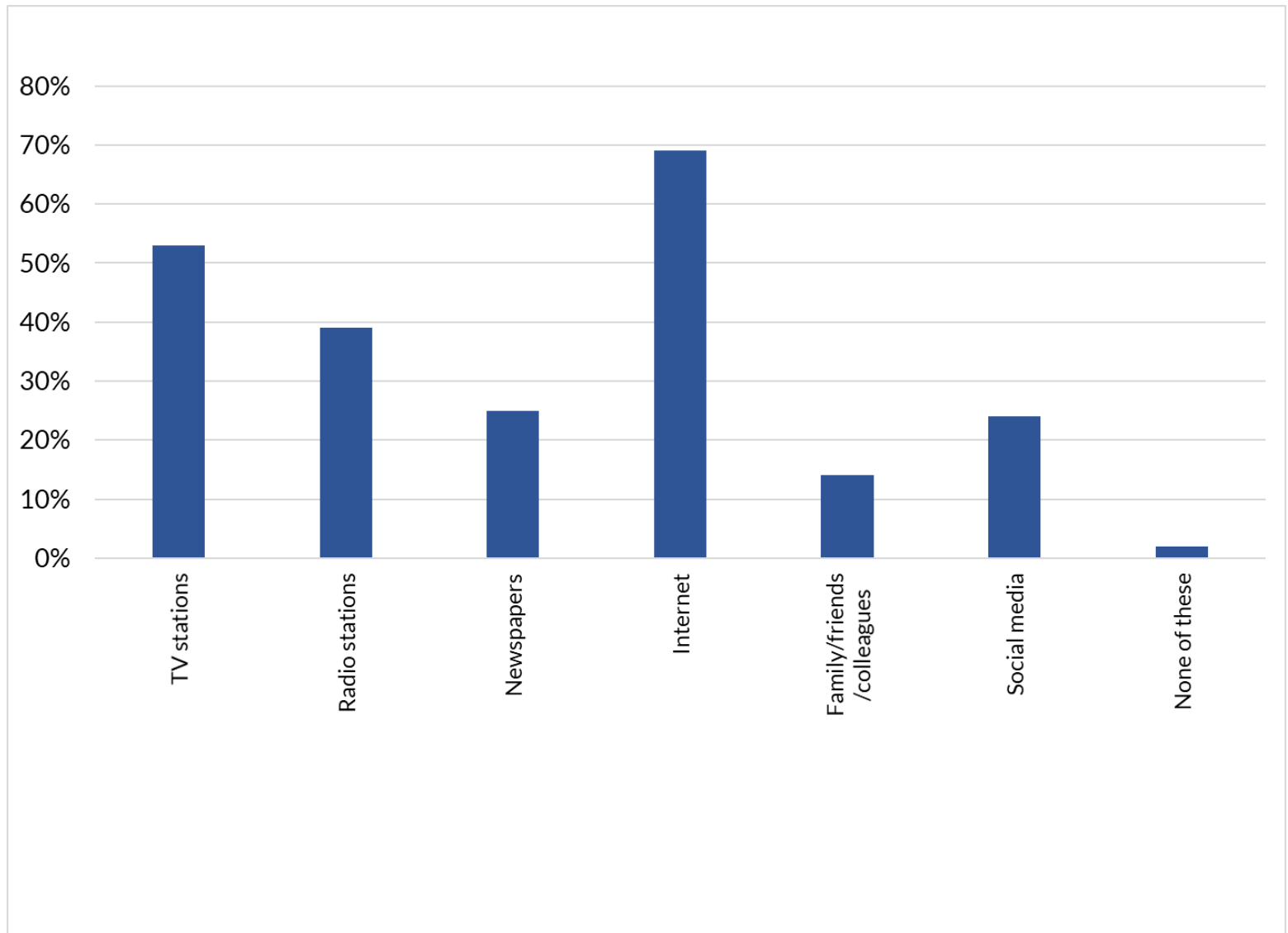
Top Themes:

1. Small Business: owners would like to see small businesses get a shoutout, advertising, help getting customers/work to their door; more programs to aid small business.
2. Tax: lowering/ reducing tax rates
3. Roads: continuing to improve road quality and ease congestion

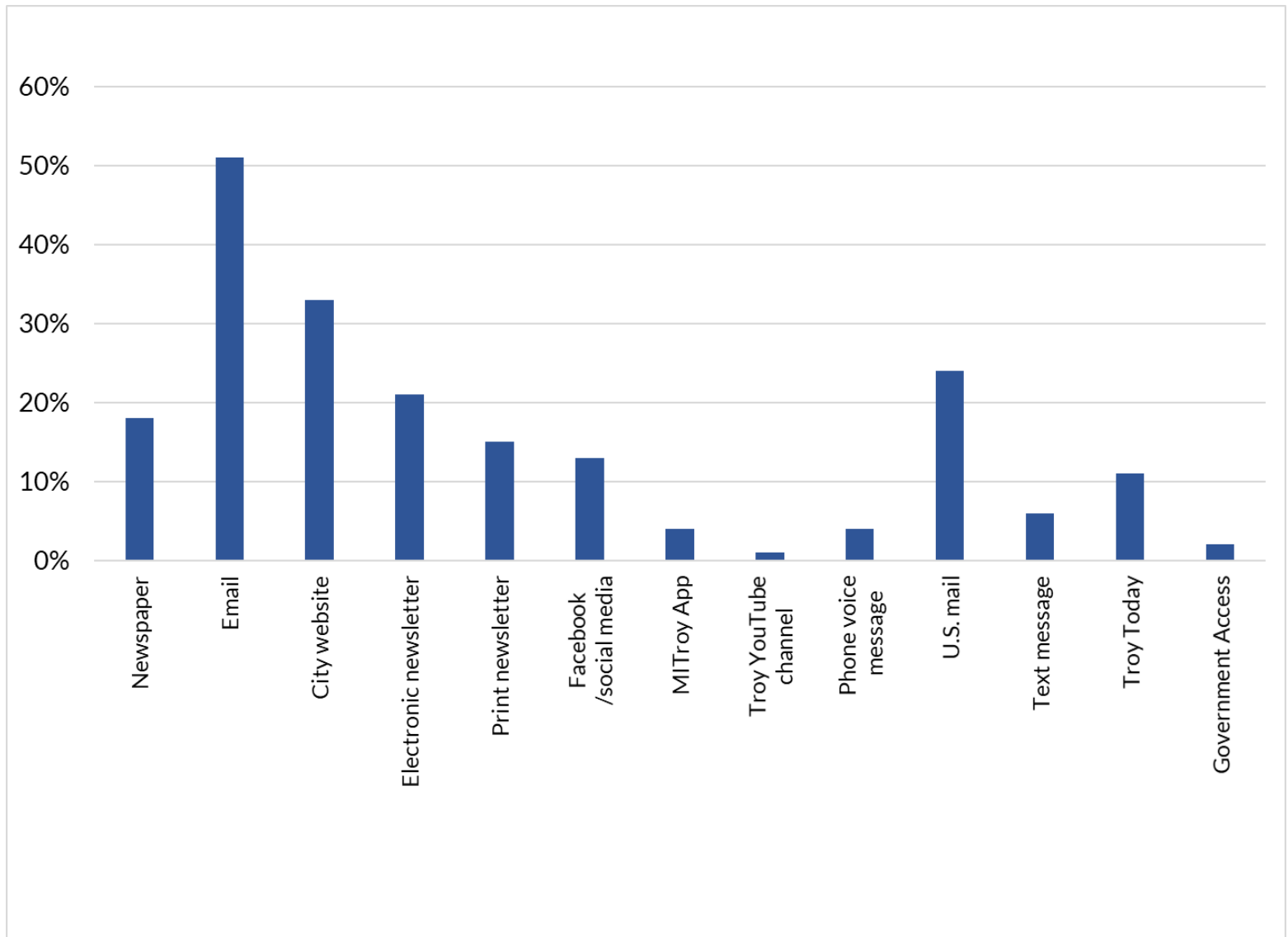


Communication Preferences

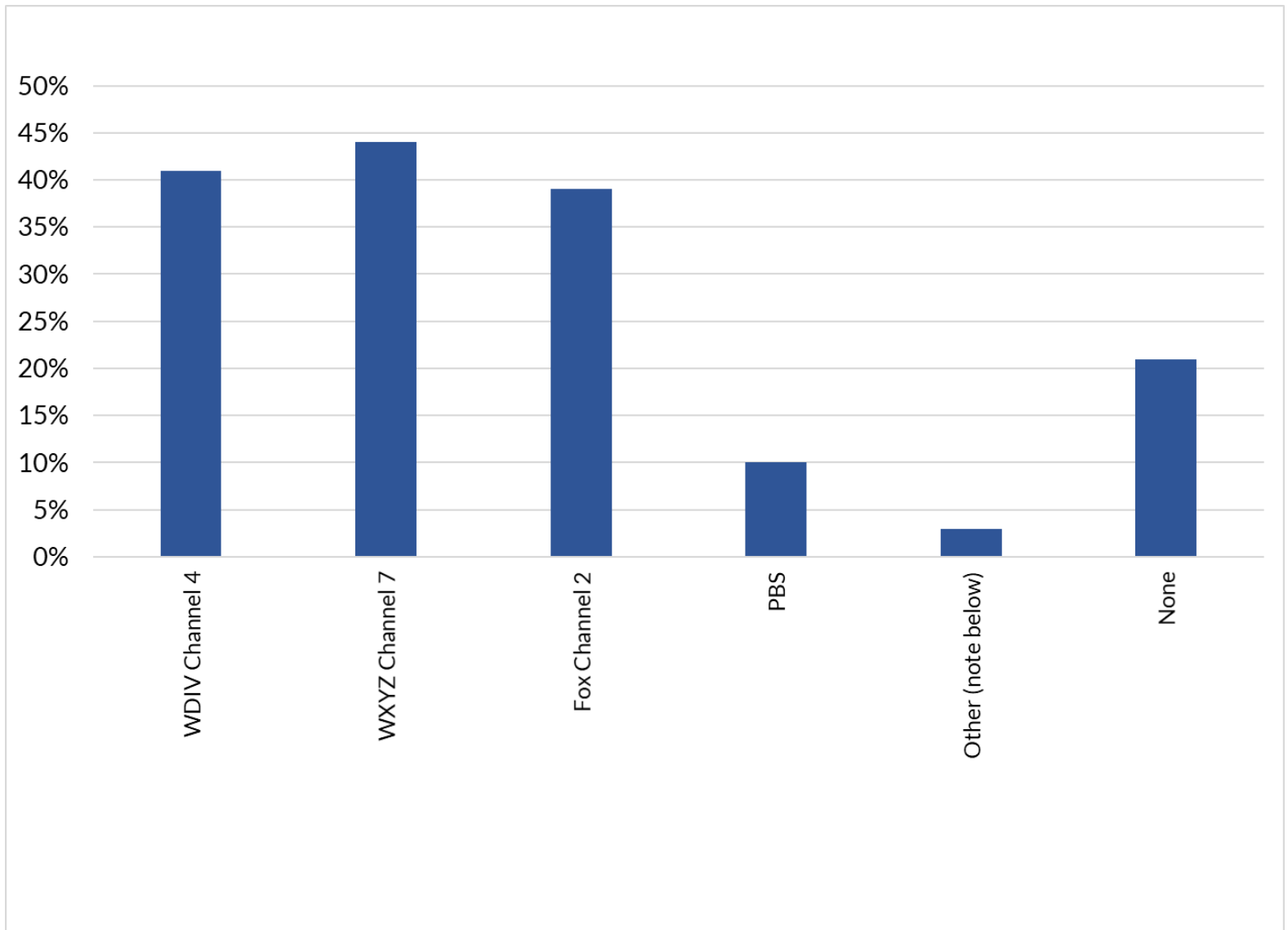
Sources of Local News



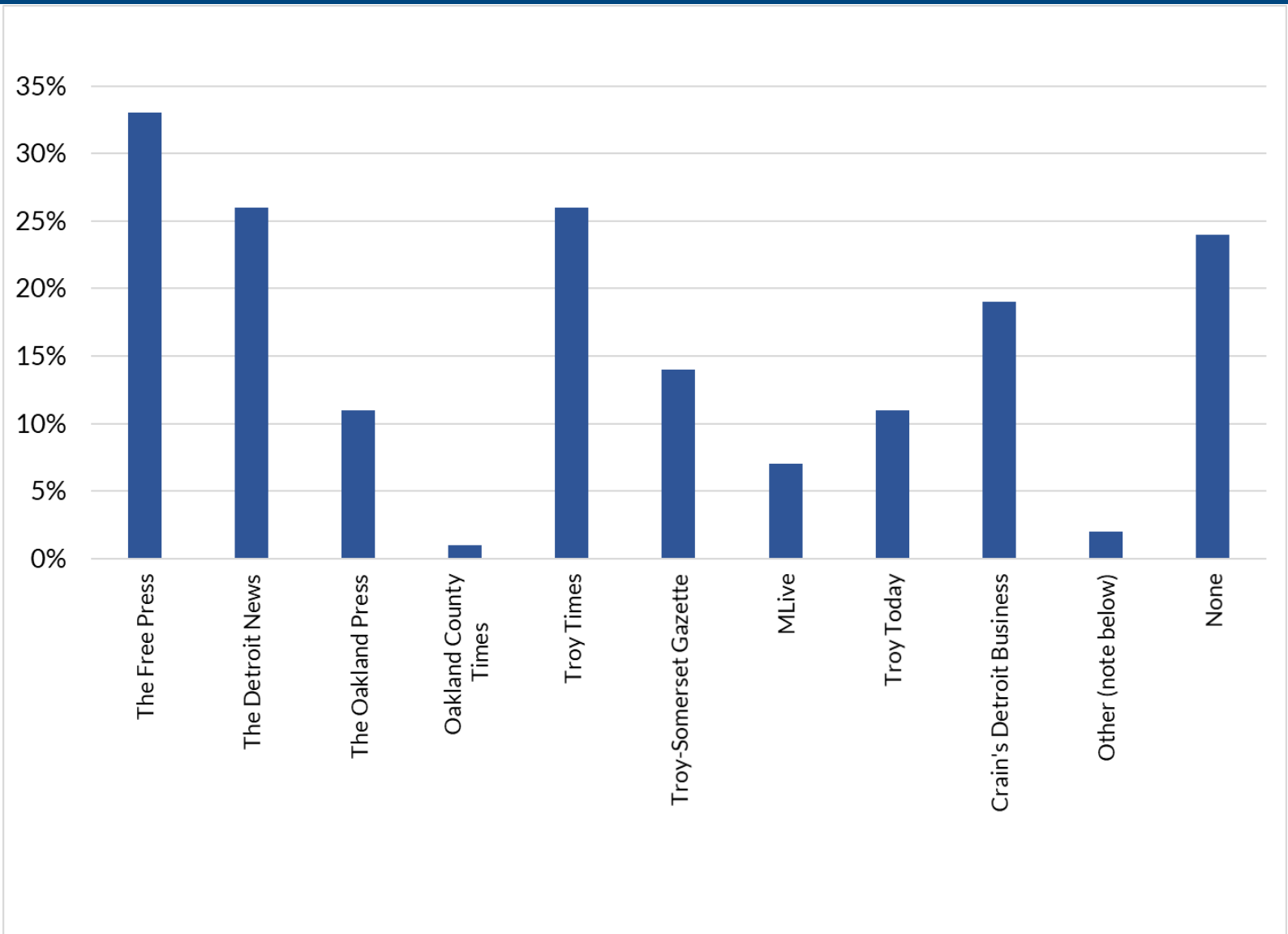
Preference for Information from the City



Television Station Preference



Newspaper/Blogs Used



Word Cloud:

Other: Which additional sources do you use?



Questions

2022 Troy, Michigan Means Questions

Response Count: 146
+/- 6.7% (90% Confidence)

		Economic Health					Economic Outlook				
		Economic Health Overall	Business growth	Job growth	Level of unemployment	Strength of local economy	Economic Outlook Overall	Business growth	Job growth	Employment levels	Strength of local economy
Overall		61	62	60	58	64	67	67	67	64	69
Industry	Professional, Scientific, Technical	62	63	61	61	63	68	69	67	66	72
	Retail Trade*	47	46	37	51	54	41	40	38	39	46
	Health Care and Social Assistance*	56	56	58	43	66	66	64	66	66	68
	Construction*	58	64	53	48	67	57	61	53	53	61
	Accommodation and Food Services*	59	53	59	61	61	65	61	73	61	63
	Real Estate Rental and Leasing*	68	70	78	50	73	80	74	89	74	81
	Finance and Insurance*	85	86	80	86	88	87	87	86	90	86
	Wholesale Trade*	75	74	86	63	78	67	67	67	70	63
	Manufacturing*	54	51	54	60	52	60	58	59	60	62
	Transportation and Warehousing*	52	56	42	42	67	43	50	42	33	48
	Arts, Entertainment, and Recreation*	58	67	56	44	67	67	81	61	44	81
	Information*	75	89	78	67	67	75	78	78	78	67
	Education*	37	22	22	-	67	100	100	100	100	100
	Nonprofit, governmental*	50	11	-	-	89	67	44	-	-	89
	Other*	57	60	56	51	60	63	66	64	58	63
Space Type	Commercial office	63	66	62	58	67	72	72	71	70	73
	Retail space*	50	46	48	48	59	53	51	53	50	57
	Home office*	64	64	56	67	70	73	73	71	68	78
	Manufacturing space*	51	49	49	53	53	62	60	61	61	64
	Storage space*	53	59	44	50	60	57	60	54	52	60
	Land*	62	67	56	59	67	56	59	59	48	59
Own/Rent	Own	60	61	60	59	59	63	63	63	61	64
	Rent	60	61	58	56	67	69	69	68	67	72
	Both*	71	68	76	70	71	70	70	78	67	67
Time in Business	One year or less*	58	67	67	33	67	72	72	72	72	72
	1-5 years*	61	69	60	44	71	71	68	68	66	82
	6-10 years*	56	54	54	58	58	67	68	67	64	68
	More than 10 years	62	62	61	60	66	66	67	67	64	68
Employees	1-9	61	61	60	59	66	65	66	63	63	69
	10-49	61	62	61	58	61	72	71	74	70	71
	50-99*	64	71	58	53	72	69	71	71	61	72
	100-249*	62	62	58	60	67	62	62	60	60	64
	250-499*	-	-	-	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-	-	-	-
ZIP	48083	60	62	61	54	61	65	67	64	63	67
	48084	63	62	58	66	68	72	71	72	71	74
	48085*	55	51	56	50	64	63	57	64	62	67
	48098*	73	77	71	67	76	66	68	63	61	71
Role	Owner/partner/principal	61	62	59	60	64	66	67	66	63	69
	Executive/manager	66	66	68	60	69	69	67	71	69	71
	Other staff*	43	53	44	28	44	51	56	56	44	50
Area of doing Business	Mainly in Troy only	56	56	56	53	61	66	64	68	63	67
	In the areas near Troy*	68	69	68	66	69	70	71	70	69	71
	Across the state*	63	66	59	57	69	66	67	66	61	72
	Across the U.S.*	69	71	67	66	71	72	72	71	72	71
	Worldwide*	53	53	56	53	51	57	58	54	57	59
Econ Dev Specialist?	Yes	69	71	73	62	68	75	74	76	73	77
	No	60	60	57	58	64	64	64	63	62	67

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan Means Questions

Response Count: 146
+/- 6.7% (90% Confidence)

		Business Infrastructure				
		Overall Business Infrastructure	Availability of services to support business growth	Cell phone reception	Speed of your internet connection	Variety of options available for access to the internet
Overall		75	72	79	76	73
Industry	Professional, Scientific, Technical	77	72	78	81	76
	Retail Trade*	58	49	62	61	58
	Health Care and Social Assistance*	68	64	72	67	67
	Construction*	81	78	82	82	83
	Accommodation and Food Services*	59	59	57	60	59
	Real Estate Rental and Leasing*	91	78	96	96	96
	Finance and Insurance*	81	84	83	79	76
	Wholesale Trade*	72	67	84	73	62
	Manufacturing*	74	71	80	71	74
	Transportation and Warehousing*	67	67	70	70	61
	Arts, Entertainment, and Recreation*	66	56	70	70	67
	Information*	89	100	83	89	83
	Education*	68	63	67	67	74
	Nonprofit, governmental*	75	100	100	0	100
	Other*	74	69	78	74	76
Space Type	Commercial office	78	77	81	79	77
	Retail space*	61	56	67	59	61
	Home office*	83	84	81	87	79
	Manufacturing space*	77	76	83	74	76
	Storage space*	75	70	76	73	81
	Land*	84	74	89	86	86
Own/Rent	Own	77	73	81	77	77
	Rent	74	71	78	74	71
	Both*	77	62	80	83	81
Time in Business	One year or less*	71	70	67	74	74
	1-5 years*	73	79	78	72	62
	6-10 years*	70	67	73	70	70
	More than 10 years	76	72	80	78	76
Employees	1-9	73	70	77	74	70
	10-49	79	76	82	79	79
	50-99*	79	80	82	79	76
	100-249*	72	67	71	73	78
	250-499*	-	-	-	-	-
	500 or more*	-	-	-	-	-
ZIP	48083	74	71	77	73	74
	48084	77	77	82	78	71
	48085*	78	73	84	79	77
	48098*	70	64	71	77	69
Role	Owner/partner/principal	74	71	78	76	70
	Executive/manager	79	76	81	79	82
	Other staff*	71	67	73	73	69
Area of doing Business	Mainly in Troy only	67	61	71	69	66
	In the areas near Troy*	80	81	84	80	76
	Across the state*	78	78	82	78	73
	Across the U.S.*	80	76	81	80	82
	Worldwide*	76	73	80	78	74
Econ Dev Specialist?	Yes	82	79	84	82	82
	No	73	70	78	74	71

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan
Means Questions
Response Count: 146
+/- 6.7% (90% Confidence)

		Business Space						
		Overall Business Space	Affordability of working space for businesses	Availability of working space for businesses	Quality of working space for businesses	Affordability of warehouse/storage space	Availability of warehouse/storage space	Quality of warehouse/storage space
Overall		66	66	73	74	57	62	62
Industry	Professional, Scientific, Technical	69	70	77	77	61	66	64
	Retail Trade*	54	49	60	61	46	54	51
	Health Care and Social Assistance*	68	66	76	76	66	68	60
	Construction*	72	77	83	86	61	64	61
	Accommodation and Food Services*	62	54	64	68	37	70	78
	Real Estate Rental and Leasing*	76	81	84	84	67	67	70
	Finance and Insurance*	81	73	83	82	50	100	100
	Wholesale Trade*	56	49	62	71	44	44	67
	Manufacturing*	61	62	67	68	52	56	59
	Transportation and Warehousing*	55	53	59	70	42	50	53
	Arts, Entertainment, and Recreation*	39	33	59	63	0	44	33
	Information*	89	89	89	89	89	89	89
	Education*	49	52	67	63	22	44	44
	Nonprofit, governmental*	72	94	94	100	-	-	0
	Other*	56	53	61	62	52	49	57
Space Type	Commercial office	72	71	78	79	66	69	69
	Retail space*	55	52	63	64	43	56	53
	Home office*	56	62	78	76	44	37	41
	Manufacturing space*	60	64	63	64	52	54	60
	Storage space*	70	68	76	73	64	69	69
	Land*	72	72	72	72	72	72	72
Own/Rent	Own	66	72	74	74	58	59	59
	Rent	65	64	73	74	54	61	62
	Both*	68	61	71	69	67	67	71
Time in Business	One year or less*	53	70	74	74	33	33	33
	1-5 years*	65	67	76	74	56	59	59
	6-10 years*	64	63	64	66	61	64	63
	More than 10 years	67	67	76	77	56	62	63
Employees	1-9	64	64	74	76	52	60	60
	10-49	73	71	78	76	71	72	72
	50-99*	61	61	67	70	56	56	56
	100-249*	38	59	44	51	22	22	30
	250-499*	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-
ZIP	48083	63	63	70	72	54	59	61
	48084	68	68	74	76	63	63	63
	48085*	80	76	84	81	78	81	78
	48098*	66	68	78	78	44	61	67
Role	Owner/partner/principal	64	67	73	74	51	59	60
	Executive/manager	69	66	76	76	67	67	67
	Other staff*	63	60	69	70	59	61	61
Area of doing Business	Mainly in Troy only	61	60	69	71	49	62	58
	In the areas near Troy*	69	63	76	76	68	63	69
	Across the state*	64	67	72	73	56	59	56
	Across the U.S.*	73	77	80	81	60	67	71
	Worldwide*	64	63	72	70	56	56	64
Econ Dev Specialist?	Yes	72	77	78	78	66	66	68
	No	64	63	72	73	53	60	60

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan Means Questions

Response Count: 146
+/- 6.7% (90% Confidence)

		Cooperative and Collaborative Environment					Emergency Services			
		Overall Cooperative and Collaborative Environment	Welcoming attitude toward businesses	City's responsiveness to business needs	Opportunities to participate in the City's planning and development process	Helpfulness of Troy's economic development website	Overall Emergency Services	Emergency medical services response time	Fire response time	Police response time
Overall		66	73	69	58	62	91	91	91	91
Industry	Professional, Scientific, Technical	65	72	68	59	60	89	89	89	89
	Retail Trade*	60	67	53	62	59	90	87	97	86
	Health Care and Social Assistance*	64	82	71	52	52	89	87	93	88
	Construction*	82	86	78	72	92	100	100	100	100
	Accommodation and Food Services*	59	59	58	62	56	97	97	97	97
	Real Estate Rental and Leasing*	79	87	94	50	86	87	83	89	89
	Finance and Insurance*	66	79	70	62	51	92	92	91	93
	Wholesale Trade*	49	61	70	33	33	91	89	89	96
	Manufacturing*	62	64	60	60	63	91	92	90	90
	Transportation and Warehousing*	62	64	72	52	59	90	83	89	97
	Arts, Entertainment, and Recreation*	56	56	56	-	-	99	97	100	100
	Information*	100	100	100	-	100	100	100	100	100
	Education*	70	63	63	83	-	100	100	100	100
	Nonprofit, governmental*	99	100	94	100	100	100	100	100	100
	Other*	67	72	73	52	71	90	89	90	92
Space Type	Commercial office	70	79	73	62	67	92	91	93	91
	Retail space*	63	69	64	61	57	91	89	94	89
	Home office*	66	81	74	56	52	89	93	81	93
	Manufacturing space*	62	67	63	53	63	87	89	87	87
	Storage space*	67	63	59	67	78	93	92	94	91
	Land*	68	70	67	70	67	96	100	100	89
Own/Rent	Own	65	73	70	54	61	92	94	90	92
	Rent	67	76	69	61	63	90	89	91	90
	Both*	53	59	59	44	48	98	98	98	98
Time in Business	One year or less*	71	78	78	61	67	100	100	100	100
	1-5 years*	66	77	69	53	66	87	91	81	90
	6-10 years*	69	76	68	62	71	87	84	90	86
	More than 10 years	64	72	69	58	59	92	92	92	92
Employees	1-9	64	73	69	57	59	91	91	92	91
	10-49	69	77	70	62	69	92	92	92	92
	50-99*	66	72	67	63	61	86	87	87	86
	100-249*	61	64	69	49	61	88	87	87	91
	250-499*	-	-	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-	-	-
ZIP	48083	65	70	68	59	64	91	91	91	91
	48084	64	76	69	57	56	90	90	90	90
	48085*	71	86	72	52	72	94	91	96	94
	48098*	67	79	77	63	49	93	94	90	94
Role	Owner/partner/principal	64	72	68	56	59	92	92	91	92
	Executive/manager	72	79	74	63	72	89	87	91	89
	Other staff*	58	63	56	56	59	89	89	89	89
Area of doing Business	Mainly in Troy only	63	69	66	57	62	92	91	94	90
	In the areas near Troy*	73	79	81	66	68	96	97	98	94
	Across the state*	61	77	64	49	52	89	89	86	91
	Across the U.S.*	64	76	70	56	53	89	89	88	90
	Worldwide*	67	68	68	60	71	91	91	88	94
Econ Dev Specialist?	Yes	74	77	78	68	74	94	93	93	94
	No	61	72	66	52	56	90	90	90	90

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan Means Questions

Response Count: 146
+/- 6.7% (90% Confidence)

		Local Government					Transportation				
		Overall Local Government	Being well-managed (efficient, organized)	Communicating effectively to the community	Having leaders who are trustworthy	Spending dollars wisely	Overall Transportation Infrastructure	Road pavement condition	Traffic congestion on the roads	Public transportation options	Accommodation for bicycle and foot traffic
Overall		70	73	71	68	67	54	61	60	46	49
Industry	Professional, Scientific, Technical	66	69	68	63	62	56	66	64	44	49
	Retail Trade*	67	67	67	70	64	59	62	57	54	61
	Health Care and Social Assistance*	74	78	71	73	72	53	61	63	40	49
	Construction*	68	64	70	67	72	60	70	70	56	44
	Accommodation and Food Services*	73	78	73	73	67	47	59	54	31	44
	Real Estate Rental and Leasing*	82	86	81	81	81	53	64	53	56	39
	Finance and Insurance*	84	84	79	86	89	59	67	56	53	60
	Wholesale Trade*	48	63	48	37	44	56	53	61	72	39
	Manufacturing*	63	67	64	61	58	48	52	48	42	48
	Transportation and Warehousing*	62	67	64	59	59	54	59	44	67	44
	Arts, Entertainment, and Recreation*	78	100	100	56	56	26	37	26	14	28
	Information*	100	100	100	100	-	42	72	78	0	17
	Education*	72	78	89	67	56	71	78	67	50	89
	Nonprofit, governmental*	94	94	94	94	94	58	67	67	56	44
	Other*	71	73	76	68	68	44	47	47	41	41
Space Type	Commercial office	70	72	70	70	68	58	64	63	50	52
	Retail space*	68	71	70	63	66	51	59	56	42	48
	Home office*	75	81	78	67	73	46	62	58	34	31
	Manufacturing space*	67	70	68	68	62	53	57	51	48	58
	Storage space*	73	71	70	76	76	53	61	59	47	47
	Land*	70	70	70	70	70	42	44	52	28	44
Own/Rent	Own	71	74	72	70	69	51	58	58	44	44
	Rent	70	72	71	69	67	55	63	60	47	50
	Both*	57	67	56	53	51	57	53	61	48	64
Time in Business	One year or less*	77	72	86	78	72	60	67	74	50	48
	1-5 years*	73	73	73	73	73	47	62	58	29	38
	6-10 years*	67	69	68	69	62	47	51	50	36	50
	More than 10 years	70	74	71	68	67	56	63	62	50	50
Employees	1-9	69	72	71	67	67	55	63	61	48	48
	10-49	76	80	74	78	70	54	60	60	43	54
	50-99*	53	48	53	53	56	45	57	56	40	29
	100-249*	66	78	61	64	59	48	42	51	42	56
	250-499*	-	-	-	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-	-	-	-
ZIP	48083	72	74	73	71	69	53	61	57	47	47
	48084	63	70	61	62	59	58	62	64	48	56
	48085*	76	79	80	70	73	52	60	66	38	46
	48098*	67	70	74	56	69	53	64	63	44	39
Role	Owner/partner/principal	68	72	69	66	64	59	64	64	52	53
	Executive/manager	76	77	78	77	74	44	57	50	31	40
	Other staff*	66	72	67	61	63	36	40	42	28	33
Area of doing Business	Mainly in Troy only	69	71	73	66	67	56	63	60	50	52
	In the areas near Troy*	71	76	69	72	67	48	62	62	28	39
	Across the state*	76	80	76	77	73	50	57	53	41	49
	Across the U.S.*	67	70	66	66	66	51	63	56	38	46
	Worldwide*	58	64	63	53	51	57	58	68	56	47
Econ Dev Specialist?	Yes	75	78	78	72	71	60	66	64	57	52
	No	67	71	68	66	64	51	60	58	40	47

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan Means Questions

Response Count: 146
+/- 6.7% (90% Confidence)

		Utility Services					Regulatory Environment				
		Overall Utility Services	Reliability of utility services	Adequacy of utility services to support your business	Affordability of City water and sewer rates	Ease of paying City water and sewer bills	Overall Regulatory Environment	Clarity of City regulations affecting your business	Ease of complying with regulations	Fairness of City regulations	Value of City services for the fees and taxes you pay
Overall		75	76	78	69	79	67	66	70	68	66
Industry	Professional, Scientific, Technical	78	78	81	72	80	70	66	73	71	70
	Retail Trade*	67	66	66	62	74	57	49	64	64	50
	Health Care and Social Assistance*	81	83	84	74	81	71	72	73	69	70
	Construction*	79	74	86	69	87	66	70	68	64	63
	Accommodation and Food Services*	70	73	60	67	80	63	66	70	62	53
	Real Estate Rental and Leasing*	79	76	82	76	82	59	44	63	63	63
	Finance and Insurance*	84	88	88	78	81	73	71	70	72	78
	Wholesale Trade*	78	82	89	60	81	50	50	59	59	33
	Manufacturing*	62	63	64	50	70	60	59	63	68	49
	Transportation and Warehousing*	71	78	78	56	72	58	53	59	63	56
	Arts, Entertainment, and Recreation*	61	64	52	56	70	22	22	22	22	22
	Information*	81	83	83	78	78	-	-	-	-	-
	Education*	74	74	74	67	81	71	52	100	78	52
	Nonprofit, governmental*	94	94	100	89	94	99	100	100	100	94
	Other*	74	76	79	66	76	66	63	68	67	67
Space Type	Commercial office	80	80	83	74	81	71	69	73	71	69
	Retail space*	71	73	72	64	74	62	54	69	67	57
	Home office*	79	78	81	78	81	63	62	66	53	72
	Manufacturing space*	63	63	64	56	68	58	59	60	62	51
	Storage space*	72	68	76	66	78	60	59	62	59	59
	Land*	71	74	74	67	70	77	83	83	83	59
Own/Rent	Own	72	69	71	70	79	60	57	60	62	61
	Rent	76	79	81	68	78	70	69	73	70	67
	Both*	74	67	72	72	86	62	59	64	63	60
Time in Business	One year or less*	80	78	81	81	81	81	81	81	81	81
	1-5 years*	78	76	81	76	81	73	77	72	73	70
	6-10 years*	73	72	76	67	79	56	52	64	54	53
	More than 10 years	75	77	78	68	78	67	64	69	69	66
Employees	1-9	75	77	78	68	78	66	63	70	67	66
	10-49	78	77	79	73	82	69	70	72	70	66
	50-99*	64	59	76	59	63	66	67	67	64	67
	100-249*	71	69	76	59	80	52	50	48	61	50
	250-499*	-	-	-	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-	-	-	-
ZIP	48083	73	73	74	67	78	65	63	67	67	63
	48084	78	79	82	71	79	66	62	71	64	66
	48085*	83	80	83	79	89	73	74	72	74	70
	48098*	74	81	82	64	69	70	68	76	68	70
Role	Owner/partner/principal	76	76	78	71	79	65	63	68	66	64
	Executive/manager	76	78	81	67	80	70	69	72	72	67
	Other staff*	70	71	76	60	73	59	59	63	56	59
Area of doing Business	Mainly in Troy only	73	77	73	67	74	61	58	66	63	59
	In the areas near Troy*	80	78	82	73	87	80	76	83	80	81
	Across the state*	74	76	79	68	73	65	64	69	66	62
	Across the U.S.*	77	73	79	73	82	67	64	64	66	73
	Worldwide*	76	77	79	66	82	63	66	66	66	56
Econ Dev Specialist?	Yes	77	77	79	69	82	73	71	73	78	71
	No	75	76	78	69	78	64	62	68	63	62

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan Means Questions

Response Count: 146
+/- 6.7% (90% Confidence)

		Association towards doing Business in Troy					Overall ACSI			
		Overall Agreement about Doing Business	Troy regulations are fair	Troy regulations encourage growth	Level of code enforcement is reasonable	Signage regulations are reasonable	Overall ACSI	Satisfaction	Expectation	Compared with Ideal
Overall		66	68	64	68	64	72	74	71	70
Industry	Professional, Scientific, Technical	69	71	68	70	69	72	77	70	69
	Retail Trade*	61	62	56	68	58	68	72	67	66
	Health Care and Social Assistance*	67	68	69	71	60	73	79	71	70
	Construction*	78	78	78	78	78	72	71	70	76
	Accommodation and Food Services*	59	62	66	62	46	67	71	67	62
	Real Estate Rental and Leasing*	59	59	59	59	59	81	76	82	87
	Finance and Insurance*	75	73	76	72	78	80	83	81	74
	Wholesale Trade*	66	61	56	81	64	64	73	62	58
	Manufacturing*	59	66	54	59	57	62	62	62	61
	Transportation and Warehousing*	67	67	61	76	64	80	87	78	76
	Arts, Entertainment, and Recreation*	55	72	44	56	48	55	56	56	53
	Information*	-	-	-	-	-	63	78	56	56
	Education*	25	56	22	22	0	58	63	59	52
	Nonprofit, governmental*	100	100	100	100	100	81	89	72	83
	Other*	67	64	67	70	68	73	73	72	74
Space Type	Commercial office	72	73	70	73	71	74	78	74	71
	Retail space*	54	58	53	59	48	66	71	64	62
	Home office*	64	66	60	59	72	71	76	68	70
	Manufacturing space*	55	60	51	52	57	63	62	64	63
	Storage space*	61	60	56	66	63	69	76	68	64
	Land*	76	89	89	89	39	71	74	74	63
Own/Rent	Own	63	67	62	63	60	67	67	66	68
	Rent	68	70	66	69	68	74	78	73	71
	Both*	61	59	61	67	59	67	74	63	63
Time in Business	One year or less*	72	72	72	72	72	81	81	81	81
	1-5 years*	75	76	76	76	73	78	81	76	77
	6-10 years*	67	70	63	71	64	66	68	66	63
	More than 10 years	65	67	63	66	64	72	74	71	70
Employees	1-9	67	68	66	68	66	71	74	70	70
	10-49	69	71	67	73	66	73	77	73	70
	50-99*	65	69	67	56	69	61	64	63	56
	100-249*	51	56	47	49	51	69	70	70	67
	250-499*	-	-	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-	-	-
ZIP	48083	66	68	64	68	62	69	71	68	69
	48084	67	68	63	69	69	73	77	74	69
	48085*	64	67	67	63	61	74	76	72	76
	48098*	73	73	70	71	78	76	80	76	73
Role	Owner/partner/principal	64	68	62	66	62	71	73	71	70
	Executive/manager	72	70	72	74	70	73	77	71	70
	Other staff*	58	56	59	59	59	70	69	71	69
Area of doing Business	Mainly in Troy only	61	63	59	62	58	69	71	68	68
	In the areas near Troy*	73	72	68	81	71	74	79	71	71
	Across the state*	63	64	68	61	60	70	74	70	67
	Across the U.S.*	68	69	66	69	68	74	76	74	73
	Worldwide*	71	76	66	71	71	70	70	71	68
Econ Dev Specialist?	Yes	69	72	67	71	64	78	81	79	74
	No	65	67	63	67	63	70	72	69	68

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan
Distribution Questions
Response Count: 146
+/- 6.7% (90% Confidence)

		Local News						
		TV stations	Radio stations	Newspapers	Internet	Family/friends /colleagues	Social media	None of these
Overall		53%	39%	25%	69%	14%	24%	2%
Industry	Professional, Scientific, Technical	53%	36%	30%	70%	13%	23%	4%
	Retail Trade*	53%	13%	20%	53%	7%	40%	-
	Health Care and Social Assistance*	55%	20%	25%	75%	25%	30%	-
	Construction*	63%	63%	25%	75%	13%	-	-
	Accommodation and Food Services*	43%	57%	29%	29%	29%	57%	-
	Real Estate Rental and Leasing*	20%	20%	40%	80%	20%	-	-
	Finance and Insurance*	27%	27%	45%	73%	9%	18%	-
	Wholesale Trade*	60%	100%	20%	100%	40%	40%	-
	Manufacturing*	63%	74%	16%	53%	11%	21%	5%
	Transportation and Warehousing*	50%	50%	50%	100%	25%	50%	-
	Arts, Entertainment, and Recreation*	50%	25%	25%	50%	-	25%	-
	Information*	-	-	-	100%	-	-	-
	Education*	33%	67%	33%	67%	33%	33%	-
	Nonprofit, governmental*	50%	-	-	50%	-	-	-
	Other*	67%	33%	-	83%	8%	33%	-
Space Type	Commercial office	53%	43%	27%	72%	16%	23%	1%
	Retail space*	55%	31%	21%	59%	14%	45%	-
	Home office*	50%	44%	31%	63%	31%	19%	6%
	Manufacturing space*	68%	63%	21%	63%	11%	16%	5%
	Storage space*	75%	63%	38%	88%	13%	13%	-
	Land*	100%	67%	33%	67%	33%	67%	-
Own/Rent	Own	68%	45%	25%	70%	18%	23%	5%
	Rent	46%	35%	26%	69%	14%	26%	1%
	Both*	43%	43%	14%	57%	-	14%	-
Time in Business	One year or less*	100%	33%	-	67%	33%	67%	-
	1-5 years*	19%	31%	25%	69%	19%	31%	13%
	6-10 years*	54%	29%	17%	71%	8%	25%	-
	More than 10 years	56%	43%	28%	69%	15%	22%	1%
Employees	1-9	48%	32%	27%	67%	13%	23%	2%
	10-49	63%	54%	23%	77%	14%	31%	-
	50-99*	71%	43%	29%	43%	14%	-	14%
	100-249*	40%	60%	-	80%	40%	40%	-
	250-499*	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-
ZIP	48083	51%	35%	21%	63%	13%	31%	3%
	48084	45%	37%	26%	79%	16%	21%	3%
	48085*	71%	43%	43%	86%	21%	21%	-
	48098*	69%	69%	23%	54%	8%	8%	-
Role	Owner/partner/principal	51%	37%	30%	71%	13%	20%	3%
	Executive/manager	54%	40%	14%	63%	17%	31%	-
	Other staff*	67%	50%	17%	67%	17%	50%	-
Area of doing Business	Mainly in Troy only	47%	26%	28%	67%	16%	37%	-
	In the areas near Troy*	59%	36%	9%	64%	18%	9%	-
	Across the state*	64%	54%	39%	71%	14%	18%	7%
	Across the U.S.*	43%	29%	32%	68%	4%	14%	4%
	Worldwide*	61%	67%	6%	72%	22%	39%	-
Econ Dev Specialist?	Yes	68%	52%	35%	87%	16%	26%	-
	No	49%	35%	21%	64%	14%	23%	3%

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan
Distribution Questions
Response Count: 146
+/- 6.7% (90% Confidence)

2022 Troy, Michigan Distribution Questions Response Count: 146 +/- 6.7% (90% Confidence)		Info from City												
		Newspaper	Email	City website	Electronic newsletter	Print newsletter	Facebook /social media	MI Troy App	Troy YouTube channel	Phone voice message	U.S. mail	Text message	Troy Today	Government Access
Overall		18%	51%	33%	21%	15%	13%	4%	1%	4%	24%	6%	11%	2%
Industry	Professional, Scientific, Technical	19%	43%	36%	30%	9%	13%	4%	-	-	15%	2%	17%	2%
	Retail Trade*	20%	60%	27%	27%	-	20%	7%	-	-	27%	20%	7%	2%
	Health Care and Social Assistance*	20%	55%	30%	10%	10%	20%	-	-	5%	45%	5%	10%	-
	Construction*	25%	50%	50%	25%	13%	-	-	-	-	25%	-	-	-
	Accommodation and Food Services*	14%	43%	14%	14%	43%	29%	14%	-	-	14%	14%	-	14%
	Real Estate Rental and Leasing*	-	60%	40%	-	20%	-	-	-	-	20%	-	-	-
	Finance and Insurance*	27%	64%	27%	18%	36%	18%	9%	-	9%	27%	18%	9%	-
	Wholesale Trade*	-	40%	20%	40%	-	20%	-	-	20%	20%	-	-	20%
	Manufacturing*	16%	53%	32%	21%	-	-	-	-	-	32%	-	-	-
	Transportation and Warehousing*	-	75%	75%	50%	-	25%	-	-	-	-	25%	-	-
	Arts, Entertainment, and Recreation*	-	50%	-	25%	-	25%	-	-	-	50%	-	-	-
	Information*	-	100%	50%	50%	-	-	-	-	-	-	-	-	-
	Education*	33%	67%	-	33%	-	-	-	-	33%	33%	-	33%	-
	Nonprofit, governmental*	-	-	-	-	50%	-	-	-	-	50%	-	-	-
	Other*	25%	42%	50%	17%	42%	8%	8%	8%	8%	25%	-	25%	-
Space Type	Commercial office	16%	53%	35%	23%	13%	16%	6%	-	4%	19%	5%	11%	1%
	Retail space*	21%	41%	24%	14%	10%	24%	3%	-	10%	38%	10%	10%	3%
	Home office*	31%	56%	25%	25%	19%	6%	6%	6%	6%	19%	6%	25%	6%
	Manufacturing space*	16%	58%	26%	21%	5%	-	5%	-	5%	32%	-	11%	-
	Storage space*	25%	75%	75%	63%	-	-	25%	-	-	-	-	13%	-
	Land*	-	67%	33%	-	-	33%	33%	-	-	-	-	-	-
Own/Rent	Own	23%	63%	28%	13%	20%	5%	5%	-	-	25%	10%	10%	5%
	Rent	16%	46%	35%	24%	12%	16%	4%	1%	4%	24%	4%	12%	1%
	Both*	-	71%	29%	29%	14%	14%	-	-	14%	29%	-	-	-
Time in Business	One year or less*	33%	67%	-	-	33%	-	-	-	33%	-	-	33%	-
	1-5 years*	6%	44%	44%	25%	6%	19%	-	6%	-	31%	-	6%	-
	6-10 years*	21%	38%	38%	25%	4%	21%	13%	-	4%	25%	-	17%	-
	More than 10 years	19%	56%	31%	21%	18%	10%	3%	-	3%	24%	8%	9%	3%
Employees	1-9	20%	47%	28%	22%	18%	15%	3%	-	3%	27%	5%	11%	3%
	10-49	17%	63%	46%	17%	6%	11%	9%	3%	3%	20%	6%	9%	-
	50-99*	14%	43%	43%	29%	-	-	-	-	-	14%	14%	14%	-
	100-249*	-	80%	20%	40%	20%	-	-	-	20%	20%	-	20%	-
	250-499*	-	-	-	-	-	-	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-	-	-	-	-	-	-
ZIP	48083	13%	56%	36%	21%	17%	11%	7%	1%	-	25%	4%	8%	3%
	48084	16%	45%	29%	24%	8%	21%	3%	-	8%	24%	8%	16%	3%
	48085*	29%	57%	29%	7%	14%	7%	-	-	7%	29%	7%	14%	-
	48098*	38%	46%	31%	31%	15%	8%	-	-	8%	15%	8%	8%	-
Role	Owner/partner/principal	20%	53%	29%	22%	14%	11%	3%	-	4%	23%	7%	10%	3%
	Executive/manager	11%	49%	43%	20%	17%	14%	9%	3%	-	31%	3%	11%	-
	Other staff*	17%	33%	50%	17%	17%	33%	-	-	-	-	-	17%	-
Area of doing Business	Mainly in Troy only	19%	56%	28%	21%	19%	23%	-	-	5%	35%	12%	14%	2%
	In the areas near Troy*	14%	36%	27%	18%	14%	14%	5%	-	9%	23%	-	-	5%
	Across the state*	21%	64%	36%	25%	7%	7%	11%	-	-	18%	7%	11%	-
	Across the U.S.*	21%	43%	36%	21%	25%	7%	4%	-	4%	21%	4%	21%	4%
	Worldwide*	11%	56%	44%	22%	-	6%	6%	6%	-	17%	-	-	-
Econ Dev Specialist?	Yes	16%	71%	39%	13%	23%	16%	6%	-	3%	16%	-	13%	3%
	No	18%	46%	31%	24%	12%	12%	4%	1%	4%	27%	7%	10%	2%

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan Distribution Questions Response Count: 146 +/- 6.7% (90% Confidence)		Social Media								
		Facebook	Twitter	YouTube	Instagram	Snapchat	LinkedIn	NextDoor	Other (note below)	None
Overall		56%	18%	31%	26%	8%	46%	19%	3%	19%
Industry	Professional, Scientific, Technical	53%	19%	30%	19%	11%	62%	19%	2%	19%
	Retail Trade*	73%	7%	47%	40%	7%	27%	13%	7%	13%
	Health Care and Social Assistance*	45%	20%	30%	25%	5%	50%	40%	-	10%
	Construction*	38%	13%	13%	-	-	25%	-	-	38%
	Accommodation and Food Services*	57%	29%	57%	43%	-	-	14%	-	29%
	Real Estate Rental and Leasing*	40%	-	40%	40%	20%	40%	20%	20%	20%
	Finance and Insurance*	45%	9%	27%	18%	9%	55%	27%	-	27%
	Wholesale Trade*	80%	40%	60%	20%	-	60%	-	-	-
	Manufacturing*	53%	21%	11%	16%	-	47%	11%	5%	21%
	Transportation and Warehousing*	75%	25%	75%	25%	-	50%	-	-	25%
	Arts, Entertainment, and Recreation*	100%	-	25%	50%	-	25%	50%	-	-
	Information*	50%	-	-	50%	-	50%	-	-	50%
	Education*	100%	-	33%	-	-	-	33%	-	-
	Nonprofit, governmental*	-	-	50%	-	-	50%	50%	-	-
	Other*	50%	17%	33%	33%	17%	17%	8%	-	33%
Space Type	Commercial office	51%	21%	32%	26%	9%	54%	21%	2%	18%
	Retail space*	69%	10%	41%	38%	7%	24%	14%	3%	17%
	Home office*	63%	25%	44%	31%	13%	69%	31%	-	13%
	Manufacturing space*	58%	21%	26%	21%	5%	42%	16%	5%	21%
	Storage space*	63%	-	38%	13%	13%	25%	13%	-	38%
	Land*	67%	33%	67%	33%	-	33%	-	-	-
Own/Rent	Own	53%	18%	25%	18%	8%	50%	13%	5%	23%
	Rent	57%	16%	33%	31%	9%	46%	21%	2%	18%
	Both*	43%	29%	43%	14%	-	29%	43%	-	14%
Time in Business	One year or less*	67%	33%	33%	33%	-	33%	33%	-	33%
	1-5 years*	50%	19%	44%	44%	25%	31%	25%	6%	19%
	6-10 years*	58%	33%	38%	29%	17%	42%	21%	-	13%
	More than 10 years	55%	14%	27%	22%	3%	51%	18%	3%	20%
Employees	1-9	54%	14%	34%	26%	8%	48%	21%	4%	20%
	10-49	57%	20%	26%	29%	6%	40%	17%	-	17%
	50-99*	57%	57%	14%	14%	29%	57%	14%	-	14%
	100-249*	60%	20%	40%	20%	-	60%	20%	-	20%
	250-499*	-	-	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-	-	-
ZIP	48083	53%	15%	35%	27%	11%	44%	15%	4%	21%
	48084	61%	26%	32%	37%	5%	55%	21%	3%	11%
	48085*	57%	7%	21%	14%	7%	50%	36%	-	14%
	48098*	54%	23%	23%	-	-	38%	23%	-	31%
Role	Owner/partner/principal	56%	17%	31%	21%	4%	47%	22%	2%	19%
	Executive/manager	51%	20%	31%	40%	17%	43%	11%	6%	17%
	Other staff*	83%	17%	50%	17%	17%	67%	17%	-	-
Area of doing Business	Mainly in Troy only	56%	16%	37%	40%	5%	30%	26%	-	14%
	In the areas near Troy*	73%	5%	18%	18%	9%	41%	23%	-	27%
	Across the state*	46%	18%	29%	21%	7%	57%	14%	7%	21%
	Across the U.S.*	54%	25%	25%	18%	18%	64%	18%	7%	18%
	Worldwide*	56%	28%	44%	22%	-	50%	11%	-	17%
Econ Dev Specialist?	Yes	61%	26%	35%	26%	3%	55%	10%	3%	13%
	No	55%	16%	30%	26%	9%	45%	22%	3%	20%

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2022 Troy, Michigan
Distribution Questions
Response Count: 146
+/- 6.7% (90% Confidence)

TV for News

WDIV Channel 4

WXYZ Channel 7

Fox Channel 2

PBS

Other (note below)

None

Overall

41% 44% 39% 10% 3% 21%

Industry

Professional, Scientific, Technical

34% 38% 21% 9% 6% 30%

Retail Trade*

33% 33% 33% 7% 7% 33%

Health Care and Social Assistance*

50% 35% 35% 15% 10% 30%

Construction*

38% 63% 38% 13% - 25%

Accommodation and Food Services*

29% 29% 57% - - 29%

Real Estate Rental and Leasing*

- 20% 40% - - 40%

Finance and Insurance*

45% 64% 45% 9% - -

Wholesale Trade*

60% 60% 80% - 20% -

Manufacturing*

42% 53% 53% 16% - 5%

Transportation and Warehousing*

50% 50% 50% - 25% 50%

Arts, Entertainment, and Recreation*

50% 75% 50% 25% - -

Information*

- - - - 50% 50%

Education*

33% 33% 33% - - 33%

Nonprofit, governmental*

50% 50% - - - 50%

Other*

50% 58% 58% 8% - -

Space Type

Commercial office

44% 47% 35% 9% 4% 21%

Retail space*

34% 38% 41% 7% 3% 34%

Home office*

44% 56% 31% 19% - 19%

Manufacturing space*

32% 47% 58% 11% - 5%

Storage space*

50% 75% 63% 25% - 13%

Land*

67% 67% 67% 33% - -

Own/Rent

Own

30% 55% 45% 18% 5% 5%

Rent

44% 40% 34% 7% 2% 30%

Both*

43% 43% 43% - - 14%

Time in Business

One year or less*

67% 67% - - - -

1-5 years*

25% 13% 31% 13% - 56%

6-10 years*

42% 67% 29% - 8% 13%

More than 10 years

42% 44% 43% 13% 2% 19%

Employees

1-9

35% 41% 36% 8% 2% 27%

10-49

54% 54% 43% 17% 6% 11%

50-99*

57% 29% 43% 14% - 14%

100-249*

20% 60% 40% - - -

250-499*

- - - - - -

500 or more*

- - - - - -

ZIP

48083

37% 41% 44% 11% 4% 17%

48084

37% 39% 18% 5% - 32%

48085*

64% 57% 57% 14% 7% 21%

48098*

38% 69% 38% 15% - 15%

Role

Owner/partner/principal

39% 41% 36% 12% 2% 22%

Executive/manager

43% 49% 46% 6% 6% 20%

Other staff*

67% 67% 50% - - 17%

Area of doing Business

Mainly in Troy only

40% 37% 40% 9% 5% 28%

In the areas near Troy*

36% 41% 45% 9% 5% 18%

Across the state*

46% 46% 39% 14% - 21%

Across the U.S.*

46% 50% 36% 11% - 14%

Worldwide*

33% 56% 33% 6% 6% 17%

Econ Dev Specialist?

Yes

55% 55% 52% 10% 3% 6%

No

37% 41% 35% 10% 3% 26%

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan
Distribution Questions
Response Count: 146
+/- 6.7% (90% Confidence)

		Newspapers/Blogs										
		The Free Press	The Detroit News	The Oakland Press	Oakland County Times	Troy Times	Troy-Somerset Gazette	MLive	Troy Today	Crain's Detroit Business	Other (note below)	None
Overall		33%	26%	11%	1%	26%	14%	7%	11%	19%	2%	24%
Industry	Professional, Scientific, Technical	34%	17%	13%	2%	30%	13%	6%	21%	15%	2%	19%
	Retail Trade*	13%	20%	-	-	27%	20%	13%	7%	-	-	47%
	Health Care and Social Assistance*	20%	35%	10%	-	40%	25%	5%	15%	10%	5%	30%
	Construction*	38%	38%	13%	-	-	-	-	-	38%	25%	-
	Accommodation and Food Services*	14%	29%	14%	-	29%	29%	-	-	14%	-	14%
	Real Estate Rental and Leasing*	40%	40%	20%	-	-	-	-	-	20%	-	40%
	Finance and Insurance*	55%	55%	18%	-	18%	18%	-	9%	64%	-	9%
	Wholesale Trade*	40%	40%	-	-	-	40%	-	-	20%	-	20%
	Manufacturing*	32%	26%	5%	-	26%	5%	11%	-	5%	-	37%
	Transportation and Warehousing*	-	50%	-	-	-	50%	-	25%	-	-	25%
	Arts, Entertainment, and Recreation*	50%	-	-	-	-	-	-	-	-	-	50%
	Information*	-	-	-	-	-	-	-	-	-	-	100%
	Education*	-	33%	33%	-	33%	-	-	33%	-	-	33%
	Nonprofit, governmental*	-	-	-	-	-	-	-	-	50%	-	50%
	Other*	42%	25%	17%	8%	33%	25%	17%	17%	8%	-	25%
Space Type	Commercial office	36%	30%	13%	2%	20%	13%	9%	13%	27%	2%	20%
	Retail space*	21%	21%	7%	-	38%	24%	3%	10%	-	-	38%
	Home office*	31%	25%	6%	-	56%	-	19%	31%	13%	6%	25%
	Manufacturing space*	42%	26%	16%	-	26%	5%	11%	11%	5%	-	26%
	Storage space*	38%	38%	13%	-	13%	13%	13%	25%	13%	-	13%
	Land*	33%	33%	-	-	-	33%	-	33%	-	-	33%
Own/Rent	Own	30%	28%	8%	-	23%	15%	3%	10%	20%	5%	30%
	Rent	35%	29%	13%	2%	30%	13%	10%	13%	16%	1%	22%
	Both*	29%	-	-	-	14%	14%	-	-	43%	-	14%
Time in Business	One year or less*	-	33%	33%	-	33%	33%	-	33%	-	-	33%
	1-5 years*	19%	19%	-	-	19%	-	13%	6%	13%	-	44%
	6-10 years*	38%	29%	13%	4%	29%	8%	13%	13%	13%	-	33%
	More than 10 years	35%	27%	11%	1%	27%	17%	5%	11%	22%	3%	18%
Employees	1-9	29%	27%	9%	1%	28%	15%	7%	13%	16%	2%	24%
	10-49	37%	26%	17%	3%	20%	14%	11%	9%	20%	3%	29%
	50-99*	57%	29%	14%	-	29%	-	-	14%	29%	-	14%
	100-249*	40%	20%	-	-	40%	-	-	-	40%	-	-
	250-499*	-	-	-	-	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-	-	-	-	-
ZIP	48083	31%	29%	7%	-	20%	13%	7%	11%	17%	1%	29%
	48084	37%	18%	16%	5%	32%	11%	11%	13%	29%	-	18%
	48085*	29%	29%	14%	-	43%	29%	7%	21%	-	7%	14%
	48098*	38%	38%	15%	-	31%	8%	-	8%	15%	8%	15%
Role	Owner/partner/principal	33%	30%	7%	-	26%	15%	5%	11%	17%	2%	21%
	Executive/manager	34%	17%	17%	3%	23%	9%	9%	11%	23%	3%	29%
	Other staff*	33%	33%	33%	17%	67%	17%	33%	17%	17%	-	33%
Area of doing Business	Mainly in Troy only	26%	26%	14%	2%	35%	23%	9%	14%	14%	-	19%
	In the areas near Troy*	23%	23%	9%	-	14%	18%	-	-	14%	5%	41%
	Across the state*	46%	32%	7%	-	32%	7%	4%	11%	14%	4%	25%
	Across the U.S.*	36%	21%	11%	4%	25%	7%	7%	21%	36%	-	25%
	Worldwide*	39%	33%	11%	-	17%	6%	17%	6%	11%	6%	17%
Econ Dev Specialist?	Yes	48%	42%	23%	3%	39%	13%	10%	16%	16%	-	13%
	No	28%	21%	7%	1%	23%	13%	7%	10%	19%	3%	28%

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan
Distribution Questions
Response Count: 146
+/- 6.7% (90% Confidence)

		Employment Levels in Coming Year				Space Needs in Coming Year				Aware of Economic Dev. Specialist		Wish to be Contacted by City of Troy	
		Growing	Staying the same	Contracting	Don't know	Growing	Staying the same	Contracting	Don't know	Yes	No	Yes	No
Overall		46%	41%	4%	6%	19%	64%	6%	7%	22%	76%	14%	82%
Industry	Professional, Scientific, Technical	51%	47%	-	-	21%	66%	6%	4%	17%	83%	17%	83%
	Retail Trade*	20%	53%	13%	7%	7%	67%	7%	20%	-	100%	33%	60%
	Health Care and Social Assistance*	40%	40%	10%	5%	25%	70%	-	5%	10%	90%	25%	75%
	Construction*	50%	50%	-	-	13%	63%	13%	13%	13%	88%	25%	75%
	Accommodation and Food Services*	43%	14%	-	43%	-	57%	-	43%	14%	71%	14%	71%
	Real Estate Rental and Leasing*	20%	60%	-	-	20%	80%	-	-	40%	60%	-	100%
	Finance and Insurance*	45%	45%	-	9%	18%	73%	9%	-	27%	64%	27%	73%
	Wholesale Trade*	60%	20%	20%	-	40%	20%	20%	-	20%	80%	-	100%
	Manufacturing*	47%	42%	-	5%	21%	63%	-	11%	42%	58%	11%	74%
	Transportation and Warehousing*	50%	25%	25%	-	25%	50%	25%	-	25%	75%	25%	75%
	Arts, Entertainment, and Recreation*	25%	50%	-	25%	25%	25%	-	50%	25%	75%	25%	75%
	Information*	100%	-	-	-	-	100%	-	-	-	100%	-	100%
	Education*	67%	33%	-	-	33%	33%	-	33%	-	100%	67%	33%
	Nonprofit, governmental*	-	50%	-	-	-	50%	-	-	-	100%	-	100%
	Other*	50%	50%	-	-	17%	75%	8%	-	33%	67%	-	100%
Space Type	Commercial office	53%	40%	3%	1%	23%	66%	7%	1%	22%	77%	16%	82%
	Retail space*	28%	45%	7%	17%	10%	62%	3%	21%	10%	86%	24%	69%
	Home office*	38%	44%	6%	6%	25%	56%	6%	6%	13%	88%	13%	88%
	Manufacturing space*	53%	37%	-	5%	32%	53%	5%	5%	42%	58%	16%	68%
	Storage space*	63%	38%	-	-	38%	50%	-	13%	13%	88%	13%	75%
	Land*	33%	67%	-	-	-	100%	-	-	33%	67%	33%	67%
Own/Rent	Own	53%	35%	3%	5%	20%	60%	8%	8%	30%	70%	13%	83%
	Rent	42%	45%	4%	5%	18%	67%	7%	7%	18%	80%	16%	80%
	Both*	57%	29%	-	14%	43%	43%	-	14%	29%	71%	-	100%
Time in Business	One year or less*	100%	-	-	-	33%	67%	-	-	33%	67%	33%	67%
	1-5 years*	44%	25%	6%	13%	38%	44%	-	6%	6%	94%	6%	88%
	6-10 years*	58%	38%	4%	-	38%	58%	-	4%	13%	88%	21%	75%
	More than 10 years	41%	47%	3%	6%	11%	69%	9%	8%	26%	72%	14%	83%
Employees	1-9	36%	47%	5%	8%	14%	67%	5%	9%	16%	82%	17%	79%
	10-49	60%	34%	-	3%	29%	60%	6%	6%	31%	69%	11%	83%
	50-99*	71%	29%	-	-	29%	43%	29%	-	29%	71%	-	100%
	100-249*	80%	20%	-	-	40%	60%	-	-	40%	60%	-	100%
	250-499*	-	-	-	-	-	-	-	-	-	-	-	-
	500 or more*	-	-	-	-	-	-	-	-	-	-	-	-
ZIP	48083	37%	49%	5%	4%	16%	69%	4%	8%	24%	75%	17%	79%
	48084	74%	24%	3%	-	29%	58%	11%	-	16%	84%	13%	84%
	48085*	36%	43%	-	21%	14%	64%	7%	14%	29%	71%	7%	86%
	48098*	23%	46%	-	15%	15%	54%	8%	15%	15%	77%	8%	92%
Role	Owner/partner/principal	50%	34%	5%	8%	17%	63%	6%	9%	18%	80%	16%	79%
	Executive/manager	34%	60%	-	-	23%	66%	9%	3%	26%	74%	9%	91%
	Other staff*	33%	67%	-	-	17%	83%	-	-	50%	50%	17%	83%
Area of doing Business	Mainly in Troy only	42%	37%	7%	12%	14%	72%	-	14%	16%	81%	19%	72%
	In the areas near Troy*	50%	45%	-	-	23%	59%	9%	5%	14%	86%	14%	82%
	Across the state*	43%	39%	4%	11%	25%	50%	11%	7%	25%	71%	14%	86%
	Across the U.S.*	57%	39%	-	-	11%	75%	11%	4%	25%	75%	14%	86%
	Worldwide*	39%	56%	6%	-	33%	61%	6%	-	39%	61%	6%	94%
Econ Dev Specialist?	Yes	48%	45%	3%	-	26%	61%	10%	3%	100%	-	6%	90%
	No	46%	41%	4%	6%	18%	65%	6%	7%	-	100%	17%	80%

*Cohort has lower response level which may increase score variation

2022 Troy, Michigan

Respondents

Response Count: 146
+/- 6.7% (90% Confidence)

		Percentage	Count
		Respondents	Respondents
Overall		100%	146
Industry	Professional, Scientific, Technical Services	33%	47
	Retail Trade*	10%	15
	Health Care and Social Assistance*	15%	21
	Construction*	6%	8
	Accommodation and Food Services*	5%	7
	Real Estate Rental and Leasing*	3%	5
	Finance and Insurance*	8%	11
	Wholesale Trade*	3%	5
	Manufacturing*	15%	21
	Transportation and Warehousing*	3%	4
	Arts, Entertainment, and Recreation*	3%	4
	Information*	1%	2
	Education*	2%	3
	Nonprofit, governmental*	1%	2
	Other*	8%	12
Space Type	Commercial office	67%	96
	Retail space*	20%	29
	Home office*	11%	16
	Manufacturing space*	15%	21
	Storage space*	6%	8
	Land*	2%	3
Own/Rent	Own	29%	41
	Rent	66%	94
	Both*	5%	7
Time in Business	One year or less*	2%	3
	1-5 years*	11%	16
	6-10 years*	17%	24
	More than 10 years	69%	99
Employees	1-9	65%	93
	10-49	26%	37
	50-99*	5%	7
	100-249*	3%	5
	250-499*	-	-
	500 or more*	-	-
ZIP	48083	55%	78
	48084	27%	38
	48085*	10%	14
	48098*	9%	13
Role	Owner/partner/principal	69%	98
	Executive/manager	24%	35
	Other staff*	4%	6
Where doing business	Mainly in Troy only	30%	43
	In the areas near Troy*	15%	22
	Across the state*	20%	28
	Across the U.S.*	20%	28
	Worldwide*	13%	18
Know of Economic Development Specialist?	Yes	22%	31
	No	75%	107

*Cohort has lower response level which may increase score variation

Associations/Organizations

Alignable

American Dental Association, Michigan Dental Association

Automation Alley

BBB

BOMA

Chamber of Commerce

Chamber of Commerce

Chamber of Commerce

Chamber of Commerce

Chamber of Commerce - Troy

Connecting Blox, LLC

I am a tailor men's suits

Inforum

Life Time / Troy Neighborhood.

MAHB BBB

Mich Business

Michigan Association of CPAs, Troy Chamber of Commerce

Michigan Otolaryngological Society

NECA, SEMC, MCCC, DDP, Detroit 2030

Nil

None

SBAM, Detroit Chamber, Troy Chamber, Auburn Hills Chamber

SEMCO

Troy Chamber

Troy Chamber of Commerce

Troy Chamber of Commerce

Used to belong to the Chamber of Commerce

City regulatory issues

Allowing landlords to charge more than just rent to business owners

As a home-based business, many regulations of commercial, storefront properties probably do not apply to my company's situation. It would be helpful to allow home-based businesses to have some sort of modest-size signage that would not disturb the pleasant appearance of the neighborhood.

Concrete permit process is a disaster. Still waiting on permit referrals from summer.

Dealing with the Building Department is a nightmare

Do not know any

none

Personal property taxes cost more to administer than \$ generated!

Signage types of lights

Tax rates are the same in all areas within the city while all the focus and improvement on Big Beaver. The rest of the city gets only minimum attention

The city of operate perfectly

What are 3 things Troy does well to attract and retain business?

1. Cleanliness 2. Police support 3. Fire support

Cohesiveness between departments, excellent police force/safety, economic development.

Location to freeways, excellent schools, excellent Police and Fire Departments

Offer good police protection. Maintain buildings so they don't become eyesores. Ease of access from main roads to businesses.

Seems to have good police/emergency response, I think roads are better than a lot of other areas, keeps up property values by keeping infrastructure decent and enforces zoning reg's

What could Troy do better to attract and retain businesses?

1. Advertise in Crains 2. Advertise at airport 3. Become more of a leader

Address the blight in the area

Allow businesses more signage

Allow larger business signs on buildings, NOT ticket business owners selling their used vehicles on their own property.

allow signage

Allowing businesses to have less rule to advertise for businesses

As demand for office space declines (nationally), look toward loosening restrictions (or enhancing/updating) to assist office owners with alternative uses.

Avoid power outages - seems to happen way to often

Be more flexible in zoning and uses in commercial zoning.

Better roads, need a downtown

Bolster the availability of general labor by improving transportation from the urban core to Troy.

Chamber is pay to play scam

Cheaper rent, better parking

Clearer or more readily regulation access would be great. Welcome packets, perhaps a checkoff list of items needed to be completed by businesses to ensure all regulations have been followed.

Cut utility cost...Be more flexible if a business want to remodel or add or expand his business...free advertisements on city's website for Troy business

Do not follow what Oakland county mandates regarding COVID.

Don't know

Eliminate personal property taxes

Expand the "downtown" atmosphere on Big Beaver and Crooks. Expand sidewalks in older neighborhoods. We often live here as well and Finch Rd is dangerous for walkers and kids.

Have a downtown such as Royal Oak or Birmingham

Have Building Inspectors that are more accessible and reasonable

Help us!

I like having our company in Troy but am not sure about this.

I75 completed! Big Beaver Pavement

Improve health insurances (city and county must control them)

Improve traffic flow, road condition improvements that last longer than a season (many roads are constantly being worked on), encourage small businesses/entrepreneurs: There's not enough restaurant options, especially quick, healthy food. Maybe offer space for small start-ups to do a pop-up for a couple of months (at a deep discount). Do something about the old Kmart Headquarters.

Improved road maintenance. Road materials do not last long enough!

It's a pandemic! Too many restaurants and not enough parking.

Less closure of I-75

Lower cost of retail/restaurant space

Lower tax

Lower taxes

lower taxes, stop building apartments and focus on city core duties - such as provide a full time Fire Department

Maintain current status which itself takes lot of work, what you have works continue with it. Do not try to chase some other concept which might not work well for Troy.

Maintain roadways. Allow for more green space.

Maybe care more

More events to connect businesses.

More public transport, accessibility

N/A - perhaps lower taxes

Nil

Not sure

Not sure

Nothing

Offer incentives or grants for business start up/growth.

Offer training

Providing information/ data

Rent price - should be less

Run ads - signage - city events - DDA stuff

Snow and ice removal. Road conditions

startup incubators, digital transformation, market the city of Troy

tax benefits

Tax cuts and incentives, especially for small business owners

The City of Troy's master plan update should help with this because it ideally would be based on research to examine emerging trends and to forecast needs over the few decades, while taking into account what Troy uniquely can offer businesses as part of the larger region. There was a period in recent years in which the city's Planning Commission and City Council were hamstrung by the city's own ordinances into allowing a glut of congregate-living facilities in areas that did not fit the character of the surrounding neighborhoods. The city also went through a period along the Big Beaver corridor of allowing so many dining establishments to open that they began to cannibalize each other, taking business away from each other, with all of them then suffering during the COVID-19 pandemic, causing a blow to the city's business tax revenues.

The fairly recent chaos in the local government doesn't present a good image

There is no loyalty to businesses in Troy, no pizzazz. No small town friendliness, just give me money feeling from the city.

Only big business matters.

They are doing great in my opinion

Treat businesses like valued participants in the economy

Work with DTE to eliminate power outages and surges

City programs or services you use

1. City inspections on commercial property construction projects.

Email when I have an issue, always get a response

Engineering

General community public works

I do not utilize any of the city programs.

I don't have any idea I am a tailor

I don't know

I don't know of any

I often consult with property owners, so I review code and public records/tax assessments

Internet

Landlord is responsible for utility services so I cannot address those. We rent park space annually for company picnic.

Library, parks

Library, public works, city clerk's office, economic development and community affairs office, parks

N/A

None

Payment drop off

police

Police

Police and AT&T

Recruiting networking groups, Chamber of Commerce

Ro

Roads, utilities

Roads/infrastructure

Small business loans

Streets

The ones that stay out of my way.

Water and sewer, snow plowing!, police

Water, sewer, garbage, electric

What could the City of Troy do to positively impact your business

Advertise about Co. and what they do and have to offer!

Better crime prevention

Cheaper Taxes

Correct street signage on Woodslee, just west of John R (drive on 1 end, street on the other)

Cut utility cost...Be more flexible if a business want to remodel or add or expand his business...free advertisements on city's website for Troy business

Do a shine on small business. Bring them to the attention of the residents.

Don't know

Eliminate the "small convenience fee" to get public records from BSAonline.com

Feature it in a future issue of "Troy Today" magazine as a business that has been in the community for more than 35 years. Offer bidding opportunities to small businesses for services that the city needs.

Free advertising

Help urban core job seekers without private transportation reach jobs in Troy.

Help with small business programs

Hire more inspectors.

Improve the quality of the roads!

Keep out of my way.

Keep Troy safe

Let me sell my building and MOVE from Troy

Lower tax rate

Make it easy for us to find spaces.

Make the concrete permits easier

Make things more affordable.

N/A

N/A

Nil

Not a whole lot

Not sure

Not sure/it's a doctors office ?

Nothing

Nothing, is perfect the way it is *****

Offer welcome packages the business can provide to individual who relocate to Troy.

Organize and offer disc. space on large digital signage for small bus 300.00 or less

Reduced tax rates!

Road conditions for employee commute

Road maintenance

Roads: longevity of improvements and ease traffic congestion.

State govt should control insurance policies.

That is more than 1 line

Ways to promote local growth. Maybe a city article.

would be great if we had a place to fly drones.

Troy is completely lacking small biz compared to Rochester

Other information sources you use

ABC

Advertising billboards

Apple news

Automotive news/NY Times/WSJ/Many others

Charlie Letnuff/No B.S. News, M.L. Elrich - Soul of Detroit, Drew and Mike podcast

CNN

Internet

Local OE papers

N/A

Neighbors sharing via word of mouth, city officials giving updates

New Yoork Times, Economist

New York Times, Mother Jones, AARP

Nil

None

NYT; WAPO

online only: NPR, WDIV, PBS

Reputation and road growth

There is no other services I use

Tiktok

Pastor Felix Quinones from Woodside Bible Church performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on May 9, 2022, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:32 PM.

B. ROLL CALL:

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

Vote on Resolution to Waive the Rules of Procedure for the City Council, Rule #4A – Regular Meeting Agenda to Add an Item on the Agenda

Resolution #2022-05-060

Moved by Baker

Seconded by Brooks

RESOLVED, That Troy City Council hereby **WAIVES** the Rules of Procedure for the City Council, Rule #4A *Regular Meeting Agenda* to add an Item on the Agenda.

Yes: All-7

No: None

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Legislative Update by Congresswoman Haley Stevens

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Adoption of the 2022/23 Annual and Three-Year City Budget (*Introduced by: Mark F. Miller, City Manager, and Robert C. Maleszyk, Chief Financial Officer*)

The Mayor opened the Public Hearing for public comment.

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

Resolution #2022-05-061
 Moved by Erickson Gault
 Seconded by Abraham

WHEREAS, Section 8.3 of the City Charter directs the City Council to adopt a budget for the ensuing year, beginning July 1, 2022; and,

WHEREAS, City Council directed City Management to also produce a three-year budget;

NOW, THEREFORE, BE IT RESOLVED, That the following listed operating revenues including tax revenues and operating transfers "to" the General Operating Fund are **ANTICIPATED** and that the General Operating Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$38,239,200
Licenses and Permits.....	3,336,610
Federal Grants.....	11,000
State Grants.....	41,000
State Shared Revenues.....	9,222,100
Contributions – Local	32,000
Charges for Services	7,457,050
Fines and Forfeitures.....	706,000
Interest and Rents.....	1,338,780
Other Revenue	1,324,200
Operating Transfers – In	527,060
Total Revenues and Transfers	62,235,000
Appropriation of Fund Balance	<u>5,005,027</u>

Total Revenues, Transfers and Appropriations \$67,240,027

BE IT FURTHER RESOLVED, That the tax rate for the General Operating Fund **SHALL BE** six and fifty one-hundredths (6.50) mills on the 2022 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated service delivery levels, expenditures amounts from the following listed budgetary activity level **SHALL BE** appropriated from the General Operating Fund:

General Government:

Council.....	\$112,878
Manager	2,085,066
City Attorney	1,410,584
City Clerk	1,190,402
Human Resources	982,348
Finance	1,309,060
Treasurer	920,684
Purchasing.....	357,472
Assessing	1,067,866
Building Operations.....	1,631,124
Total General Government:.....	\$11,067,484

Public Safety:

Police	\$30,348,970
Fire	6,427,546
Building Inspection	2,092,514
Total Public Safety	\$38,869,030

Public Works:

Streets/Drains	\$1,771,943
Transportation	547,178
Total Public Works	\$ 2,319,121

Community Development:

Engineering	\$3,406,284
Planning.....	1,249,180
Total Community Development	\$ 4,655,464

Recreation and Culture:

Parks	3,265,183
Recreation	4,549,668
Nature Center	201,280
Museum/Historic Village	312,797
Total Recreation and Culture.....	\$8,328,928

Other

Operating Transfers Out	\$2,000,000
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Total General Fund:.....\$ 67,240,027

BE IT FURTHER RESOLVED, That the following listed operating revenues of the Capital Projects Fund including tax revenues and transfers “to” the Capital Projects Fund are **ANTICIPATED** and that the Capital Projects Fund has sufficient Fund Balance to appropriate as follows:

Taxes.....	\$ 6,800,000
Grants.....	13,851,545
Contributions	210,000
Charges for Services	460,000
Interest and Rents	35,000
Other Revenues	114,000
Operating Transfer – In	<u>9,718,000</u>
Total Revenues and Transfers	31,188,545
Appropriation (Surplus) of Fund Balance.....	<u>3,125,705</u>

Total Revenues, Transfers and Appropriations..... \$34,314,250

BE IT FURTHER RESOLVED, That the tax rate for the Capital Fund **SHALL BE** one and two thousand two hundred seventy ten-thousandths (1.2270) mills on the 2022 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Capital Projects Fund:

Manager.....	\$57,000
Finance	10,000
Building Operations.....	785,000
Police	1,346,000
Fire.....	3,033,950
Streets	13,713,000
Public Works	55,000
Parks.....	7,980,000
Recreation	4,037,000
Library	2,893,000
Museum/Historic Village	173,000
Nature Center	60,000
Debt and Other Financing Uses.....	<u>171,300</u>

Total Expenditures..... \$34,314,250

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Refuse Fund are **ANTICIPATED** and that the Refuse Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$6,050,000
Grants	30,000
Charges for Services	500
Interest and Rents.....	10,000
Appropriation (Surplus) of Fund Balance	(83,930)

Total Revenues, Transfer, and Appropriations \$ 6,006,570

BE IT FURTHER RESOLVED, That the tax rate for the Refuse Fund **SHALL BE** one and nine one-hundredths (1.09) mills on the 2022 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Refuse Fund:

Refuse and Recycling	\$6,006,570
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Total Expenditures..... \$ 6,006,570

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Library Fund are **ANTICIPATED** and that the Library Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$6,100,000
Grants	53,000
Contributions.....	141,000
Charges for Services	1,250
Fines and Forfeitures.....	2,000
Interests and Rents.....	3,000
Other Revenue	7,000

Appropriation (Surplus) of Fund Balance.....908,970

Total Revenues, Transfers, And Appropriations\$7,216,220

BE IT FURTHER RESOLVED, That the tax rate for the Library Fund **SHALL BE** one and seven hundred ninety-six ten-thousandths (1.0796) mills on the 2022 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Library Fund:

Library\$7,216,220

Total Expenditures\$7,216,220

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the following budgets as shown in the 2022/23 budget document:

Major Road Fund

Revenue:

Grants\$7,500,000
 Interests and Rent.....35,000
 Appropriation (Surplus) of Fund Balance (125,998)
Total Revenues, Transfers, and Appropriations\$7,409,002

Expenditures:

Streets.....\$3,294,675
 Parks.....114,327
 Other Finances Uses.....4,000,000
Total Expenditures\$7,409,002

Local Road Fund:

Revenue:

Grants\$2,900,000
 Interest and Rents.....32,000
 Operating Transfers – In1,500,000
 Appropriation (Surplus) of Fund Balance928,522
Total Revenues, Transfers, and Appropriations\$5,360,522

Expenditures:

Streets.....\$2,602,262
 Parks.....758,260
 Other Financing Uses.....2,000,000
Total Expenditures\$5,360,522

Transit Center:

Revenue:

Charges for Services.....\$125,590
Total Revenues, Transfers and Appropriations\$125,590

Expenditures:

Building and Facility Maint.....\$107,590
 Grounds and Common Area18,000
Total Expenditures\$125,590

Forfeiture Fund

Revenue:

Fines and Forfeitures..... \$131,000
 Interest and Rents 10,000
 Appropriation (Surplus) of Fund Balance..... 503,040
Total Revenue, Transfers, and Appropriations..... \$644,040

Expenditures:

Police Forfeitures..... \$144,040
 Other Finances Uses..... 500,000
Total Expenditures \$644,040

Community Development Block Grant Fund

Revenue:

Grants..... \$150,000
Total Revenue, Transfers, and Appropriations..... \$150,000

Expenditures:

Home Chore \$45,000
 Park Improvements 105,000
Total Expenditures \$150,000

Cemetery Fund

Revenue:

Charges for Services \$4,000
 Interest and Rents 2,200
 Appropriation (Surplus) of Fund Balance..... (5,000)
Total Revenue, Transfers, and Appropriations..... \$1,200

Expenditures:

Other Financing Uses..... \$1,200
Total Expenditures \$1,200

Series 2013 and 2020 DDA Debt Fund

Revenue:

DDA..... \$630,145
Total Revenue, Transfers, and Appropriations..... \$630,145

Expenditures:

Gen Obligation Debt \$630,145
Total Expenditures \$630,145

Sanctuary Lake Golf Course Fund

Revenue:

Charges for Services \$1,827,110
 Appropriation (Surplus) of Fund Balance..... 727,185
Total Revenue, Transfers, and Appropriations..... \$2,554,295

Expenditures:

Sanctuary Lake..... \$2,554,295
Total Expenditures \$2,554,295

Sylvan Glen Golf Course Fund

Revenue:

Charges for Services \$1,228,100
 Interest and Rent 182,400
 Appropriation (Surplus) of Fund Balance..... (65,640)
Total Revenue, Transfers, and Appropriations..... \$ 1,344,860

Expenditures:

Sylvan Glen \$1,344,860
Total Expenditures \$1,344,860

Aquatic Center Fund

Revenue:

Charges for Services.....	\$563,000
Interest and Rent.....	29,100
Appropriation (Surplus) of Fund Balance	189,978
Total Revenue, Transfers, and Appropriations	\$782,078

Expenditures:

Aquatic Center	\$782,078
Total Expenditures	\$782,078

Sanitary Sewer Fund

Revenue:

Charges for Services.....	\$14,871,000
Interest and Rents.....	200,000
Appropriation (Surplus) of Fund Balance	2,735,349
Total Revenue, Transfers, and Appropriations	\$17,806,349

Expenditures:

Sanitary Sewer.....	\$17,806,349
Total Expenditures	\$17,806,349

Water Fund

Revenue:

Charges for Services.....	\$22,605,000
Interest and Rent.....	104,400
Other Rent.....	100,100
Appropriation (Surplus) of Fund Balance	4,059,989
Total Revenue, Transfers, and Appropriations	\$26,869,489

Expenditures:

Water.....	\$26,869,489
Total Expenditures	\$26,869,489

Building Operations

Revenue:

Charges for Services.....	\$1,595,520
Interest and Rent.....	1,000
Appropriation (Surplus) of Fund Balance	3,996
Total Revenue, Transfers, and Appropriations	\$1,600,516

Expenditures:

Building Operations.....	\$1,600,516
Total Expenditures	\$1,600,516

Fleet Maintenance Fund

Revenue:

Charges for Services.....	\$7,600
Interest and Rent.....	4,545,700
Other Revenue.....	621,600
Appropriation (Surplus) of Fund Balance	4,813,142
Total Revenue, Transfers, And Appropriations	\$9,988,042

Expenditures:

Administration	\$790,636
Equipment Operation and Maint.....	2,958,120
DPW Facility Maintenance	430,286
Capital	5,809,000
Total Expenditures	\$9,988,042

Information Technology

Revenue:

Charges for Services	\$2,461,440
Interest and Rent	10,000
Appropriation (Surplus) of Fund Balance.....	(166,622)
Total Revenue, Transfers, and Appropriations.....	\$2,304,818

Expenditures:

Information Technology	\$2,304,818
Total Expenditures	\$2,304,818

Unemployment Insurance Fund

Revenue:

Charges for Services	\$3,790
Total Revenue, Transfers, and Appropriations.....	\$3,790

Expenditures:

Unemployment Insurance.....	\$3,790
Total Expenditures	\$3,790

Worker's Compensation Fund

Revenue:

Charges for Services	\$800,000
Other Revenue	15,000
Total Revenue, Transfers, and Appropriations.....	\$815,000

Expenditures:

Worker's Compensation	\$815,000
Total Expenditures	\$815,000

Compensated Absences Fund

Revenue:

Interest and Rent	\$35,000
Other Revenue	4,931,610
Total Revenue, Transfers, and Appropriations.....	\$4,966,610

Expenditures:

Compensated Absences	\$4,966,610
Total Expenditures	\$4,966,610

BE IT FURTHER RESOLVED, That the three-year budget (2023/24 – 2024/25) for the General Fund, Capital Projects Fund, Refuse Fund, and Library Fund be **APPROVED** based on the following revenues, expenditures and available, if needed, Fund Balance:

General Fund Operating	<u>2023/24</u>	<u>2024/25</u>
Taxes	\$39,965,250	\$41,091,300
Licenses and Permits.....	3,496,471	3,662,196
Federal Grants.....	11,000	11,000
State Grants.....	41,000	41,000
State Shared Revenues.....	9,033,100	9,143,100
Contributions – Local	32,000	32,000
Charges for Services	7,646,450	7,623,900
Fines and Forfeitures.....	711,000	716,000
Interest and Rents.....	1,354,280	1,374,780
Other Revenue	1,363,700	1,407,200
Operating Transfers – In	<u>538,480</u>	<u>350,350</u>
Total Revenues & Transfers	\$64,192,731	\$65,452,826
Appropriation of Fund Balance	<u>5,633,038</u>	<u>6,179,406</u>

Total Revenue, Transfers and Appropriations\$69,825,769.....\$71,632,232

BE IT FURTHER RESOLVED, That the tax rate for the General Operating Fund **SHALL BE** six and fifty one-hundredths (6.50) mills on the 2023 and 2024 taxable valuation.

BE IT FURTHER RESOLVED, That in order to meet anticipated service delivery levels expenditures amounts from the following listed budgetary centers **SHALL BE** appropriated from the General Operating Fund:

	<u>2023/24</u>	<u>2024/25</u>
General Government	\$11,157,201.....	\$11,535,382
Public Safety.....	40,043,617.....	41,287,677
Public Works.....	2,377,035.....	2,425,114
Community Development	4,763,750.....	4,877,222
Recreation and Culture.....	8,484,166.....	8,506,837
Operating Transfers Out.....	<u>3,000,000.....</u>	<u>3,000,000</u>
Total Expenditures	<u>\$69,825,769</u>.....	<u>\$71,632,232</u>

BE IT FURTHER RESOLVED, That the following listed revenues and appropriation Fund Balance of the Capital Projects Fund are **ANTICIPATED**:

	<u>2023/24</u>	<u>2024/25</u>
Taxes.....	\$6,800,000.....	\$6,800,000
Grants.....	4,080,000.....	1,600,000
Contributions	210,000.....	210,000
Charges for Services	460,000.....	460,000
Interest and Rents	35,000.....	35,000
Other	30,000.....	30,000
Operating Transfer-In	<u>9,225,000.....</u>	<u>7,965,000</u>
Total Revenues and Transfers	<u>\$20,840,000</u>.....	<u>\$17,100,000</u>
Appropriation (Surplus) of Fund Balance.....	<u>16,505,330.....</u>	<u>1,439,434</u>

Total Revenues, Transfers and Appropriations ...\$37,345,330.....\$18,539,434

BE IT FURTHER RESOLVED, That the tax rate for the Capital Projects Fund **SHALL BE** one and two thousand two hundred seventy ten-thousandths (1.2270) mills on the 2023 and 2024 taxable valuation.

BE IT FURTHER RESOLVED, That in order to meet anticipated expenditures, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Capital Projects Fund:

	<u>2023/24</u>	<u>2024/25</u>
Finance.....	\$10,000.....	\$10,000
Building Operations	6,675,000.....	345,000
Police.....	2,014,600.....	353,000
Fire	774,000.....	1,800,000
Streets	19,389,000.....	11,583,000

Public Works	523,000	316,000
Parks.....	4,720,000	2,925,000
Recreation	1,565,000	245,000
Library	800,000	840,000
Nature Center	265,000	60,000
Museum	440,000	45,000
Debt and Other Financing Uses.....	<u>169,730</u>	<u>17,434</u>

Total Expenditures..... \$37,345,330 \$18,539,434

BE IT FURTHER RESOLVED, That the tax rate for the Refuse Fund **SHALL BE** one and nine one-hundredths (1.09) mills on the 2023 taxable valuation and the 2024 taxable valuation.

BE IT FURTHER RESOLVED, That the Refuse Fund **SHALL BE** appropriated \$6,241,200 in 2023/24 and \$6,428,110 in 2024/25.

BE IT FURTHER RESOLVED, That the tax rate for the Library Fund **SHALL BE** one and seven hundred ninety-six ten-thousandths (1.0796) mills on the 2023 taxable valuation and the 2024 taxable valuation.

BE IT FURTHER RESOLVED, That the Library Fund **SHALL BE** appropriated \$5,835,626 in 2023/24 and \$5,708,929 in 2024/25.

Yes: All-7
No: None

MOTION CARRIED

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

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

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

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

a) Mayoral Appointments: None

b) City Council Appointments: None

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

a) Mayoral Nominations: None

b) City Council Nominations: None

I-3 No Request for Closed Session

There was a consensus of City Council to address I-8 *Confirmation of Appointment of Peter Hullinger to Fire Chief* before the remaining Regular Business Items.

I-8 Confirmation of Appointment of Peter Hullinger to Fire Chief (*Introduced by: Mark F. Miller, City Manager*)

Resolution #2022-05-062

Moved by Baker

Seconded by Hamilton

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

WHEREAS, The ACT 78 Board met on December 29, 2020 and certified the eligibility of Assistant Fire Chief Peter Hullinger to Fire Chief;

THEREFORE, BE IT RESOLVED, That Troy City Council **CONFIRMS** the City Manager's Appointment of Peter Hullinger as Fire Chief effective as of April 30, 2022.

Yes: All-7

No: None

MOTION CARRIED

The Meeting **RECESSED** at 8:12 PM.

The Meeting **RECONVENED** at 8:22 PM

I-4 Approval of the Troy Brownfield Redevelopment Authority (TBRA) Proposed Fiscal Year 2022/23 and Three-Year Budget (*Introduced by: Mark F. Miller, City Manager*)

Resolution #2022-05-063

Moved by Erickson Gault

Seconded by Chamberlain-Creanga

WHEREAS, The Troy Brownfield Redevelopment Authority has adopted and recommends that City Council approve its proposed fiscal year 2022/23 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Brownfield Redevelopment Authority's annual Budget for fiscal year July 1, 2022 through June 30, 2023 and Three-Year Budget.

Yes: All-7
No: None

MOTION CARRIED

I-5 Approval of the Joint Local Development Finance Authority Troy Subcommittee Proposed Fiscal Year 2022/23 and Three-Year Budget (*Introduced by: Mark F. Miller, City Manager*)

Resolution #2022-05-064
Moved by Hodorek
Seconded by Brooks

WHEREAS, The Joint Local Development Finance Authority Troy Subcommittee has adopted and recommends that City Council approve its proposed fiscal year 2022/23 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Joint Local Development Finance Authority Troy Subcommittee annual Budget for fiscal year July 1, 2022 through June 30, 2023 and Three-Year Budget.

Yes: All-7
No: None

MOTION CARRIED

I-6 Approval of the Troy Downtown Development Finance Authority (TDDA) Proposed Fiscal Year 2022/23 and Three-Year Budget (*Introduced by: Mark F. Miller, City Manager*)

Resolution #2022-05-065
Moved by Hamilton
Seconded by Chamberlain-Creanga

WHEREAS, The Troy Downtown Development Authority has adopted and recommends that City Council approve its proposed fiscal year 2022/23 Budget and Three-Year Budget.

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Downtown Development Authority's annual Budget for fiscal year beginning July 1, 2022 through June 30, 2023 and Three-Year Budget.

Yes: All-7

No: None

MOTION CARRIED

I-7 Amendment to Chapter 20 of the Troy City Code (Water and Sanitary Sewer Rates)
(Introduced by: Robert C. Maleszyk, Chief Financial Officer)

Resolution #2022-05-066

Moved by Baker

Seconded by Hodorek

BE IT RESOLVED, That Troy City Council hereby **AMENDS** Sections 5.01 and 5.02 of Chapter 20, Water and Sewer Rates, as recommended by City Administration; a copy of the amendments shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7

No: None

MOTION CARRIED

I-9 Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Troy Civic Center Pavilion – Schematic Design *(Introduced by: Kurt Bovensiepe, Public Works Director)*

Resolution #2022-05-067

Moved by Hodorek

Seconded by Abraham

RESOLVED, That Troy City Council hereby **APPROVES** to expend budgeted capital funds to *OHM Advisors, of Livonia, MI*, for the schematic design of Troy Civic Center Pavilion and Ice-Skating Facility as presented for a total estimated cost of \$125,000 but not to exceed budgetary limitations.

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

Yes: All-7

No: None

MOTION CARRIED

I-10 Bid Waiver – Fleet Vehicle Purchases *(Introduced by: Kurt Bovensiepe, Public Works Director)*

Resolution #2022-05-068

Moved by Abraham

Seconded by Brooks

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** the purchase of six (6) 2022 GM Vehicles from *Lafontaine Automotive Group of Lansing, MI*, for the Department of Public Works for an estimated total cost of \$189,914.00.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2022-05-069-J-1a
Moved by Abraham
Seconded by Hodorek

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

Yes: All-7
No: None

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2022-05-069-J-2

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

- a) Special City Council Minutes-Draft – April 25, 2022
- b) City Council Minutes-Draft – April 25, 2022

J-3 Proposed City of Troy Proclamations:

Resolution #2022-05-069-J-3

- a) Service Commendation for Fire Chief Richard “Chuck” Riesterer
- b) Proclamation for National Police Memorial Week – May 15-21, 2022

J-4 Standard Purchasing Resolutions: None Submitted

J-5 Private Agreement – Contract for Installation of Municipal Improvements – Center Court Condominium Development – Project No. 22.901.3

Resolution #2022-05-069-J-5

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Eureka Building Company for the installation of Water Main, Sanitary Sewer, Storm Sewer, Underground Detention System, Concrete Approach and Sidewalk; and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Subrecipient Agreement Between Oakland County and City of Troy for 2022 High Intensity Drug Trafficking Area (HIDTA) Grant

Resolution #2022-05-069-J-6

WHEREAS, The Oakland County Narcotic Enforcement Team (NET) is a multi-jurisdictional drug enforcement task force charged with the responsibility of investigating drug trafficking within Oakland County and Southeastern Michigan; the purpose of the task force is to detect and apprehend persons who violate narcotic and drug laws; and,

WHEREAS, Troy Police Department provides a full-time investigator for participation in NET; and,

WHEREAS, NET has entered into a Grant agreement with the Michigan High Intensity Drug Trafficking Area of the United States Office of National Drug Control Policy whereby NET investigators are eligible to receive reimbursement for qualifying NET-related costs, including overtime costs; and,

WHEREAS, A Subrecipient Agreement between Oakland County and City of Troy is required for purposes of receiving reimbursement for qualifying costs associated with the Troy PD investigator assigned to NET;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the attached 2022 HIDTA Grant Subrecipient Agreement between Oakland County and City of Troy.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Chief of Police to sign the 2022 HIDTA Grant Subrecipient Agreement between Oakland County and City of Troy, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Modification of Building Inspection Services

Resolution #2022-05-069-J-7

WHEREAS, The City of Troy has a professional services agreement with SAFEbuilt for complete inspection services, which was approved on June 7, 2010, and renewed on May 13, 2013 and April 23, 2018, and expires on June 30, 2023; and,

WHEREAS, The City of Troy has determined that it is in the City's best interest to provide the majority of building inspection services in house, and believes that this transition can be accomplished on or before August 8, 2022; and,

WHEREAS, There is an early termination option as part of the City's agreement with SAFEbuilt which requires 90 days written notice;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council **AGREES** to an early termination of the professional services agreement with SAFEbuilt, and **AUTHORIZES** the City Manager or his designee to take all steps necessary to facilitate the early termination of the professional services agreement and the transition of building inspection services.

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

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) Planning Commission-Final – April 12, 2022
- b) Civil Service Commission (Act 78)-Final – April 21, 2022
Noted and Filed

O-2 Department Reports:

- a) Tennis and Pickleball Court Use in Parks Report
Noted and Filed

O-3 Letters of Appreciation:

- a) To DPW from Father Balias Regarding Traffic Flow Assistance During the Easter Holiday
- b) To the Police Department from Father Balias Regarding Traffic Flow Assistance During the Easter Holiday

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-20827

Noted and Filed

P. COUNCIL COMMENTS:

P-1 No Council Comments

Mayor Baker announced that he will give the State of the City Address on Wednesday, May 18, 2022 at 6:00 PM and will be streamed live on YouTube and cable stations.

Mayor Baker announced that the dedication of phase 1 of the Jeanne M. Stine Community Park will be held on Thursday, May 26, 2022 at 4:00 PM.

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 9:11 PM.

Mayor Ethan Baker

Cheryl A. Stewart, CMC, MiPMC II
Deputy City Clerk

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

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

CERTIFICATE OF RECOGNITION & CONGRATULATIONS
ATHENS HIGH SCHOOL 2021-22
JUNIOR VARSITY AND VARSITY WINTER GUARD TEAMS

WHEREAS, The 2022 winter guard season has been the most successful season in school history. The Junior Varsity Team, made up of students 6th through 11th grade, program was entitled "From the Gates of Heaven" set to "Heaven Must Be Missing an Angel" by Tareves; and

WHEREAS, The team proved their hard work and dedication throughout the season. They competed in a Winter Guard International Regional for the first time in school history in March, where they were awarded WGI Regional Champions for their division at the Flint Regional. They placed first in three of their four regular season competitions in the Michigan Color Guard Circuit; and

WHEREAS, Their season ended April 2, 2022, at the State Championships at Saginaw Valley State University. Their performance set a new record for the team and earned them the title of MCGC Regional A Class Champions; and

WHEREAS, Much like Junior Varsity, the Varsity Team's competition season reflected their work ethic and drive for success. Their program was entitled "13" set to "Moonlight Sonata" by Hidden Citizens and told the story of the Apollo 13 Mission. The Varsity team were finalists in the WGI Indianapolis Regional in February, WGI Flint Regional Scholastic A Class Champions in March, and undefeated in every MCGC competition; and

WHEREAS, They competed in MCGC State Championships at SVSU, April 2, 2022, where they were awarded the title of MCGC Scholastic A Class Champions. The team traveled to Dayton, OH to compete in WGI World Championships on April 7 and April 8. While in Dayton they competed against 95 other schools, were semifinalists, and set a new school record; and

WHEREAS, This season was very successful, probably the most successful season they have ever had. Winter Guard Coach Sarah Curran praised the students' hard work and dedication shown at each competition, with Varsity taking first place at all competitions and Junior Varsity taking first at three of their four regular season competitions. The teams worked hard together for their record setting season and State Champions titles; and

WHEREAS, Special commendation is due to **Varsity Team Members** Ashley Van Kampen, Megan Van Kampen, Abby Dziurman, Allison Diebol, Amelia Bittner, Anna Matichuk, Audrey Brown, Lauren Lazarescu, Emma Cruz, Erin Lee, Macy Kort, Megan Koontz, Arielle Samuel, Audrey Frisen, Ava Derocha, and Robin McKee; **Junior Varsity Team Members** Jayla Jones, Riya Doshi, L Durham, Abby Aimone, Emily Martinez, Sofiya Makohin, Ava Bunao, Daniella Boufford, Alivia Burch, Haley Bodway, Greta Burt, Maggie Burns, Ella Bunao, Ella Victor, Katie Dzwik, Olivia Cruz, and Vivienne Brown; and Coaches Sarah Curran, Akash Watsa, Davey Gregory, and Tyler Sharpe;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Troy commends the **Athens High School 2021-22 Winter Guard Team** for their fine efforts, and extends this token of affection and admiration with which you are regarded in this community; and

BE IT FURTHER RESOLVED, That the City Council of the City of Troy, joins the citizens of this community in appreciation and celebration of the **2021-22 Athens High School Junior Varsity and Varsity Winter Guard Teams**.

Presented this 9th day of June 2022.



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04a

CITY COUNCIL AGENDA ITEM

Date: May 23, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Chief Frank Nastasi, Police Department
Captain Thomas Gordon, Police Department
Lt. Russel Harden, Police Department
Matthew Heasley, Police IT Manager (Interim)
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: State of Michigan MiDEAL Purchasing Cooperative – EOC and Training Center A/V Upgrades

History

The Troy Emergency Operations Center (EOC) and the Fire and Police Training Center (backup EOC) are two facilities that are crucial and multifunctional for the Police Department as well as the entire city operations. The EOC is located on the second floor at the north end of the Troy Police Department. This is a common meeting and media room for meetings and presentations. This room also is the central hub for department heads and emergency response teams in case of city-wide catastrophe. The Fire and Police Training Center is a separate building within the Troy city limits at 4850 John R Road. This building has several classroom style rooms that host internal and external training sessions for police, fire, and other municipal seminars. The Training Center is also the designated emergency backup for the EOC if the Police Department EOC is unavailable during a city-wide catastrophe.

Both of these facilities have their own sets of audio and video equipment which include video projectors, display screens, audio speakers, microphones and input/output devices allowing for ease of use for presentations. The current equipment has not been replaced since 2015, (Resolution #2015-01-024-J-4b) and needs replacement due to functionality and age. Some of the equipment can remain and be replaced at a future date but the main display devices requested to be replaced are the projectors, projector screens, and lecterns. The current projectors, which are several years out of warranty and are displaying very dim images even with bulb replacements, will be replaced with laser projectors which have high-def imagery and do not require bulbs. The lecterns currently do not face the class and are inadequate for simplicity. Replacing them with presentational lectures will be more professional and engaging for the presenter.

Purchasing

- Pricing to provide audio and video devices, installation, setup and training has been secured by *Smart Homes, Inc of Mason, MI* through the State of Michigan MiDEAL Cooperative Purchasing Contract #190000001422 for an estimated total cost of \$39,504.24 as detailed in quote #QUOQ16088.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

- City Council authorized participation in the Cooperative Purchasing Program on November 8, 2021 (Resolution #2021-11-160).

Financial

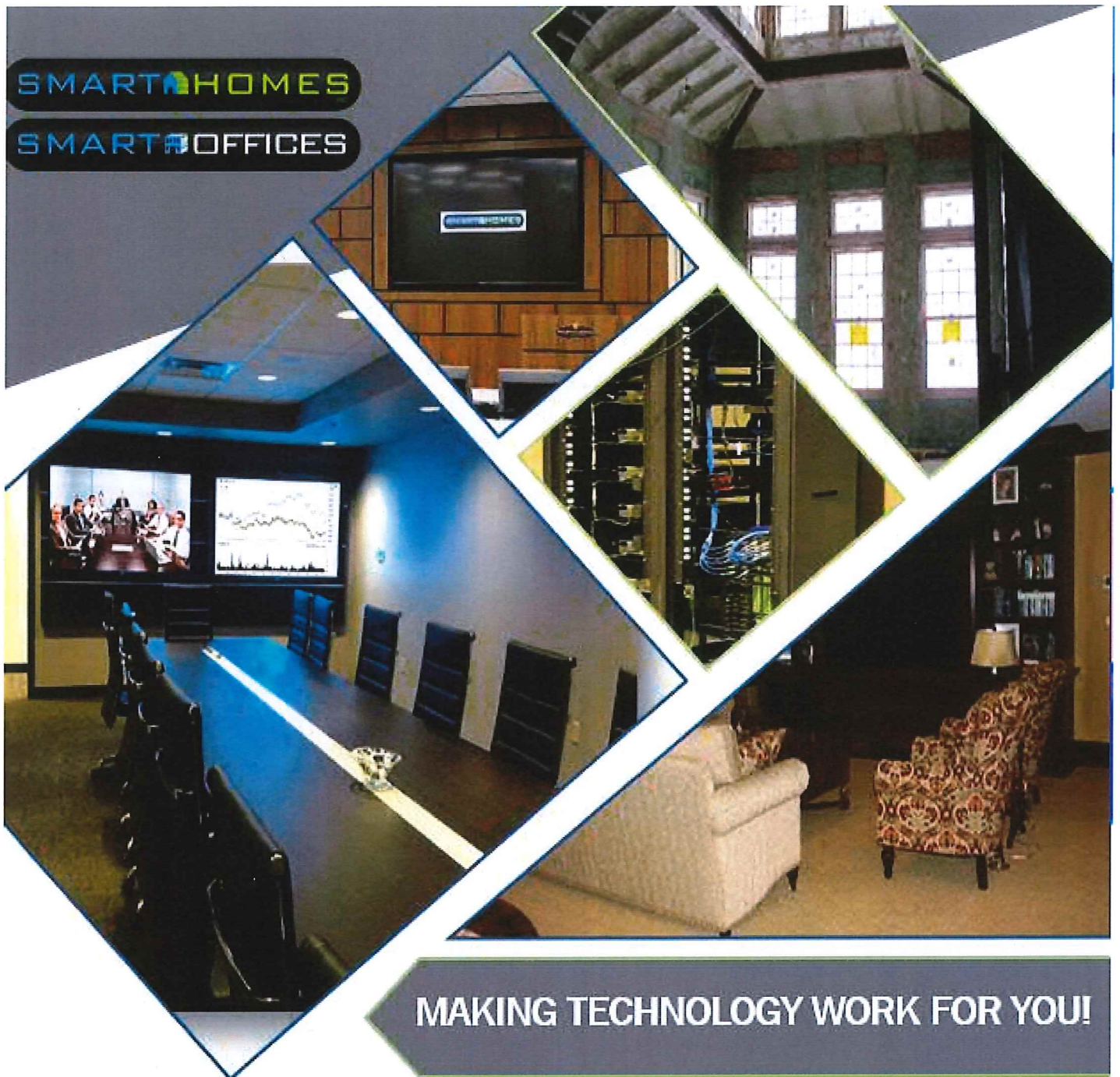
Funds are budgeted and available in the Police Department Office Equipment Capital Fund under Project Number 2022C0152 for the 2022 fiscal year. Expenditures will be charged to account number 401.301.11.325.7980.030

Recommendation

City Management recommends awarding a contract to *Smart Homes, Inc of Mason, MI* for the audio and video upgrades at the Troy Emergency Operations Center and Fire and Police Training Center, as outlined in the attached quote and as per the State of Michigan MiDEAL Cooperative Purchasing Contract for an estimated total cost of \$39,504.24 not to exceed budgetary limits.

SMART HOMES

SMART OFFICES



MAKING TECHNOLOGY WORK FOR YOU!

Training Rooms AV Updates

Prepared for

City of Troy

By

Smart Offices / Smart Homes

5/3/2022



210 State St., Mason, Michigan 48854
Phone: 517-381-5171 Fax: 702-925-0737

PROPOSAL

Number: QUOQ16088

Date: 05-03-2022

Sold To:

City of Troy
500 W Big Beaver Rd,
Troy, MI 48084

Ship To:

City of Troy
500 W Big Beaver Rd,
Troy, MI 48084

Training Rooms

Proposal for Smart Homes / Smart Offices (SHSO) to provide audiovisual (AV) installation for the City of Troy. Complete system engineering, installation, setup, testing, and client training. All necessary work to be performed by SHSO unless noted below.

State of Michigan MiDEAL - This proposal includes State of Michigan contract pricing for conference room/training room audio visual equipment and installation. MiDEAL is the State of Michigan's extended purchasing program that allows Michigan cities, townships, villages, counties, school districts, universities, colleges and nonprofit hospitals to buy goods and services from state contracts.

This proposal is valid for 30 days.

Equipment included in this proposal is expected to be available for target delivery of June 30.

Optional equipment is be subject to extended lead times.

Contact - Matt Heasley, w 248-619-7619, c 248-497-8791, matthew.heasley@troymi.gov

Proposed - Police Department EOC, 500 West Big Beaver Road, Troy, MI 48084

Installation of a new projection system to include a Sony laser video projector and DaLite IDEA Screen combination white board / projection surface.

The Extron system will be updated to support the new projector.

An option is included for a new Crestron AV control system with online video conferencing capabilities - ceiling microphones and pan/tilt/zoom camera.

Proposed - Police Department Roll Call Room, 500 West Big Beaver Road, Troy, MI 48084

Installation and setup of a Barco C-10 wireless presentation system.

The Extron system will be updated to support the new AV equipment.

Proposed - Training Center Classroom B, 4850 John R Road, Troy, MI 48085

Installation of a new projection system to include a Sony laser video projector and DaLite IDEA Screen combination white board / projection surface.

The Extron system will be updated to support the new projector.

Installation and setup of a Barco C-10 wireless presentation system.

The AV equipment will be relocated in a new AV lectern.

An option is included for a new Crestron AV control system with online video conferencing capabilities - ceiling

microphones and pan/tilt/zoom camera.

Proposed - Training Center Classroom C, 4850 John R Road, Troy, MI 48085

Installation of a new projection system to include a Sony laser video projector and DaLite IDEA Screen combination white board / projection surface.

The Extron system will be updated to support the new projector.

Installation and setup of a Barco C-10 wireless presentation system.

The AV equipment will be relocated in a new AV lectern.

Networking and Internet - Select AV devices will require local area networking (LAN) or WiFi with Internet access. LAN infrastructure and configuration is not included in this proposal. LAN installation is available on a time and material basis or may be quoted in advance.

To ensure our system operates as expected and meets 100% of your requirements, it will be tested and commissioned with the network configuration (IP schema, routing and port settings) with our bench network hardware. After commissioning, we will connect the system to your network as specified by your IT resources and the system functionality will be verified by your team. We will support the house network functionality and any required troubleshooting on a time and materials basis.

AC Electrical - Installation or relocation of AC electrical may be required at select equipment locations. AC electrical work is not included in this proposal. SHSO will provide all necessary drawings and requirements for AC electrical work associated with the proposed system.

Owner Furnished Equipment - Equipment provided by the end user for use in the system is subject to inspection and testing.

Special Conditions - This is a budgetary proposal. Additional materials and/or labor may be required to complete the project. An onsite meeting, with the customer and SHSO, will be required to walk all involved spaces, review objectives and expectations, confirm elevations/centerlines, and inspect and test any owner-provided AV equipment to be reused in the new system.

Confidentiality Statement - This proposal includes a custom engineered solution provided by SHSO. All design and component selections are proprietary and confidential SHSO. This proposal may not be shared without our express written consent.

I have read and agree to the Scope of Work above

Initial Here:_____

Qty	Description	Unit Price	MSRP	Total
Police EOC				
1	Sony Laser Video Projector - 6000 Lumen - WUXGA 16:10	\$3,225.00	\$3,899.00	\$3,225.00
1	Large Projector Mount - Universal, Micro-Adjustment with Pitch/Roll - 3.46" Height, 1.5NPT, 70lb Capacity - White	\$169.54	\$222.32	\$169.54
1	Chief CMA347 vibration isolating Coupler	\$375.53	\$456.00	\$375.53
1	Custom Mounting	\$87.00	\$99.00	\$87.00
1	DaLite Idea Screen White Board / Projection Surface - 112" 16:10 (59.5" x 95.25")	\$1,539.00	\$2,052.00	\$1,539.00
1	Engineering, Installation, Programming, Testing, Training	\$3,661.75	\$5,009.50	\$3,661.75
SubTotal				\$9,057.82

Optional - Total for option \$18317.72 is not included on proposal total.

1	Crestron DMPS3-4K-150-C DigitalMedia Presentation System - Series 3 Processor DM Switcher - 10x1 - 2 DM in, Mirrored DM Out, Integrated Control - 4K Support (Optional)	\$3,235.29	\$5,500.00	\$3,235.29
1	Crestron TS-770-B-S Touch Screen Interface - 7" Touchscreen - Tabletop Version - Black (Optional)	\$1,294.12	\$2,200.00	\$1,294.12
1	PoE Injector - 802.3ab Gigabit Ethernet, 802.3af PoE 18 Watts Max., IEEE 802.3at PoE+ 30 Watts Max. (Optional)	\$39.99	\$59.99	\$39.99
1	PTZ Conferencing Camera - 10X Optical Zoom - 3G-SDI Output - 1080p - PoE - Gray (Optional)	\$762.50	\$780.00	\$762.50
1	PTZ Camera Mount - Wall Mount - Gray (Optional)	\$55.00	\$60.00	\$55.00
1	USB Capture Interface - HD/3G-SDI (Optional)	\$280.00	\$299.99	\$280.00
1	Biamp Tesira Forte AVB VT Audio Processor (Optional)	\$2,588.24	\$4,400.00	\$2,588.24
1	Ceiling Microphone - Primary Ceiling Mic, Beam Forming Multi Element, White (Optional)	\$1,058.82	\$1,800.00	\$1,058.82
1	Ceiling Microphone - Secondary Ceiling Mic, Beam Forming Multi Element, White (Optional)	\$552.94	\$940.00	\$552.94
1	Shure SLXD Wireless Microphone System with Beltpack Transmitter and Clip-On, Lapel Microphone - G58 (Optional)	\$747.53	\$869.00	\$747.53
1	Gooseneck Microphone (Optional)	\$285.00	\$285.00	\$285.00
1	TableTop Microphone Shock-Mount Plate, XLRf-Type (Optional)	\$59.00	\$59.00	\$59.00
1	Barco Clickshare CX-20 Wireless Collaboration System (Optional)	\$1,735.29	\$1,950.00	\$1,735.29
1	Bulk Cabling, Terminations, Wire Management, AV Interconnect, Control Interconnect (Optional)	\$288.00	\$299.00	\$288.00
SubTotal				\$0.00

Qty	Description	Unit Price	MSRP	Total
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Roll Call Room

1	Barco Clickshare CX-20 Wireless Collaboration System	\$1,735.29	\$1,950.00	\$1,735.29
1	Engineering, Installation, Programming, Testing, Training	\$575.00	\$764.00	\$575.00

SubTotal

\$2,310.29

Classroom B

1	Sony Laser Video Projector - 6000 Lumen - WUXGA 16:10	\$3,225.00	\$3,899.00	\$3,225.00
1	Large Projector Mount - Universal, Micro-Adjustment with Pitch/Roll - 3.46" Height, 1.5NPT, 70lb Capacity - White	\$169.54	\$222.32	\$169.54
1	Above-Tile Suspended Ceiling Kit -Weight Capacity 60lbs	\$108.00	\$126.16	\$108.00
1	DaLite Idea Screen White Board / Projection Surface - 112" 16:10 (59.5" x 95.25")	\$1,539.00	\$2,052.00	\$1,539.00
1	Gooseneck Microphone	\$267.19	\$285.00	\$267.19
1	TableTop Microphone Shock-Mount Plate, XLR-Type	\$47.50	\$59.00	\$47.50
1	Barco C-10 Wireless HDMI Presentation System - Includes one USB-C Transmitter Button	\$1,437.50	\$1,450.00	\$1,437.50
1	Executive Multimedia Lectern - Width: 24-7/8", Depth: 25-1/4", Height: 45-1/4" - Hide-Away Locking Door - 14RU Front Rack Rails Included - Locking Rear Door - Available in Standard and Optional Finishes	\$1,538.82	\$2,199.00	\$1,538.82
1	Rack Frame - AV Cart Rack Frame - 14RU	\$97.65	\$139.99	\$97.65
1	Rack Hardware, AV Interconnect	\$387.21	\$399.00	\$387.21
1	Engineering, Installation, Programming, Testing, Training	\$4,742.50	\$6,486.00	\$4,742.50

SubTotal

\$13,559.91

Optional - Total for option \$18317.72 is not included on proposal total.

1	Crestron DMPS3-4K-150-C DigitalMedia Presentation System - Series 3 Processor DM Switcher - 10x1 - 2 DM in, Mirrored DM Out, Integrated Control - 4K Support (Optional)	\$3,235.29	\$5,500.00	\$3,235.29
1	Crestron TS-770-B-S Touch Screen Interface - 7" Touchscreen - Tabletop Version - Black (Optional)	\$1,294.12	\$2,200.00	\$1,294.12
1	PoE Injector - 802.3ab Gigabit Ethernet, 802.3af PoE 18 Watts Max., IEEE 802.3at PoE+ 30 Watts Max. (Optional)	\$39.99	\$59.99	\$39.99
1	PTZ Conferencing Camera - 10X Optical Zoom - 3G-SDI Output - 1080p - PoE - Gray (Optional)	\$762.50	\$780.00	\$762.50
1	PTZ Camera Mount - Wall Mount - Gray (Optional)	\$55.00	\$60.00	\$55.00

Qty	Description	Unit Price	MSRP	Total
1	USB Capture Interface - HD/3G-SDI (Optional)	\$280.00	\$299.99	\$280.00
1	Biamp Tesira Forte AVB VT Audio Processor (Optional)	\$2,588.24	\$4,400.00	\$2,588.24
1	Ceiling Microphone - Primary Ceiling Mic, Beam Forming Multi Element, White (Optional)	\$1,058.82	\$1,800.00	\$1,058.82
1	Ceiling Microphone - Secondary Ceiling Mic, Beam Forming Multi Element, White (Optional)	\$552.94	\$940.00	\$552.94
1	Shure SLXD Wireless Microphone System with Beltpack Transmitter and Clip-On, Lapel Microphone - G58 (Optional)	\$747.53	\$869.00	\$747.53
1	Barco Clickshare CX-20 Wireless Collaboration System (Optional)	\$1,735.29	\$1,950.00	\$1,735.29
1	Bulk Cabling, Terminations, Wire Management, AV Interconnect, Control Interconnect (Optional)	\$288.00	\$299.00	\$288.00
SubTotal				\$0.00

Classroom C

1	Sony Laser Video Projector - 6000 Lumen - WUXGA 16:10	\$3,035.29	\$3,899.00	\$3,035.29
1	Large Projector Mount - Universal, Micro-Adjustment with Pitch/Roll - 3.46" Height, 1.5NPT, 70lb Capacity - White	\$159.56	\$222.32	\$159.56
1	Above-Tile Suspended Ceiling Kit -Weight Capacity 60lbs	\$108.00	\$126.16	\$108.00
1	DaLite Idea Screen White Board / Projection Surface - 112" 16:10 (59.5" x 95.25")	\$1,539.00	\$2,052.00	\$1,539.00
1	Gooseneck Microphone	\$267.19	\$285.00	\$267.19
1	TableTop Microphone Shock-Mount Plate, XLR-Type	\$47.50	\$59.00	\$47.50
1	Barco C-10 Wireless HDMI Presentation System - Includes one USB-C Transmitter Button	\$1,437.50	\$1,450.00	\$1,437.50
1	Executive Multimedia Lectern - Width: 24-7/8", Depth: 25-1/4", Height: 45-1/4" - Hide-Away Locking Door - 14RU Front Rack Rails Included - Locking Rear Door - Available in Standard and Optional Finishes	\$1,538.82	\$2,199.00	\$1,538.82
1	Rack Frame - AV Cart Rack Frame - 14RU	\$97.65	\$139.99	\$97.65
1	Rack Hardware, AV Interconnect	\$387.21	\$399.00	\$387.21
1	Engineering, Installation, Programming, Testing, Training	\$4,742.50	\$6,486.00	\$4,742.50
SubTotal				\$13,360.22

Optional - Total for option \$18317.72 is not included on proposal total.

1	Crestron DMPS3-4K-150-C DigitalMedia Presentation System - Series 3 Processor DM Switcher - 10x1 - 2 DM in, Mirrored DM Out, Integrated Control - 4K Support (Optional)	\$3,235.29	\$5,500.00	\$3,235.29
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Qty	Description	Unit Price	MSRP	Total
1	Crestron TS-770-B-S Touch Screen Interface - 7" Touchscreen - Tabletop Version - Black (Optional)	\$1,294.12	\$2,200.00	\$1,294.12
1	PoE Injector - 802.3ab Gigabit Ethernet, 802.3af PoE 18 Watts Max., IEEE 802.3at PoE+ 30 Watts Max. (Optional)	\$39.99	\$59.99	\$39.99
1	PTZ Conferencing Camera - 10X Optical Zoom - 3G-SDI Output - 1080p - PoE - Gray (Optional)	\$762.50	\$780.00	\$762.50
1	PTZ Camera Mount - Wall Mount - Gray (Optional)	\$55.00	\$60.00	\$55.00
1	USB Capture Interface - HD/3G-SDI (Optional)	\$280.00	\$299.99	\$280.00
1	Biamp Tesira Forte AVB VT Audio Processor (Optional)	\$2,588.24	\$4,400.00	\$2,588.24
1	Ceiling Microphone - Primary Ceiling Mic, Beam Forming Multi Element, White (Optional)	\$1,058.82	\$1,800.00	\$1,058.82
1	Ceiling Microphone - Secondary Ceiling Mic, Beam Forming Multi Element, White (Optional)	\$552.94	\$940.00	\$552.94
1	Shure SLXD Wireless Microphone System with Beltpack Transmitter and Clip-On, Lapel Microphone - G58 (Optional)	\$747.53	\$869.00	\$747.53
1	Barco Clickshare CX-20 Wireless Collaboration System (Optional)	\$1,735.29	\$1,950.00	\$1,735.29
1	Bulk Cabling, Terminations, Wire Management, AV Interconnect, Control Interconnect (Optional)	\$288.00	\$299.00	\$288.00
SubTotal				\$0.00

A service charge of 1.5% per month or 18% annually will be applied to any unpaid balance on past due accounts.

MSRP	\$49,086.76
Discount	\$10,798.52
SubTotal	\$38,288.24
Tax	\$0.00
Shipping	\$1,216.00
Total	\$39,504.24

Terms and Conditions

Definitions

Authorizing Agent is defined as the individual who signs in agreement to the terms and conditions of the quote. The authorizing agent is also defined and referred to as "The Client".
Warranty is defined as the manufacturer's warranty for quoted product only. Warranty does not cover the required labor to replace a product under warranty by Smart Offices / Smart Homes staff.

1. Purchase of Equipment and Services. Smart Homes / Smart Offices, hereafter referred to as SHSO, sells to the Client and Client buys from SHSO the equipment and services described above. The equipment, together with all replacements, repairs, additions, substitutions and accessories as agreed by the parties under paragraph 18, are collectively referred to as the "Goods".

The expenses of any services or materials that may be required to complete the Project, including, but not limited to electrical, underground trenching, laying or supplying conduit for outside wiring, drywall, painting, cabinets, and finished carpentry are not included in this Agreement unless explicitly stated, and Client is solely responsible for retaining qualified contractors for such services, and if necessary, coordinate their services with SHSO in order to complete the Project in a timely manner.

2. Delivery of the Goods and Services. SHSO shall deliver, install goods and provide services in the manner described and outlined in the Quote.

3. Hours of Operation. SHSO's normal working hours are 8:00 AM to 5:00 PM, Monday through Friday. The Client is obligated to notify SHSO at the time of scheduling if any work outside of these hours is necessary. SHSO will do its best to accommodate these requests; however, work performed outside of these hours may result in additional fees in accordance with SHSO hourly compensation rates.

4. Sale Price and Payment Schedule. The sale price for the Project shall be the amount provided above, adjusted for any increases and reductions resulting from written change orders executed by the parties.

The Client's payment is due immediately upon receipt of invoice. Any balance unpaid after thirty (30) days of the invoice date will accrue interest at one and one-half percent (1½%) per month until fully paid, and SHSO is not required to perform until the unpaid balance is current. The client will make progress payments under the payment schedule defined in this quote.

SHSO will not order any Goods or perform any services associated with the project until the Client submits any required deposit for Goods.

5. Warranties and Claims. SHSO warrants and represents that it has marketable title to the Goods, free of any liens, claims and encumbrances at time of delivery and that it has the right to sell the Goods and perform its obligations under this Agreement. SHSO makes no representations or warranties regarding the obsolescence, discontinuation or unavailability of the Goods.

SHSO assigns to the Client, to the extent assignable and without recourse to SHSO, all warranties from any manufacturer. In the event the Goods are returned to SHSO, all such warranties shall be deemed reassigned to SHSO. SHSO will also assist Client with any reasonable claim against any manufacturer for defective Goods.

SHSO warrants the workmanship of the services provided to Client for ninety (90) days after the completion date of the Project. Client must submit written notice to SHSO with sufficient detail describing any claim for defective workmanship during the ninety (90) day period.

6. Title to the Goods. Title to the Goods will be transferred to Client upon delivery to and acceptance by the Client. SHSO retains a security interest in the Goods until Client pays in full and authorizes SHSO to file any statement or other instrument confirming the security interest of SHSO in the Goods, including financing statements.

7. Scope of Work. If the project involves a retro-fit or remodel of an existing structure, and the proposed services exceed the estimated completion time because of unforeseen circumstances, obstructions or hidden systems that were not initially understood by the parties, the Client agrees that SHSO will charge at an hourly rate of ninety nine dollars (\$99) for additional labor to complete the Project. SHSO agrees to contact the Client as soon as reasonably possible if additional Services are required to complete the Project.

Where applicable, SHSO will supply the client or contractor with any required LAN requirements or specifications for any system designed by SHSO, or system(s) SHSO is developing programming logic for the Client. Delays or required extra labor resulting from network problems, system failures, and/or improper operations is billable by SHSO at the above labor rates.

8. Risk of Loss. Client shall bear all risks of loss or damage to Goods from any cause from date of delivery to Client. Client shall be required to fully pay SHSO for the Goods if the Goods are damaged after delivery to Client.

9. Insurance. Client shall keep the Goods insured against all risks of loss or damage from every cause for not less than the full replacement value until Client fully pays the sales price and maintains an insurance policy for the replacement value of all improvements made to Client's property and public liability insurance for the benefit of SHSO, its employees and contractors while performing services at Client's property.

SHSO will maintain any required insurance for workers' compensation, property liability for Client's premises, or other claims resulting from SHSO performance under this Agreement.

10. Taxes and Charges. SHSO and Client will pay any sales, use or other taxes that are properly imposed upon either of them by any governmental authority for the transaction contemplated by this Agreement.

11. Shipping Charges. The Client agrees to reimburse in full any shipping charges directly related to the project. This includes shipping charges associated with the purchase of goods from a product vendor, incurred by SHSO and delivered directly to SHSO; goods purchased from a product vendor, incurred by SHSO and directly delivered to the Client; goods purchased from a product vendor, incurred by SHSO and shipped initially to SHSO and later forwarded to the Client from SHSO in the event the Project site location is determined by SHSO to be outside a reasonable driving range.

12. Indemnity. SHSO and Client shall indemnify and hold each other harmless from and against any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities, including legal fees arising out of, connected with, or resulting from the breach by either party of their respective obligations under this Agreement. The parties' indemnities to each other shall survive the termination or expiration of the Agreement.

13. Default and Remedies. If either party defaults in their respective obligations under this Agreement, the non-defaulting party will deliver to the defaulting party a "Notice of Default" specifying the default and requesting correction within ten (10) days after receipt.

If the default is not corrected, the non-defaulting party may pursue all available remedies at law and in equity. Additionally, SHSO may suspend or terminate its performance, retain all deposits, and to the extent permitted by applicable law, exercise any one or more of the following remedies: (i) Declare the entire unpaid balance of payments immediately due and payable and recover the present value of all remaining payments for the balance of the term of this Agreement discounted to the date of default at four percent (4%) per annum; or (ii) Require Buyer to return the Goods at Client's expense to a place designated by SHSO and to recover possession of all items of Goods upon demand or notice to Client, without any court order or pre-taking hearing.

SHSO may, at its option, use, ship, store, repair or recondition all Goods recovered and sell or otherwise dispose of any such Goods at a private or public sale. SHSO will offset the balance of the sales price by the proceeds of any sale of the Goods and the value of the Goods returned to SHSO.

The Client is liable for and obligated to pay to SHSO all expenses incurred by SHSO regarding the enforcement of any of SHSO remedies including all expenses of repossessing, storing, shipping, repairing and selling the Goods.

14. Assignment. Client shall not assign this Agreement or any interest under this Agreement without SHSO written consent.

15. Governing Law. SHSO and Client consent to the jurisdiction of the courts of the State of Michigan regarding any action arising out of this Agreement. This Agreement shall be governed by and construed according to the laws of the State of Michigan. Venue for any action other than a lien foreclosure is any court having jurisdiction in Ingham County, Michigan. The parties waive their respective rights to a jury trial and the prevailing party is entitled to recover its costs and attorney fees.

16. General. This Agreement is binding upon the heirs, personal representatives, successors and permitted assigns of the parties. This Agreement contains the entire arrangement between SHSO and Client, and no modification of this Agreement shall be effective unless in writing and executed by the parties.

This Agreement incorporates by reference any exhibits, drawings and documentation under paragraph 17, Payment Schedules under paragraph 4, Change Orders under paragraph 19, and other information signed by the parties that describes the parties' obligations under this Agreement. If any provision of this Agreement is rendered unenforceable by the court, then such provision shall be deemed deleted, however, all other provisions shall remain in full force and effect.

All notices under this Agreement shall be deemed given when delivered personally, via email or when sent by first class mail to the party intended at its address or such other addresses the party may provide in writing from time to time.

17. Drawings & Documentation. Drawings and documentation for the Project prepared by SHSO as a systems integrator may be subject to a design documentation only fee. The Client will pay for a design retainer as specified in the Quote at the time the design is submitted. Any design retainer for the Project is non-refundable.

18. Obsolete Goods. SHSO reserves the right to replace obsolete, discontinued or unavailable Goods with comparable models of equal or greater value with Client's written consent. SHSO makes no representations or warranties regarding the obsolescence, discontinuation or unavailability of the Goods.

19. Change Orders. The Client may order changes, additions or modifications to the Project ("Change Orders") if the Client signs and submits the Change Orders to SHSO.

SHSO will provide the Client with acceptance or rejection and a written estimate of the additional costs or cost reductions for the Change Orders within fifteen (15) days of Client's submission to SHSO.

The Client must immediately pay any additional costs for the accepted Change Orders, unless SHSO, in writing, agrees to alternative payment arrangements, and the Client's Change Orders will not affect the payment schedule provided in the quote.

SHSO will notify the Client of any change to the Project's completion date, and SHSO will not be responsible for any delays resulting from the Client's Change Orders.

20. Early Termination of Agreement. Termination of this agreement by the Client may be done only in writing with a 30 day notice. Upon receipt of the termination letter, SHSO will refrain from beginning any new work and identify, in partnership with the Client, work that is to be concluded within the 30 day window.

At the end of the 30 day notice of early termination, all open invoices must be paid in full or the Client agrees to pay in full the cost of the Project as originally quoted or most recently amended in the Change Quote.

21. Client Cooperation and Noninterference. The Client agrees to refrain from any worksite interference, including, but not limited to directing workers' job performance, excluding them from the work site, demanding performance and removing permits from the work site.

Delays created by other contractors and or sub-contractors hired by the Client, and that cause additional work for SHSO will be invoiced at the normal labor rates specified above.

In the event the actions of the Client, a contractor or sub-contractor hired by the Client results in a SHSO representative's inability to begin or complete work as outlined in the Agreement, the Client may be assessed a service call charge and a time to complete the work as described in the Project will need to be rescheduled.

An adult must be present on site at all times when a minor child is also on the premises. If a SHSO representative arrives at the job site to provide service as outlined in the quote and a minor child is present with no adult, no work will be performed and the Client may be assessed a service fee for time and travel.

22. Circumstances Outside the Reasonable Control of Either Party. If the Project's completion is prevented or delayed due to circumstances outside the reasonable control of either SHSO or the Client, including, but not limited to damage or destruction of the building, fire, accident, vandalism, earthquake, hurricane, tornado, windstorm, theft, labor strikes, warfare, material shortage, governmental delays in issuing permits, certificates or inspections, litigation, or any act of God, then completion of the Project shall be delayed until a later date and SHSO and Client will execute a Change Order reflecting the revised completion date.

SHSO may terminate this Agreement if Client declines to sign the Change Order and Client will immediately remit to SHSO all amounts due for Goods and services performed through the date SHSO performance is prevented or delayed.

23. Existing Legacy Equipment. Client may want to use equipment they already own or purchase hardware separately as part of the overall system implementation. SHSO will review the request and support the integration of client-supplied equipment into the scope of work if possible.

SHSO is held harmless by the Client and is not responsible for any defects to legacy equipment and is under no obligation to assist the Client with any claim against any manufacturer for defective goods not purchased through SHSO.

Any programming, configuration and installation time related to equipment that is supplied by the client will be charged as time and materials.

The authorizing agent acknowledges and accepts responsibility for the configuration and physical condition of any legacy equipment and its performance in its current state. The authorizing agent also agrees to hold Smart Offices / Smart Homes harmless in the event legacy equipment is unable to support the configuration requirements and integration of the quoted hardware upon installation by Smart Offices / Smart Homes staff. The authorizing agent further acknowledges that by approving this quote, SHSO offers no additional warranty on quoted hardware outside of those guarantees made in the manufacturer's warranty.

Acceptance of the contract constitutes agreement to these general terms and conditions.

Signed: _____ Date: _____



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: May 23, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Dee Ann Irby, Controller
William J. Huotari, City Engineer
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 3: Exercise Renewal Option – General Consulting Engineering Services

History

General consulting engineering services are used primarily by the Engineering Department. These services are needed when in-house project design capacity is exceeded; when specific professional engineering expertise is not available in-house; when spikes occur in workload (especially inspection); when technical studies, long range utility studies and/or plans are needed; and when reviews of complex traffic studies for major new development proposals are needed.

Consultants are also needed for design and/or inspection of the City's water, sewer, and road projects; soil erosion permit inspections; and for right-of-way permit inspections of utility and private developer work. The number of projects and permits each year far exceeds the capacity of the Engineering Department's inspection staff and sometimes the capacity of the project design staff.

The cost of engineering design and inspection by consultants is included in the capital budget, while the cost of private development and/or permit inspections by consultants is included in the Engineering Department operating budget.

The City currently has four (4) engineering consultants: Hubbell, Roth & Clark, Inc (HRC); OHM Advisors (OHM); Anderson, Eckstein & Westrick, Inc (AEW); and Fishbeck. HRC has long been the City's consultant, since the 1960s, and at one time they were the City's only consultant. In 2004, OHM was added and acts as the City's traffic consultant in addition to inspection and design services. AEW and Fishbeck were added in 2017 to take advantage of the strengths of each consultant and to assure that our service needs, particularly inspection services, did not exceed the capacity of our consultants.

City Council awarded five-year contracts to each consulting firm with an option to renew for an additional five years (Resolution #2017-06-105-J-4-a) on June 19, 2017.

Over the last five (5) years, total expenditures for engineering consulting services has been approximately \$9,090,000: HRC \$3,610,000; AEW \$2,390,000; OHM \$2,330,000 and Fishbeck \$760,000. The services provided cover a wide variety, including soil erosion permit inspections; private



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

agreement inspections for water, sewer, road and other construction associated with private development; and inspections on city capital projects.

Purchasing

The City of Troy on April 4, 2017, issued a Request for Proposal (RFP-COT 17-13) for General Consulting Engineering Services which resulted in a best value award and Professional Services Agreement to the top four ranked firms; Hubbell, Roth & Clark, Inc (HRC); OHM Advisors; Anderson, Eckstein & Westrick, Inc (AEW); and Fishbeck, (Resolution #2017-06-105-J-4a). The 5-year contract expires June 30, 2022 and includes an option to renew for an additional five (5) years. All four consultants were asked if they were willing to extend their contract for an additional five (5) years under the same terms and conditions. While all four firms are interested in renewing; they are reluctant to do so at the current hourly rate schedule. As with other industries and the current economic situation, providing a competitive wage is a priority to recruiting and maintaining highly qualified employees.

Per the Bureau of Labor and Statistics the difference in the Consumer Price Index between the current year and 2017 is 18.2%. Whereas, the original contract did not allow for annual increases, each firm is proposing an average increase of 12-16% and annual adjustments based on the State of Michigan, Department of Treasury Inflation Rate Multiplier, not to exceed 5%. This annual increase, if requested by the consultants, will be processed administratively not more than once per year during the five (5) year renewal.

City Management is in mutual agreement with the proposed rate increases as the City has benefited from 2017 rates for the past five (5) fiscal years. By renewing contracts with the current contracted engineering firms, the City will continue to benefit from continuity of service and exceptionally high level of engineering consulting services on an as needed basis, meeting all the needs of the Engineering Department. The contracts, consultant performance and contract billing will continue to be monitored closely.

Financial

General Consulting Engineering Services for capital projects are funded from each projects funding source, such as from Water and Sewer funds and the Capital Projects Fund. Additionally, as needed General Consulting Engineering Services for inspection, infrastructure planning and engineering studies is funded by the Engineering Department's operating budget.

Recommendation

City Management recommends exercising the five-year option to renew contracts for General Consulting Engineering Services with Hubbell, Roth, and Clark, Inc; OHM Advisors; Anderson, Eckstein & Westrick, Inc; and Fishbeck; under the same terms and conditions, except as provided by the revised pricing schedules for each consultant; contracts to expire June 30, 2027.

Legal Review

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

TROY CONSULTANT PROPOSED 2022 RATES

	AEW		HRC		OHM		Fishbeck	
	2017	2022	2017	2022	2017	2022	2017	2022
	<i>Average Increase 14%</i>		<i>Average Increase 12%</i>		<i>Average Increase 13%</i>		<i>Average Increase 16%</i>	
Engineering Services								
Prof Engineer	\$140.00	\$159.00	\$134.00	\$149.98	\$170-\$180	\$145-\$188	\$175.00	\$200.00
Grad Engineer	\$103.00	\$117.00	\$77.00	\$87.24	\$106-\$123	\$125-\$145	\$115.00	\$140.00
Project Engineer	\$103.00	\$117.00	\$86.80	\$97.96	\$119-\$165	\$130-\$165	\$95.00	\$110.00
Engineering Aide	\$86.00	\$98.00	\$119.00	\$113.15	\$55.00	\$70.00	\$75.00	\$95.00
Technician	\$69.00	\$79.00	\$97.50	\$109.65	\$70-\$116	\$87-\$143	\$85.00	\$120.00
Survey Services								
Prof Surveyor	\$140.00	\$159.00	\$120.40	\$134.68	\$118-\$149	\$135-\$162	\$130.00	\$160.00
Grad Surveyor	\$103.00	\$117.00	\$115.10	\$128.89	\$107.00	\$120.00	\$110.00	\$120.00
Surveyor	\$78.00	\$98.00	\$102.50	\$115.12	\$74-\$103	\$90-\$120	\$85.00	\$110.00
Surveyor Aide	\$69.00	\$88.00	\$67.80	\$77.19	\$55.00	\$70.00	\$75.00	\$90.00
Crew Three (3) Person	\$208.00	\$237.00	\$215.90	\$239.06	\$210.00	\$250.00	\$250.00	\$320.00
Crew Two (2) Person	\$175.00	\$198.00	\$165.80	\$184.30	\$165.00	\$180.00	\$205.00	\$230.00
Crew One (1) Person	\$136.00	\$154.00	\$115.00	\$128.78	\$110.00	\$125.00	\$130.00	\$160.00
Inspection Services:								
Lead Inspector	\$86.00	\$98.00	\$98.00	\$110.20	\$116.00	\$125.00	\$110.00	\$140.00
Inspectors	\$78.00	\$88.00	\$84.00	\$94.90	\$92-\$106	\$87-\$125	\$85.00	\$110.00
Soil Erosion Inspector	\$78.00	\$88.00	\$25.00	\$30.41	\$106.00	\$108.00	\$80.00	\$90.00
Environmental Services:								
Prof Engineer	\$125.00	\$142.20	\$135.00	\$150.64	\$170-\$180	\$145-\$188	\$175.00	\$195.00
Grad Architect	\$109.00	\$124.00	\$77.00	\$87.24	\$106-\$123	\$125-\$145	\$110.00	\$125.00
Project Engineer	\$109.00	\$124.00	\$86.80	\$97.96	\$119-\$165	\$130-\$165	\$85.00	\$120.00
Environmental Analyst	\$109.00	\$124.00	\$91.80	\$103.42	\$92.00	\$130	\$135.00	\$150.00
Wetland Scientist/Biologist	\$109.00	\$124.00	\$185.00	\$205.29	\$133.00	\$165.00	\$145.00	\$130.00
Registered Landscape Architect	\$90.00	\$102.30	\$160.00	\$177.96	\$83-\$115	\$105-\$138	\$130.00	\$140.00
Traffic Engineering Services:								
Prof Traffic Engineer	\$140.00	\$159.00	\$91.00	\$102.55	\$170-\$180	\$145-\$188	\$195.00	\$215.00
Grad Traffic Engineer	\$103.00	\$117.00	\$78.40	\$88.77	\$106-\$123	\$125-\$145	\$95.00	\$130.00
Traffic Technician	\$86.00	\$98.00	\$89.00	\$100.36	\$70-\$116	\$87-\$143	\$90.00	\$110.00

**City of Troy
Oakland County, Michigan
Contract Form**

ARTICLES OF AGREEMENT, made and entered into this _____ day of May, 2022 by and

between _____ of _____
(Name) (City and State)

herein after called the Contractor and the City of Troy, Troy, Michigan hereinafter called the Owner,

WITNESSETH, that the Contractor and the Owner for the considerations hereinafter named, agree as follows:

1. That all Contract Documents hereto attached or herein referred to shall be and are hereby made a part of the agreement and contract.
 - a. 2017 Contract Provisions
 - b. 2022 Price Schedule
 - c. Annual adjustments, effective July 1, per the State of Michigan, Department of Treasury Inflation Rate Ratio Multiplier, not to exceed 5%
2. The Contractor shall furnish all labor, materials, and equipment necessary and perform all of the work as set forth in this Proposal and Agreement in strict accordance with the specifications and other documents which have been made a part of this contract in the manner, time, and place as therein set forth.
3. In consideration whereof, the Owner agrees to pay to the Contractor the amounts provided in the attached Proposal and Agreement, being the product of the unit prices therein set forth, all in the time and manner as set forth in the Contract Documents.
4. IN WITNESS whereof said parties have hereunto set their hands and seals, the day and year first above written.

WITNESS:

1. _____ Contractor
2. _____ Title

APPROVED:

BY: _____
Mayor

City Manager or Designee

CITY OF TROY

Owner

RESOLUTION NUMBER: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney

ATTEST: _____
City Clerk

May 17, 2022



**EXHIBIT A
CITY OF TROY
HOURLY RATES**

<u>Employee Classification</u>	<u>Hourly Rate</u>
PRINCIPAL ENGINEER / SURVEYOR / ARCHITECT	\$ 174.00
SENIOR PROJECT ENGINEER / SURVEYOR / ARCHITECT	159.00
LICENSED ENGINEER / SURVEYOR / ARCHITECT	143.00
GRADUATE ENGINEER / SURVEYOR / ARCHITECT	117.00
TEAM LEADER	117.00
ENGINEERING AIDE III	98.00
ENGINEERING AIDE II	88.00
ENGINEERING AIDE I	79.00
ENGINEERING AIDE TRAINEE	57.00
SECRETARIAL (Special Projects)	48.00
SURVEY FIELD (3 PERSON CREW)	237.00
SURVEY FIELD (2 PERSON CREW)	198.00
SURVEY FIELD (1 PERSON CREW)	154.00
CONFINED SPACE ENTRY CREW (2 PERSON)	228.00
CONFINED SPACE ENTRY (EACH ADDITIONAL PERSON)	77.00
DATA COLLECTOR (SURVEY CREW)	33.00
GPS SURVEY EQUIPMENT	82.00

EFFECTIVE JANUARY 2022 AND
UPDATED ANNUALLY TO REFLECT CPI.

Hubbell, Roth & Clark, Inc.

2022 Hourly Rate Schedule
Prepared for:

City of Troy

<u>Category</u>	<u>Billable Rates</u>
Principal	119.00 - 168.00
Sr. Associate/Managing Engineer	168.00 - 185.00
Associate/Managing Engineer	120.00 - 160.00
Department Manager	112.00 - 155.00
Sr. Project Engineer/Architect	125.00 - 152.00
Project Engineer/Architect	100.00 - 124.00
Staff Engineer/Architect	92.00 - 112.00
Graduate Engineer/Architect I/II	87.00 - 100.00
GIS Specialist	70.00 - 95.00
Right of Way Specialist	135.00 - 135.00
Environmental Analyst	80.00 - 104.00
Sr. Designer	125.00 - 140.00
Designer	92.00 - 130.00
Sr. Cadd Technician	97.00 - 112.00
Survey Office Supervisor	130.00 - 130.00
Registered Surveyor	130.00 - 130.00
Survey Technician	100.00 - 105.00
Survey Party Chief	82.00 - 110.00
Survey - Instrument Person	72.00 - 72.00
Survey - Survey Assistant	58.00 - 58.00
Supervisors- Construction Observation	100.00 - 120.00
Field Project Representatives	100.00 - 130.00
Construction - Office Technician	60.00 - 78.00
Sr. Construction Observer	84.00 - 98.00
Construction Observer I/II	56.00 - 80.00
Construction Engineer	85.00 - 125.00
Testing Technician	50.00 - 90.00
Administrative Support**	55.00 - 110.00

Billable Rates are based on 2.8 times actual payroll

Billable rates for Hubbell, Roth & Clark, Inc. include Unemployment and Payroll taxes, contributions for Social Security, Retirement benefits, Medical and Life insurance benefits, normal printing cost, telephones, fax, computer time, mileage, other overhead costs and profit.

Allowable Reimbursable expenses will be invoiced at our cost which is defined as the direct costs plus 12% .

** This Category includes Computer, Reproduction and Administrative Staff.



OHM ADVISORS HOURLY RATE SCHEDULE

Professional Engineer IV / Architect IV / Senior Interior Designer IV	\$188.00
Professional Engineer III / Architect III / Senior Interior Designer III	\$170.00
Professional Engineer II / Architect II / Senior Interior Designer II	\$155.00
Professional Engineer I / Architect I / Senior Interior Designer I	\$145.00
Project Specialist II	\$160.00
Project Specialist I	\$130.00
Graduate Engineer IV	\$145.00
Graduate Engineer III	\$140.00
Graduate Engineer II	\$135.00
Graduate Engineer I	\$125.00
Graduate Architect III / Landscape Architect III / Interior Designer III	\$138.00
Graduate Architect II / Landscape Architect II / Interior Designer II	\$115.00
Graduate Architect I / Landscape Architect I / Interior Designer I	\$105.00
Technician IV	\$143.00
Technician III	\$125.00
Technician II	\$108.00
Technician I	\$87.00
Engineering / Architectural / Interior Design Aide	\$70.00
Professional Surveyor III	\$162.00
Professional Surveyor II	\$150.00
Professional Surveyor I	\$135.00
Graduate Surveyor	\$120.00
Surveyor III	\$120.00
Surveyor II	\$110.00
Surveyor I	\$90.00
Surveyor Aide	\$70.00
Planner IV	\$160.00
Planner III	\$144.00
Planner II	\$120.00
Planner I	\$105.00
Planner Aide	\$70.00
Graphic Designer	\$110.00
Administrative Support	\$80.00
Clerical Aide	\$68.00
Principal	\$215.00
Sr. Associate	\$198.00
Associate	\$187.00

Rates as reflected subject to review and adjustment on an annual basis.
2022 Public Rates 21 -1122

Rate Schedule

July 1, 2022 to June 30, 2023

Principal	\$255
Architect Construction Engineer/Manager/Administrator Engineer Estimator Geologist Hydrogeologist Industrial Hygienist Interior Designer Project Manager Scientist Surveyor	
Senior Level	\$150–\$250
Mid Level	\$135–\$149
Staff Level	\$90–\$134
Architectural Specialist Engineering Specialist Environmental Specialist Health & Safety Specialist Operations Specialist Technical Specialist Project Superintendent Survey Specialist	
Senior Level	\$150–\$225
Mid Level	\$110–\$149
Staff Level	\$90–\$109
Technician	
Senior Level	\$120–\$140
Mid Level	\$101–\$119
Staff Level	\$80–\$100
Production Support	\$90
Photocopies	\$0.10/Copy
Mileage/Passenger Vehicles	\$0.70/Mile
Field and Service Vehicles	\$0.95/Mile (\$37/day min.)
Equipment Schedule	Separate Schedule
Expenses and Outside Services	Cost Plus 10%

Compensation to be at one and one-half times the hourly rate for approved overtime.

Invoices are rendered every four weeks and payment is due upon receipt. A service charge of 1% per four-week period is added to accounts unpaid after 28 days from date of billing.

Fishbeck will agree to accepting the SOM CPI escalator as our metric for annual rate increases commencing 2023, however we reserve the right to request an adjustment after two years (on or before 6/30/2024), if the escalator the City of Troy is requesting that we accept is not sufficient to cover inflation or the employee driven market we are experiencing at this time.



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CITY COUNCIL AGENDA ITEM

Date: May 18, 2022

To: Mark F. Miller, City Manager

From: Emily Frontera, Purchasing Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Jeanette Menig, Human Resources Director

Subject: Standard Purchasing Resolution 2 – Low Bid meeting Specifications - Short/Long Term Disability, Life and AD&D Insurance Coverage

History

- The City of Troy provides quality benefits to employees.
- All full-time employees have provisions that include access to Short/Long Term Disability Insurance, Life Insurance and Accidental Death and Dismemberment Insurance.
- City Management has historically selected the insurers for these plans as a package considering cost and coverage required by the collective bargaining agreements.
- The Hartford Life Insurance Company of America currently provides Short/Long Term Disability, Life Insurance and Accidental and Dismemberment Insurance, with the current contract expiring May 31, 2022.

Purchasing

- The City of Troy's Benefits Consultant, Arthur J Gallagher & Co solicited quotes from financially stable carriers on the City's behalf for Short/Long Term Disability, Life and AD&D Insurance coverage.
- The two most competitive options were The Hartford, the City's current provider and Reliance Standard
- The renewal quote from The Hartford includes a 3-year rate guarantee; therefore, The Hartford is recommended in the best interest of the City as detailed below.
- The new agreement will begin June 1, 2022 and shall expire May 31, 2025.

Carrier	Monthly Premium	Annual Premium	Rate Guarantee
Hartford (Current Rate)	\$17,514	\$210,170	3 Years
Quotes:			
Reliance Standard	\$16,050	\$192,605	2 years
Hartford - Renewal	\$17,715	\$212,576	3 years



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CITY COUNCIL AGENDA ITEM

Financial

- Funds are budgeted by department for monthly/annual premium costs.
- Also, note that City of Troy employees contribute to premium costs for life and accidental death predicated upon collective bargaining agreements and benefit policies.

Recommendation

In conjunction with the City's Benefits Consultant, Arthur J Gallagher & Co, based on the premium costs and a 3-year rate guarantee it is being recommended to award a contract to *The Hartford Life Insurance Company of Hartford, CT* for Short Term Disability, Long Term Disability, Life and Accidental Death and Dismemberment Insurance for three (3) years; contract expiring May 31, 2025.



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J-05

CITY COUNCIL AGENDA ITEM

Date: May 23, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
William J. Huotari, City Engineer
Emily Frontera, Purchasing Manager
Larysa Figol, Sr. Right-of-Way Representative

Subject: Bid Waiver: Right-of-Way Services, Rochester Road, Barclay to Trinway, Project Number 2022CG0002

History

The City of Troy is seeking a three-year contract, with a two-year option to extend, with *Greenstar & Associates, LLC*, of Rochester, MI, for acquisition and relocation services for the right-of-way phase of the federally funded Rochester Road, Barclay to Trinway Project Number 2022CG0002.

Patricia Petitto is the sole owner of Greenstar & Associates, L.L.C. (Greenstar). Her company specializes in real estate services for local and state public agencies. Ms. Petitto is a former City of Troy employee who retired in 2006 with over 30 years of real estate and right-of-way experience. That same year, the City engaged Ms. Petitto's services for 5 (five) specific federally funded projects:

- John R - Long Lake to Square Lake (Resolution #2006-07-E-5)
- John R – Square Lake to South Boulevard (Resolution #2006-07-289-E-6)
- Wattles Road- east & west of Rochester Road (Resolution #2006-10-381-E-6)
- Rochester Road-Torpey to Barclay (Resolution #2006-10-381-E07)
- Rochester Road-Barclay to Trinway (Resolution #2007-01-005-E-7)

This latter project, Rochester Road-Barclay to Trinway was postponed for many years. For this reason, the service contract with Greenstar expired. At the time, Ms. Petitto did acquaint herself with the project and performed several tasks in preparation for negotiation with property owners, thus she has a certain degree of familiarity with this specific project.

In addition to her experience with the City of Troy, Ms. Petitto has completed several projects for surrounding local public agencies. Most recently she worked for the Michigan Department of Transportation (MDOT) acquiring right-of-way and performing relocation services, both residential and commercial, for the Gordie Howe International Bridge project. This project necessitated the acquisition of some 630 land parcels and over 310 residential and business relocations.



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CITY COUNCIL AGENDA ITEM

History (continued)

Ms. Petitto brings with her a comprehensive knowledge of federal and state laws and regulations, land valuation and appraisal practices, and a geographic competence of Troy. She holds a SR/WA designation with the International Right-of-Way Association (IRWA), was a past International President of that body, holds a Michigan Real Estate Broker license, and is a State Licensed Real Estate Appraiser, and is on MDOT's list of Acquisition and Relocation Consultants.

Right-of-way acquisition is a specialized process and only a handful of independent professionals are currently providing this service in Michigan. Ms. Petitto has worked exclusively in the southeast Michigan (Oakland, Macomb & Wayne) market and is only one of three companies based in our tri-county area.

Acquisition of property rights for federally funded projects requires a specific skill set. The acquisition and relocation process is precise and deliberate. A thorough audit by MDOT following the right-of-way stage of the project examines how interest in property was acquired and the compensation paid. Failure to meet specific requirements can place federal funds in jeopardy. There is also a nuance to building relationships and trust with property owners, a skill in which Ms. Petitto is versed in and excels. She is recognized locally and nationally for her exceptional performance and professionalism.

MDOT has reviewed the content of the agreement and has no objection to engaging the services of a consultant for this project.

Purchasing

- *Greenstar & Associates, LLC of Rochester, MI* has provided many years of service negotiating acquisitions on behalf of the City and was previously approved by council and MDOT to provide right-of-way services for the Rochester Road – Barclay to Trinway Project.
- By contracting with Greenstar, the City would benefit in partnering with a highly trusted and exceptionally qualified professional, as well as maintain continuity through the completion of the right-of-way phase of this project.
- Greenstar has agreed to a rate of \$200 per hour for the 2022 calendar year with annual increases commencing in 2023 based upon the State of Michigan, Treasury multiplier, not to exceed 5%.
- Staff has surveyed the market and reviewed the hourly rate charged by companies offering right-of-way and related services and found the compensation amount to be comparable.
- It is in the best interest of the City to waive the bid process and award a contract to *Greenstar & Associates, LLC of Rochester, MI* for Right-of-Way Services for the Rochester Road - Barclay to Trinway Project.

Financial

The Rochester Road, Barclay to Trinway, Project Number 2022CG0002, is a federally funded major road improvement project. 80% of Greenstar's costs will be reimbursed to Troy from these federal funds. Expenditures will be charged to Account number 401.447.479.7989.022065. Currently the right-of-way phase of the project has a fund allocation of \$10,949,339.



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CITY COUNCIL AGENDA ITEM

Recommendation

City Management, in the best interest of the City, recommends that the bid process be waived and City Council approve the Agreement for Right-of-Way Services with *Greenstar & Associates, LLC of Rochester, MI* for a period of three (3) years with a two-year option to extend the contract.

Legal Review

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

AGREEMENT FOR RIGHT OF WAY SERVICES

This agreement is made this _____ day of _____, 2022, by and between the City of Troy, 500 West Big Beaver Road, Troy, Michigan 48084, hereinafter called the "City" and Greenstar and Associates, LLC, 145 S. Livernois, #204, Rochester, Michigan 48307, hereinafter called the "Contractor."

NOW, THEREFORE, the Contractor and the City for the consideration hereinafter named, agree as follows:

SECTION 1 – SERVICES/COMPENSATION

The Contractor agrees to provide right-of-way related activities necessary for the construction of the Rochester Road, Barclay to Trinway Project #2022CG0002, a federally funded major road project. Services include negotiation and acquisition of needed property rights, relocation of businesses and homeowners in the project areas, assisting in condemnation cases and related services in accordance with State and Federal laws. This contract will be administered by the City Engineer and/or person designated by the City Engineer.

The Contractor must be able to work flexible hours upon short notice when schedules and volume demand. The right-of-way phase of the project includes 71 parcels, requiring the acquisition of approximately 48 grading permits, 57 utility easements, 37 partial and 3 full fee acquisitions. Any changes to the scope of work will be mutually agreed upon by both parties.

The City, in consideration of the performance of this agreement, agrees to pay Contractor an hourly basis at a rate of \$200.00 per hour. This rate shall remain firm for the 2022 calendar year. For services commencing in 2023 and thereafter, the Contractor will have the option of increasing the hourly rate based upon the State of Michigan, Treasury multiplier, not to exceed 5%.

This contract shall continue in effect from the date of execution for three (3) years with a one (1) two-year option to extend the contract if mutually agreeable to by the parties.

SECTION 2 – CONSULTANT SERVICES

The Contractor will not be reimbursed for vehicle mileage, license fees, training, business cell phone, home office use or supplies. While an office will be provided for the contractor on site, the City does not assure exclusive access of this office for the Contractor's use.

The Contractor agrees that in performance of the duties as outlined above, the Contractor will be bound by the code of ethics applicable to its industry. The Contractor will complete all work required and referenced in the contract expeditiously and on time, as mutually agreed by the City and Contractor. Upon completion of the contracted services, a Right-of-Way Certification shall be prepared for execution by the Contractor and the City representative, and this Certification shall be in a form that is acceptable to MDOT and/or FHWA, as required.

Any requested revisions to Contractor's submitted work that are due to Contractor's error or oversight, including but limited to acquisition documents and relocation documents, shall be submitted to the City within ten (10) days from receipt of City's request for revision. If a revision to the Contractor's submitted work becomes necessary because of revised plans or additional requirements of the City, revisions shall be completed in a time that is mutually agreeable to the City and the Contractor.

SECTION 3 – CITY COOPERATION

The City shall cooperate with the Contractor to timely furnish legally releasable documentation within the possession of the City that is relevant to the nature of the Contractor's work assignments. The City shall provide reasonable access to services providing real estate information available to the City.

SECTION 4 – COMPENSATION

For and in consideration of the faithful and professional performance and delivery of the above services as set forth, the City shall pay the Contractor for services pursuant to this Contract within a period of thirty (30) days after receipt from the Contractor of an itemized monthly invoice describing services performed.

SECTION 5 – COMPLIANCE WITH ALL LAWS AND REGULATIONS

The Contractor agrees to comply with the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, all applicable federal, state and local laws and applicable regulations.

All provisions stated in 23 CFR 172.9(c) Contract Provisions are hereby incorporated by reference.

In addition, the Contractor shall be licensed and/or certified and professionally designated by the State of Michigan for the contracted work and such licenses and/or certification shall be maintained during the term of this agreement.

SECTION 6 – INDEPENDENT CONTRACTOR

The Contractor shall perform duties as an independent contractor and in an independent manner without supervision and control by the City. The Contractor shall not be deemed to be an employee of the City for the purposes of payroll deductions, withholding tax, social security, worker's compensation, unemployment compensation, disability benefits, vacations, fringe benefits or any other purpose. In the performance of duties, the Contractor shall supply and operate their own vehicle, cell phone, office equipment and office. However, Contractor may use an on-site office provided by the City when it is in the City's best interest to do so.

SECTION 7 – OWNERSHIP OF DOCUMENTS

The City shall be the sole and exclusive owner of all data, materials and documentation originated and prepared for the City pursuant to this Agreement. The Contractor may use the materials prepared for the City as promotion and marketing pieces in pursuit of work for others, provided prior written approval is obtained from the City.

SECTION 8 - INSURANCE

The Contractor shall not commence work until the certificate of insurance required under this paragraph has been delivered to the City. All insurance carriers must be acceptable to the City and licensed and admitted to do business in the State of Michigan.

A new certificate of insurance shall be provided to the City each year. Certificates shall be in a format acceptable to the City.

1. Workers' Compensation Insurance: During the life of this contract, if employing or utilizing any employees, the Contractor shall procure and maintain Workers' Compensation Insurance, including employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.
2. Commercial General Liability Insurance. During the life of this contract, the Contractor shall procure and maintain Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than \$1,000,000 per occurrence, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations Liability; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable. Coverage should include terrorist liability.
3. Motor Vehicle Liability. During the life of this contract, the Contractor shall procure and maintain Motor Vehicle Liability Insurance, including Michigan No-Fault Coverages, with limits of liability of not less than \$1,000,000 per

occurrence combined single limit Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

4. Umbrella Liability Insurance. During the life of this contract, the Contractor shall procure and maintain Umbrella Liability Insurance with limits of liability of not less than \$1,000,000 per occurrence.
5. Additional Insured. The above referenced Commercial General Liability and Motor Vehicle Liability Insurance shall include the following endorsement, naming as an Additional Insured: 'The City of Troy, all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employers and volunteers thereof. This coverage shall be primary to the Additional Insureds, and not contributing with any other insurance or similar protection available to the Additional Insureds, whether other available coverage be primary, contributing or excess.'
6. Cancellation Notice. The above-mentioned Workers' Compensation Insurance, Commercial General Liability Insurance and Motor Vehicle Liability Insurance shall include an endorsement stating the following: "It is understood and agreed that Thirty (30) days Advance Written Notice of Cancellation, Non-Renewal, Reduction and/or Material Change shall be sent to City of Troy, Attn. Risk Manager, Purchasing Department, 500 West Big Beaver Road, Troy, Michigan 48084."
7. If any of the above coverages expire during the term of the contract, the Contractor shall deliver renewal certificates and/or policies to the City of Troy at least ten (10) days prior to the expiration date of the insurance. Failure to comply with the insurance requirements contained in this agreement shall constitute a material violation and breach of the agreement and may result in termination of the agreement.

SECTION 9 – INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to defend, pay on behalf of, indemnify and hold harmless the City of Troy, its elected and appointed officials, employees and volunteers and others working on behalf of the City of Troy against any and all claims, demands, suits, or loss, including all costs and attorneys fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City of Troy, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Troy by reason of personal injury, including bodily injury and death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this Agreement.

SECTION 10 – SUBCONTRACTORS

The contract work may not be sublet without the written consent of the City of Troy. Any subcontractor, so approved, shall be bound by the terms and conditions of this agreement. The contractor shall be fully liable for all acts and omissions of its subcontractor(s) and shall indemnify the City of Troy for such acts or omissions.

SECTION 11 -ASSIGNMENT OF AGREEMENT AND OTHER CONTRACTORS

The Contractor shall not assign this agreement or any part thereof without the written consent of the City. The City reserves the right to enter into other agreements in connection with this work, even if of like character, for work under an agreement. The Contractor shall coordinate work as required by the City. If any part of the Contractor's work depends on the proper execution of work by any other contractor, the Contractor shall inspect and promptly report to the City any defects in the other contractor's work that renders it unsuitable for the Contractor's proper execution. The Contractor's failure to inspect and report shall constitute an acceptance of the other contractor's work.

SECTION 12 - NON-DISCRIMINATION

The Contractor agrees not to discriminate against any employee or applicant for employment because of sex, race, religion, color, national origin or handicap. A breach of this Section shall constitute a material breach and may be cause for this agreement to be canceled or terminated by the City.

SECTION 13 - TERMINATION OF AGREEMENT

This agreement can be terminated, without penalty, upon 30 days written notice when mutually agreeable to the Parties. If terminated, the Contractor shall be paid for any work completed prior to the termination date.

SECTION 14 - ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the City and the Contractor and shall inure to the benefit of and bind the parties hereto and their respective heirs, legal representatives, successors, assigns and third parties.

This agreement shall be construed in accordance with and governed in all respects by the laws of the State of Michigan.

With their signatures below, the City and the Contractor warrant that they are authorized and empowered to enter into this agreement, which shall be binding on themselves, and their respective principals, agents, assignees and successors.

CITY OF TROY

By: _____
Ethan D. Baker, Mayor

GREENSTAR & ASSOCIATES, LLC

By: Patricia A. Petitto
Patricia A. Petitto, SR/WA

By: _____
M. Aileen Dickson, City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: May 23, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Dee Ann Irby, Controller
Kurt Bovensiepe, Public Works Director
Emily Frontera, Purchasing Manager

Subject: Rescind / Re-Award Contract – Hauling/Disposal of Dirt and Debris

History

- On April 25, 2022, City Council approved a contract to haul and dispose of dirt and debris to three separate contractors including Universal Consolidated Enterprises, Inc of Roseville, MI, for fill dirt. (Resolution # 2022-04-059-J-4d)
- Universal Consolidated Enterprises, Inc has been unresponsive to several requests to remove stockpiled fill dirt from the DPW yard.
- The City recommends that Universal Consolidated Enterprises be placed in default of contract for not responding to multiple requests for service.
- The bid document states that the contractor must be capable of providing and completing the service within forty-eight hours of receiving notice.
- The next lowest bidder for the removal of fill dirt is Jackie’s Transport of Northville, MI.
- The current contract expired April 30, 2022.

Purchasing

It is in the best interest of the City to re-award the contract to the next lowest bidder meeting specifications, *Jackie’s Transport of Northville, MI* who has agreed to honor the bid pricing as originally quoted. The City’s total estimated cost under this new contract will increase by \$1,330.00.

Financial

Funds are budgeted and available through the Public Works operating budgets for the Streets and Water Divisions for the 2023 fiscal year.

Recommendation

City Management recommends that Troy City Council rescind with prejudice the contract approved on April 25, 2022 to Universal Consolidated Enterprises, Inc of Roseville, MI for Hauling/Disposal of Dirt and Debris Item 3) Fill Dirt (Resolution #2022-04-059-J-4d) and re-award the contract to the next lowest bidder *Jackie’s Transport of Northville, MI* for an estimated total cost of \$74,480.00, at unit prices contained in the bid tabulation opened March 31, 2022; contracts to expire on April 30, 2024.

Opening Date - 03/31/2022
Date Reviewed - 03/31/2022

CITY OF TROY
BID TABULATION
HAULING/DISPOSAL OF DIRT AND DEBRIS

ITB-COT 22-13
Page 1 of 2

VENDOR NAME:			Ahern Contracting Inc		Jackie's Transport		Latigo Transport	
CITY:			Chesterfield, MI		Northville, MI		Imlay City, MI	
PROPOSAL: One (1) year requirements of Hauling and Disposal of Dirt and Debris with an option to renew for one (1) additional year.								
ITEM #	EST QTY (TONS)	DESCRIPTION	PRICE/ TON	EXTENSION PRICE	PRICE/ TON	EXTENSION PRICE	PRICE/ TON	EXTENSION PRICE
1	3,000	Broken concrete with and without wire, possibly mixed with fill dirt.	\$7.94	\$23,820.00	\$10.64	\$31,920.00	\$11.35	\$34,050.00
2	5,000	Broken asphalt possibly mixed with fill dirt.	\$9.94	\$49,700.00	\$10.64	\$53,200.00	\$11.35	\$56,750.00
3	7,000	Fill Dirt, material excavated from water and sewer repairs as well as ditching operations. Material may include culverts, excessively large stumps, logs, and wood materials that contain unsegregatable impurities such as cement, dirt and metal.	\$13.99	\$97,930.00	\$10.64	\$74,480.00	\$16.00	\$112,000.00
4	1,500	Catch basin sludge and street sweepings.	\$29.00	\$43,500.00	\$29.89	\$44,835.00	\$26.95	\$40,425.00
ESTIMATED TOTAL:			\$214,950.00		\$204,435.00		\$243,225.00	
Can Meet Disposal Schedule:			Y or N		Y		Y	
Contact Information:			Hrs of Operations:		7:00a.m. - 5:00p.m.		7AM-5PM	
			24 Hour Phone #:		810-343-0403		248-344-0047	
Site Visit Date:					03/30/22		Did not visit	
Disposal Site:					Pine Tree Acres Landfill		Arbor Hills Northville	
Approved Site:			Y or N		Y		Y	
EPA Permit #:					4169		475946	
References:			Y or N		Y		Y	
Insurance Met:			Y or N		Y		Y	
All or None Award:			Y or N		N		N	
Payment Terms:					Net 60		Net 30	
Warranty:					N/A		No	
Delivery Time:					48 hours		48 hour notice	
Exceptions:			Y or N		Blank		Blank	
Acknowledgement:			Y or N		Y		Y	
Equipment List Provided:			Y or N		Y		Y	
Forms:			Y or N		Y		Y	

CITY OF TROY
BID TABULATION
HAULING/DISPOSAL OF DIRT AND DEBRIS

VENDOR NAME:		Maloney Trucking	S.A. Torello Inc.	Universal Consolidated Enterprises
CITY:		Troy, MI	Port Huron, MI	Roseville, MI

PROPOSAL: One (1) year requirements of Hauling and Disposal of Dirt and Debris with an option to renew for one (1) additional year.

ITEM #	EST QTY (TONS)	DESCRIPTION	PRICE/ TON	EXTENSION PRICE	PRICE/ TON	EXTENSION PRICE	PRICE/ TON	EXTENSION PRICE
1	3,000	Broken concrete with and without wire, possibly mixed with fill dirt.	\$8.50	\$25,500.00	\$12.00	\$36,000.00	\$11.20	\$33,600.00
2	5,000	Broken asphalt possibly mixed with fill dirt.	\$8.50	\$42,500.00	\$18.00	\$90,000.00	\$12.85	\$64,250.00
3	7,000	Fill Dirt, material excavated from water and sewer repairs as well as ditching operations. Material may include culverts, excessively large stumps, logs, and wood materials that contain unsegregatable impurities such as cement, dirt and metal.	\$14.00	\$98,000.00	\$18.00	\$126,000.00	\$10.45	\$73,150.00
4	1,500	Catch basin sludge and street sweepings.	\$22.70	\$34,050.00	\$29.00	\$43,500.00	\$22.75	\$34,125.00
ESTIMATED TOTAL:			\$200,050.00		\$295,500.00		\$205,125.00	

Can Meet Disposal Schedule:	Y or N	Y	Y	Y
Contact Information:	Hrs of Operations:	7:00AM -5:00PM	7:00AM-5:00PM	7:00AM - 7:00PM
	24 Hour Phone #:	248-379-6565	810-602-6475	586-248-2250
Site Visit Date:		Visited but date blank	Did not visit	3/29/2022
Disposal Site:		Oakland Heights Landfill	Eagle Valley	Oakland Heights Development
Approved Site:	Y or N	Y	Y	Y
EPA Permit #:		Blank	MIG000015055	Blank
References:	Y or N	Y	Y	Y
Insurance Met:	Y or N	Y	Y	Y
All or None Award:	Y or N	N	N	N
Payment Terms:		Net 30	Net 30	Net 30
Warranty:		Blank	Blank	N/A
Delivery Time:		As needed	Upon Request	48 hours or less
Exceptions:	Y or N	Blank	Yes	Blank
Acknowledgement:	Y or N	Y	Y but not signed	Y
Equipment List Provided:	Y or N	Y	Y	Y
Forms:	Y or N	Y	Y	Y

Low bidder meeting specifications by line item

Re-award

(*Bid Opening conducted via a Zoom Meeting)

ATTEST:

Scott Carruthers
Beth Zaccardelli
Andrew Chambliss
Emily Frontera
Jackie Ahlstrom

Emily Frontera
Purchasing Manager



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J-07

CITY COUNCIL AGENDA ITEM

Date: May 16, 2022

To: Honorable Mayor and Troy City Council Members

From: Lori Grigg Bluhm, City Attorney
Nicole MacMillan, Assistant City Attorney

Subject: Kiera Grier v. City of Troy

This case stems from an accident that happened on November 12, 2019. On that date, Plaintiff was in a U.S. post office vehicle, which was improperly parked on Robart Street. She reports that she was making a delivery, and a City of Troy truck was plowing snow. The wing plow on the City's truck accidentally scraped the postal truck. The City of Troy employee reports that he was traveling at a speed of less than 10 MPH. When he saw the postal truck, he immediately pushed the button to raise the wing plow, but there was a slight delay. Plaintiff claims that she suffered a shoulder and back injury as a result of the incident.

Immediately after the incident, Plaintiff went to Concentra, where she was given permission to return to work the following day, with restrictions. After about two weeks of working, Plaintiff began to complain of shoulder pain that she alleges resulted from the incident. At that time, Plaintiff claimed that she could no longer work, and made a worker's compensation claim with the U.S. Post Office. Plaintiff attended physical therapy for both her back and shoulder, but claimed that she was not able to obtain any relief from pain. In August 2020, she had shoulder surgery. Plaintiff completed physical therapy for her shoulder, but still complained of back pain. Plaintiff's doctor tried to enroll her in work conditioning, so that she could return to work, but she claimed that she could not tolerate it. To date, Plaintiff has still not returned to work.

Plaintiff filed this lawsuit against her insurance company (first-party claim), as well as the City of Troy and the City of Troy employee (third-party claim). Plaintiff's Complaint seeks replacement services and a supplement for her lost wages against her own insurance company, since worker's compensation is not paying 100% of her wages. She is seeking pain and suffering damages from the City for her shoulder injury and surgery and back pain.

In July of 2021, Judge McMillen ordered the parties to participate in facilitation in lieu of case evaluation. At that time, the facilitator was not able to resolve the case. Since this case is nearing trial, Judge McMillen urged the parties to participate in another round of facilitation, and the parties were agreeable to submit this case to retired Judge Daniel Ryan, who facilitated this case on May 5, 2022. The biggest hurdle during the facilitation was the Federal Department of Labor lien for her worker's compensation payments. In the end, Judge Ryan drafted a settlement proposal to resolve the case, including the lien. Plaintiff and State Farm have agreed to accept this settlement, and we recommend that Council accept this resolution as well. Acceptance is not an admission of liability, and instead is a recognition of the risks inherent in any litigation, and the anticipated costs for proceeding to trial. If accepted, the case would be immediately dismissed.



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-08

CITY COUNCIL AGENDA ITEM

Date: May 9, 2022

To: Mark F. Miller, City Manager

From: Robert Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Kurt Bovensiepe, Public Works Director
William J. Huotari, City Engineer

Subject: Cost Participation Agreement for Road Work on Maple Road, Coolidge Highway to Rochester Road – Project No. 15.105.6

History:

The City's ongoing partnership with the RCOC and our continued efforts to utilize outside funding helps to keep Troy's roads some of the best in region. The attached cost participation agreement details costs associated with the resurfacing of Maple Road, from Coolidge Highway to Rochester Road.

RCOC designed, received bids and will perform the resulting construction engineering (inspection, testing and project management) at no cost to the project or city. Construction will take place in the summer of 2022.

Financial:

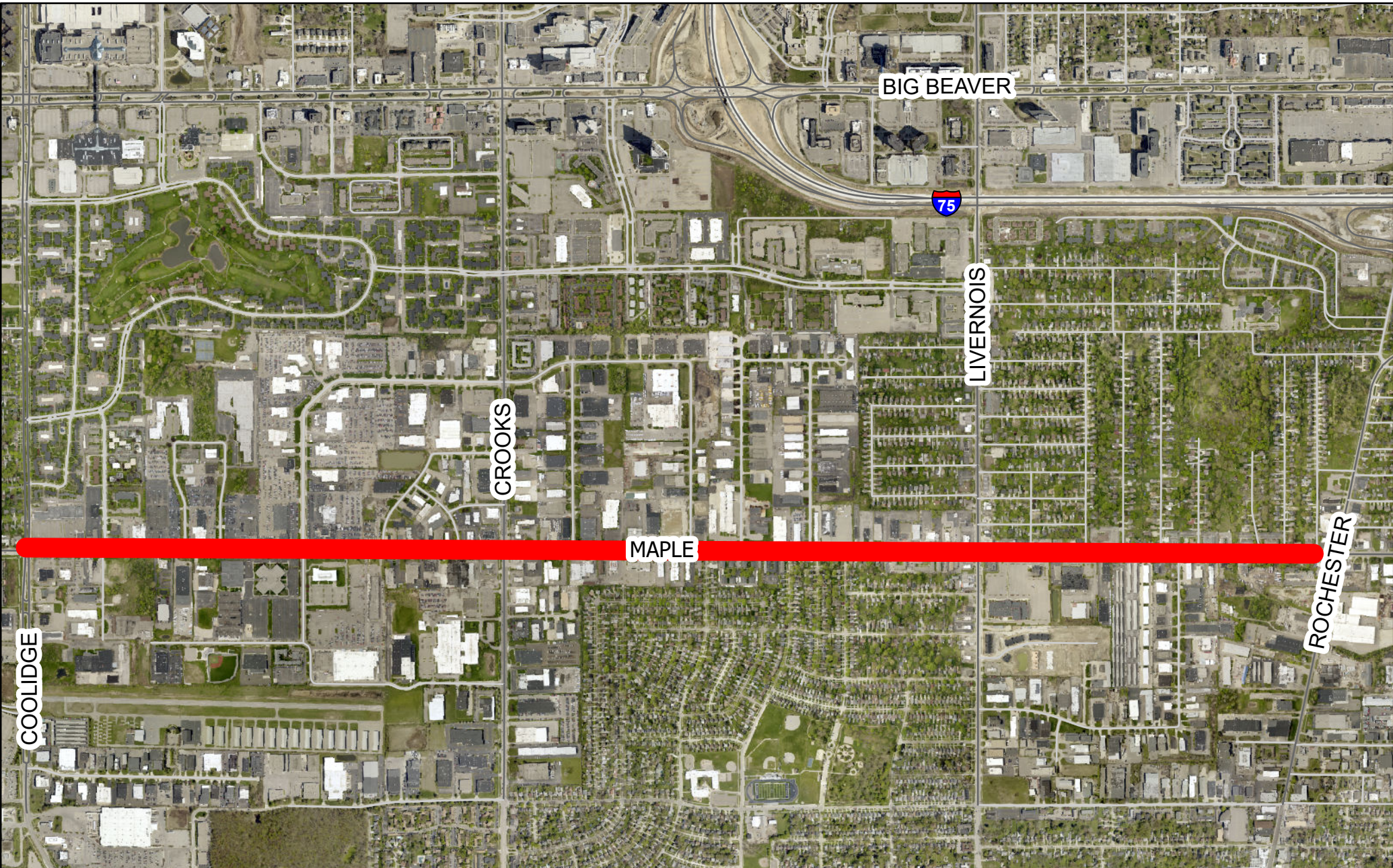
The estimated total project cost is \$1,492,556. Exhibit A provides details as to each agencies share of the project costs. Project costs are to be split by Troy (\$228,409); Clawson (\$40,701); Oakland County (\$269,110); and RCOC (\$954,336) based on the use of Tri-Party program funds. Funds for Troy's share of the work are included in the proposed 3-Year Capital Budget for Major Roads. The RCOC will invoice the city for our share after July 1, 2022 (\$108,579) and February 1, 2023 (\$119,830), respectively.

Recommendation:

Staff recommends that City Council approve the attached Cost Participation Agreement between the City of Troy and the Board of Road Commissioners of the County of Oakland for the resurfacing of Maple Road, from Coolidge Highway to Rochester Road in the amount of \$1,492,556 with the City of Troy share estimated at \$228,409. Furthermore, staff recommends that the Mayor and City Clerk be authorized to execute the agreement.

Legal Review:

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



Pavement Resurfacing Maple - Coolidge to Rochester



From: [Luebbert, Laura L](#)
To: [William J Huotari](#)
Cc: [Noechel, Tom](#)
Subject: Project 56311 - Maple Road, City of Troy - Cost Participation Agreement
Date: Thursday, April 28, 2022 11:42:21 AM
Attachments: [image001.png](#)
[Project 56311 - Maple Road, City of Troy - Cost Participation Agreement.pdf](#)

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

Good morning, Mr. Huotari,

Attached is the cost participation agreement for Maple Road.

Please arrange for the agreement to be signed (page 4) **without** the date (page 1).

The signed agreement can be returned electronically or through US Mail. Our Board will return a fully executed original to you after their action.

Please feel free to contact me for any questions or concerns.

Sincerely,

Laura Luebbert

Engineering Aide

Email: lluebbert@rcoc.org



Programming Division

31001 Lahser Road

Beverly Hills, MI 48025

Phone: 248-645-2000 Ext. 2213

Fax: 248-645-0618

Report road concerns to 877-858-4804 or www.rcocweb.org

COST PARTICIPATION AGREEMENT

CONSTRUCTION

Maple Road

Coolidge Highway to Rochester Road

City of Troy

Board Project No. 56311

This Agreement, made and entered into this ____ day of _____, 2022, by and between the Board of County Road Commissioners of the County of Oakland, Michigan, hereinafter referred to as the BOARD, and the City of Troy, hereinafter referred to as TROY, provides as follows:

WHEREAS, the BOARD, TROY, and the City of Clawson, hereinafter referred to as CLAWSON, have programmed the resurfacing of Maple Road from Coolidge Highway to Rochester Road, as described in Exhibit "A", attached hereto, and made a part hereof, which improvements involve roads under the jurisdiction of the BOARD and within TROY and CLAWSON, which improvements are hereinafter referred to as the PROJECT; and

WHEREAS the estimated total cost of the PROJECT is \$1,492,556; and

WHEREAS, TROY share of said LOCAL SHARE involves certain designated and approved Tri-Party Program funding in the amount of \$685,227, which shall be paid through equal contributions by the BOARD, TROY, and the Oakland County Board of Commissioners, hereinafter referred to as the COUNTY; and

WHEREAS, all the parties hereto have reached a mutual understanding regarding the cost sharing for the PROJECT and wish to commit that understanding to writing in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and in conformity with applicable law, it is hereby agreed between TROY and the BOARD that:

1. TROY and CLAWSON approve of the PROJECT, declare its public necessity, and authorizes the BOARD to perform or cause to be performed, and complete the PROJECT along with all administration in reference thereto.
2. The PROJECT shall include total payments to the contractor. Any costs incurred by the BOARD prior to this agreement date shall be allowable.
3. The estimated total PROJECT cost is \$1,492,556 and shall be allocated simultaneously and proportionately as follows:
 - a. Tri-Party Program funding shall be allocated as follows:
 1. TROY has agreed to contribute \$685,227 and will fund their share from the Tri-Party Program.

\$359,490 is from the FY2023 Tri-Party Program which has not yet been announced. If these funds are not available, the COMMUNITY shall be responsible for the \$359,490 share.
 2. CLAWSON has agreed to contribute \$122,104 and will fund their share from the Tri-Party Program.
 3. The BOARD shall contribute \$685,225 towards the PROJECT.
 - b. Any PROJECT costs above TROY Tri-Party Program funding of \$685,227 and CLAWSON Tri-Party Program funding of \$122,104 will be funded 100% by the BOARD.

4. After July 1, 2022, the BOARD shall submit an invoice to TROY in the amount of \$108,579 (being 100% of TROY'S FY2022 Tri-Party contribution).
 - a. After February 1, 2023, the BOARD shall submit an invoice to TROY in the amount of \$119,830 (being 100% of TROY'S remaining Tri-Party contribution balance).
5. Upon execution of this agreement and approval by the COUNTY, the BOARD shall submit an invoice to the COUNTY in the amount of \$108,579 (being 100% of the COUNTY'S FY2022 Tri-Party contribution).
 - a. After February 1, 2023, the BOARD shall submit an invoice to the COUNTY in the amount of \$119,830 (being 100% of COUNTY'S remaining Tri-Party contribution balance).
 - b. The invoice shall be sent to:

Lynn Sonkiss, Manager of Fiscal Services
Executive Office Building
2100 Pontiac Lake Road, Building 41 West
6. The total actual LOCAL SHARE will be determined from the records of the BOARD upon completion of State financial audits of the PROJECT and a final determination of the total federal funds used on the PROJECT. Final adjustments in the financial obligations of the parties hereto will be made upon completion of the required audits.
7. Upon receipt of said invoice(s), the TROY and the COUNTY shall pay to the BOARD the full amount thereof, within thirty (30) days of such receipt.
8. The BOARD previously executed a separate Cost Participation Agreement with CLAWSON, for their share of the estimated PROJECT cost.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and date first written above.

BOARD OF ROAD COMMISSIONERS OF THE
COUNTY OF OAKLAND
A Public Body Corporate

By_____

Its_____

CITY OF TROY

By_____

Its_____

By_____

Its_____

EXHIBIT A
TRI-PARTY PROGRAM
Maple Road
Coolidge Highway to Rochester Road
City of Troy
Board Project No. 56311

Resurfacing of Maple Road from Coolidge Highway to Rochester Road.

ESTIMATED PROJECT COST

Contractor Payments	<u>\$1,492,556</u>
Total Estimated Local Share	<u>\$1,492,556</u>

COST PARTICIPATION BREAKDOWN

	TROY	CLAWSON	COUNTY	BOARD	TOTAL
TRI-PARTY PROGRAM	\$228,409	\$0	\$228,409	\$228,409	\$685,227
TRI-PARTY PROGRAM	\$0	\$40,701	\$40,701	\$40,702	\$122,104
Contribution				\$685,225	\$685,225
TOTAL	\$228,409	\$40,701	\$269,110	\$954,336	\$1,492,556



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-09

CITY COUNCIL AGENDA ITEM

Date: May 4, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Four Permanent Easements, Center Court
Townhome Development, Section 29, Sidwell #88-20-29-226-021, 022 & 023

History

As part of the proposed Center Court 48-unit townhome development, the City of Troy received four permanent easements for emergency ingress and egress, public and franchise utilities, water mains, and sanitary sewers from Center Court Butterfield, LLC, owner of the properties having Sidwell #88-20-29-226-021, 022 and 023.

The development, located on Butterfield in the northeast ¼ of Section 29, east of Todd and west of Crooks Road, is zoned MF (Multiple Family Residential) District. The Planning Commission gave preliminary site plan approval on October 26, 2021 (Resolution #PC-2021-10-078).

Financial

The consideration amount on each document is \$1.00.

Recommendation

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



Notes:



**PERMANENT EASEMENT
FOR EMERGENCY INGRESS/EGRESS**

Sidwell #88-20-29-226-021,022 & 023 (part of)

CENTER COURT BUTTERFIELD, LLC, a Michigan limited liability company, Grantor, whose address is 5960 Livernois, Troy, MI 48089, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee **the right to traverse over all roads by emergency and/or service vehicles for the purpose of ingress and egress for fire and police protection, ambulance and rescue services and other lawful governmental or private emergency services** over the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 4 of May, 2022.

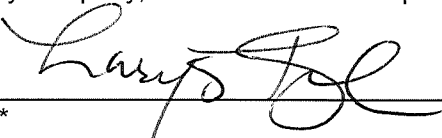
Center Court Butterfield, LLC,
a Michigan limited liability company

By  (L.S.)
* Erion Nikolla
Its: Sole Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 4th day May, 2022, by Erion Nikolla, Sole Member of Center Court Butterfield, LLC, a Michigan limited liability company, on behalf of the company.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


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

Prepared by:
Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – INGRESS/EGRESS EASEMENT

(per PEA Group)

A variable width ingress/egress easement over land situated in the City of Troy, Oakland County, Michigan being a part of the Northeast 1/4 of Section 29, Town 2 North, Range 11 East, said land being described as follows:

Part of Lots 30, 31 and 32, SUPERVISOR'S PLAT OF BUTTERFIELD FARM, City of Troy, Oakland County, Michigan, according to the plat thereof recorded in Liber 48 of plats, Page 44, Oakland County Records, said ingress/egress easement being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 34, SUPERVISOR'S PLAT OF BUTTERFIELD FARM, also being the intersection of the Easterly line of Todd Drive (60 feet wide) and the Northerly line of Butterfield Avenue (60 feet wide), thence along said Northerly line of Butterfield Avenue, N88°10'00"E, 354.00 feet to the POINT OF BEGINNING;

thence along the said ingress/egress easement the following sixteen (16) courses:

- 1) N01°27'00"W, 76.35 feet to Point A;
- 2) S88°33'00"W, 112.00 feet;
- 3) N01°27'00"W, 26.00 feet;
- 4) N88°33'00"E, 45.00 feet;
- 5) N01°27'00"W, 206.19 feet;
- 6) S88°33'00"W, 45.01 feet;
- 7) N01°27'00"W, 29.00 feet;
- 8) N88°33'00"E, 258.00 feet;
- 9) S01°27'00"E, 29.00 feet;
- 10) S88°33'00"W, 44.98 feet;
- 11) S01°27'00"E, 206.19 feet;
- 12) N88°33'00"E, 44.98 feet;
- 13) S01°27'00"E, 26.00 feet;
- 14) S88°33'00"W, 99.99 feet;
- 15) S01°27'00"E, 76.04 feet;
- 16) S88°10'00"W, 46.00 feet to the POINT OF BEGINNING;

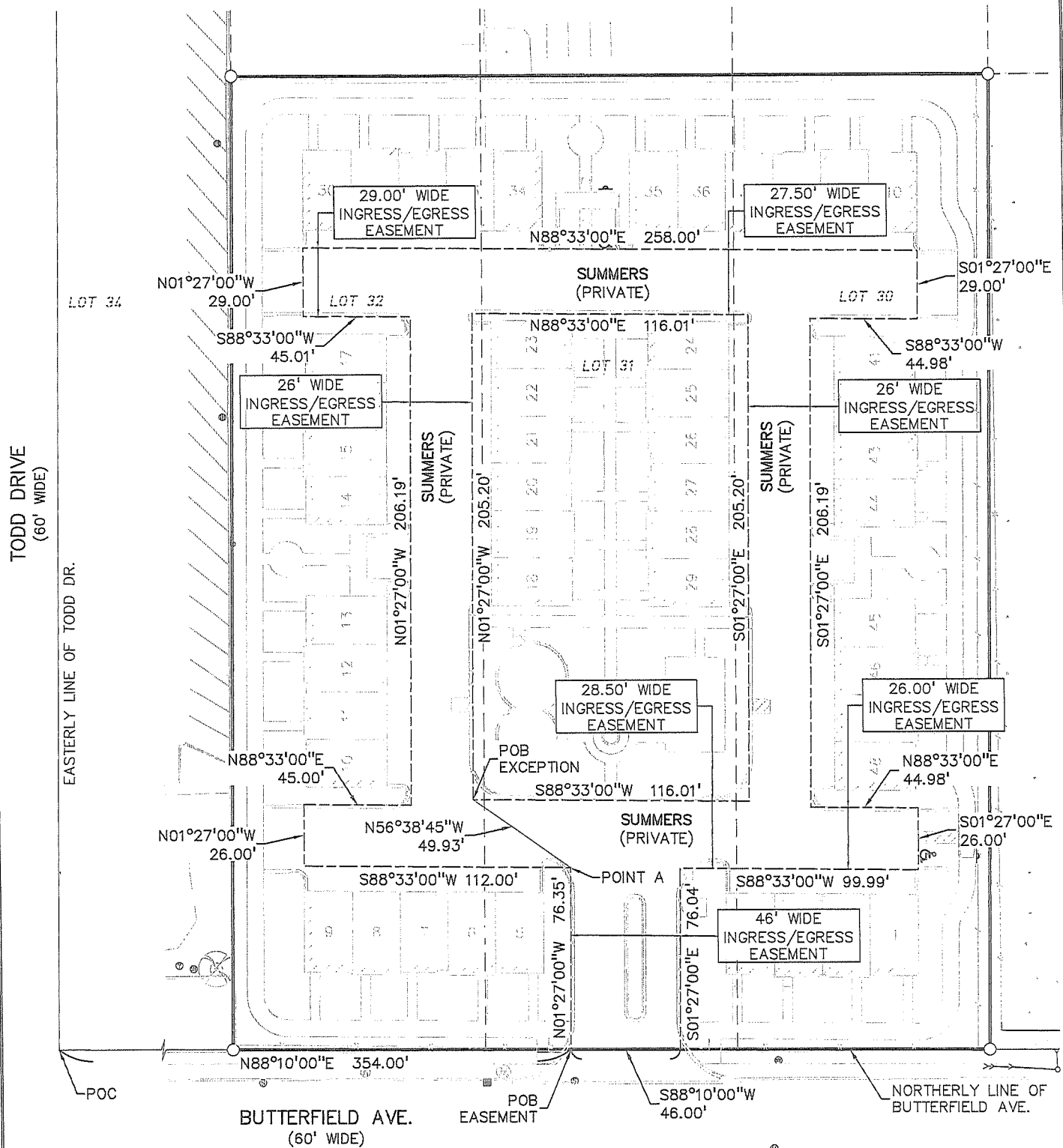
EXCEPT the following described parcel of land;

COMMENCING at said Point A, thence N56°38'45"W, 49.93 feet to the POINT OF BEGINNING;

thence N01°27'00"W, 205.20 feet; thence N88°33'00"E, 116.01 feet; thence S01°27'00"E, 205.20 feet; thence S88°33'00"W, 116.01 feet to the POINT OF BEGINNING.

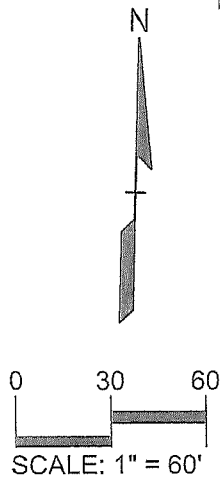
Easement contains ±0.655 acres of land.

SKETCH OF INGRESS/EGRESS EASEMENT



LEGEND

- | | |
|--------|---|
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.E. | POINT OF ENDING |
| o | MONUMENT 1/2" x 36"
ENCASED IN 4" DIA.
CONCRETE |
| ----- | INGRESS/EGRESS EASEMENT |



SCALE: 1" = 60'

PEA
GROUP

EUREKA BUILDING COMPANY
5960 LIVERNOIS RD.
TROY, MI 48085

MARCH 2, 2022
2021-0134

t: 844.813.2949
www.peagroup.com

**PERMANENT EASEMENT
FOR FRANCHISE AND PUBLIC UTILITIES**

Sidwell #88-20-29-226-021,022 & 023 (part of)

CENTER COURT BUTTERFIELD, LLC, a Michigan limited liability company, Grantor, whose address is 5960 Livernois, Troy, MI 48089, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **franchise and public utilities**, said easement under, through and across land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF


and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 4 day of May, 2022.

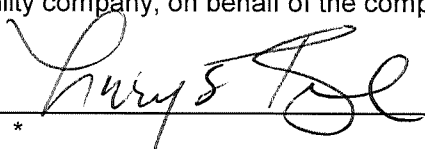
Center Court Butterfield, LLC,
a Michigan limited liability company

By  (L.S.)
* Erion Nikolla
Its: Sole Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 4th day May, 2022, by Erion Nikolla, Sole Member of Center Court Butterfield, LLC, a Michigan limited liability company, on behalf of the company.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


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

Prepared by:
Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – FRANCHISE UTILITY EASEMENT
(per PEA Group)

A 10 foot wide franchise utility easement over land situated in the City of Troy, Oakland County, Michigan being a part of the Northeast 1/4 of Section 29, Town 2 North, Range 11 East, said land being described as follows:

Part of Lots 30, 31 and 32, SUPERVISOR'S PLAT OF BUTTERFIELD FARM, City of Troy, Oakland County, Michigan, according to the plat thereof recorded in Liber 48 of plats, Page 44, Oakland County Records, said franchise utility easement being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 34, SUPERVISOR'S PLAT OF BUTTERFIELD FARM, also being the intersection of the Easterly line of Todd Drive (60 feet wide) and the Northerly line of Butterfield Avenue (60 feet wide), thence along said Northerly line of Butterfield Avenue, N88°10'00"E, 219.81 feet to the POINT OF BEGINNING;

thence along the said franchise utility easement the following eighteen (18) courses:

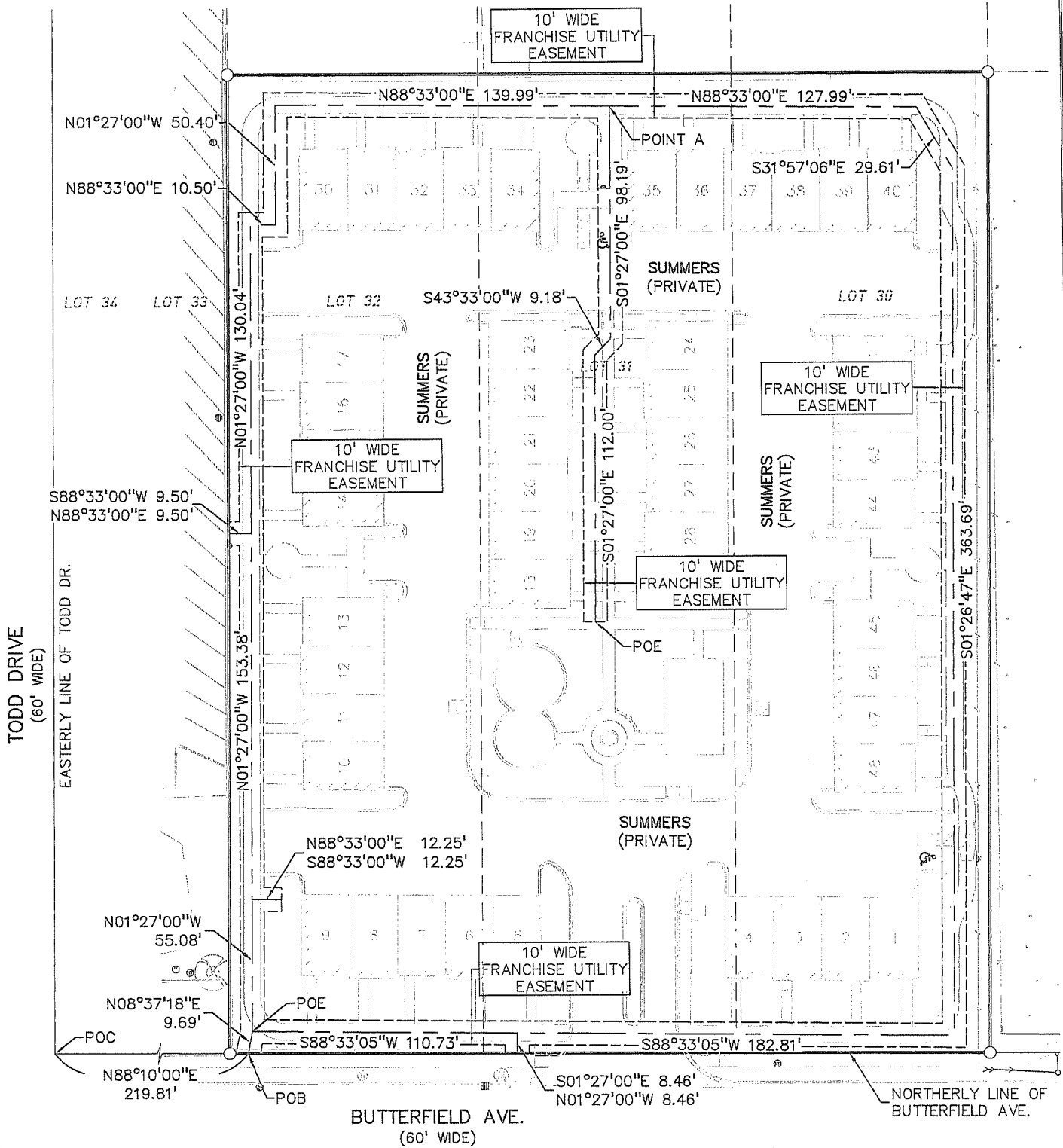
- 1) N08°37'18"E, 9.69 feet;
- 2) N01°27'00"W, 55.08 feet;
- 3) N88°33'00"E, 12.25 feet;
- 4) S88°33'00"W, 12.25 feet;
- 5) N01°27'00"W, 153.38 feet;
- 6) S88°33'00"W, 9.50 feet;
- 7) N88°33'00"E, 9.50 feet;
- 8) N01°27'00"W, 130.04 feet;
- 9) N88°33'00"E, 10.50 feet;
- 10) N01°27'00"W, 50.40 feet;
- 11) N88°33'00"E, 139.99 feet to Point A;
- 12) N88°33'00"E, 127.99 feet;
- 13) S31°57'06"E, 29.61 feet;
- 14) S01°26'47"E, 363.69 feet;
- 15) S88°33'05"W, 182.81 feet;
- 16) S01°27'00"E, 8.46 feet;
- 17) N01°27'00"W, 8.46 feet;
- 18) S88°33'05"W, 110.73 feet to the POINT OF ENDING;

thence continuing from Point A the following three (3) courses;

- 1) S01°27'00"E, 98.19 feet;
- 2) S43°33'00"W, 9.18 feet;
- 3) S01°27'00"E, 112.00 feet to the POINT OF ENDING.

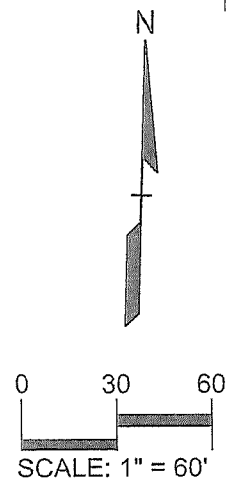
Contains ±0.365 acres of land.

SKETCH OF FRANCHISE UTILITY EASEMENT



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.E. POINT OF ENDING
- MONUMENT 1/2" x 36"
ENCASED IN 4" DIA.
CONCRETE
- FRANCHISE UTILITY EASEMENT



EUREKA BUILDING COMPANY
5960 LIVERNOIS RD.
TROY, MI 48065

MARCH 2, 2022
2021-0134

PEA
GROUP

t: 844.813.2949
www.peagroup.com

PERMANENT EASEMENT
FOR WATER MAINS

Sidwell #88-20-29-226-021,022 & 023 (part of)

CENTER COURT BUTTERFIELD, LLC, a Michigan limited liability company, Grantor, whose address is 5960 Livernois, Troy, MI 48089, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **water mains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

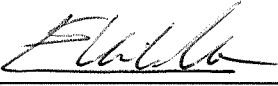
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 4 day of May, 2022.

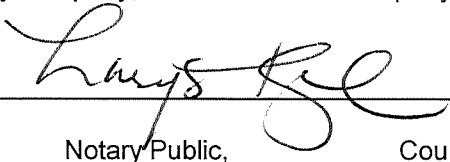
Center Court Butterfield, LLC,
a Michigan limited liability company

By  (L.S.)
* Erion Nikolla
Its: Sole Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 4th day May, 2022, by Erion Nikolla, Sole Member of Center Court Butterfield, LLC, a Michigan limited liability company, on behalf of the company.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


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

Prepared by:
Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION – WATER MAIN EASEMENT
(per PEA Group)

A 20 foot wide water main easement over land situated in the City of Troy, Oakland County, Michigan being a part of the Northeast 1/4 of Section 29, Town 2 North, Range 11 East, said land being described as follows:

Part of Lots 30, 31 and 32, SUPERVISOR'S PLAT OF BUTTERFIELD FARM, City of Troy, Oakland County, Michigan, according to the plat thereof recorded in Liber 48 of plats, Page 44, Oakland County Records, said water main easement being more particularly described as follows:

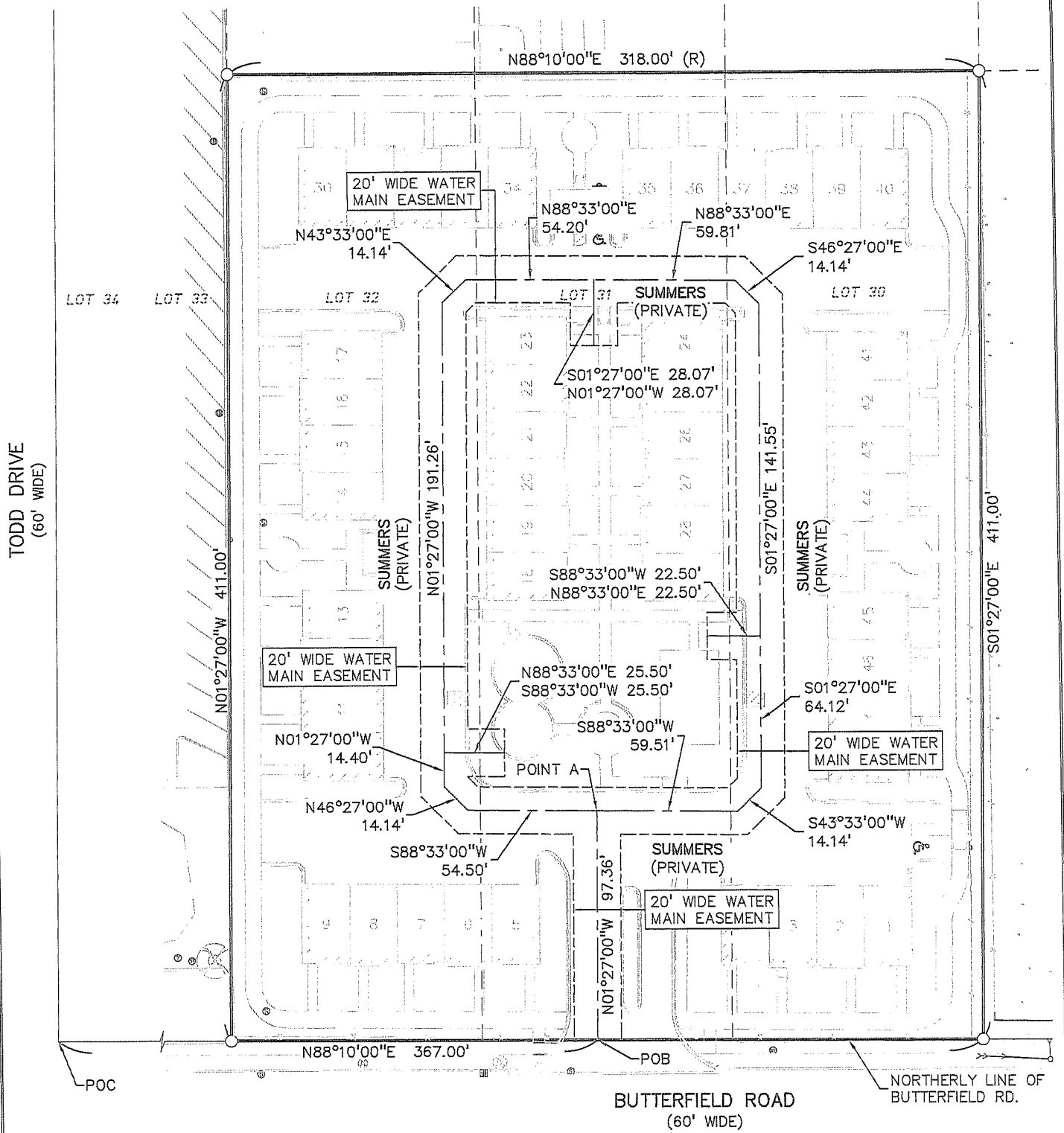
COMMENCING at the Southwest corner of Lot 34, SUPERVISOR'S PLAT OF BUTTERFIELD FARM, also being the intersection of the Easterly line of Todd Drive (60 feet wide) and the Northerly line of Butterfield Drive (60 feet wide), thence along said Northerly line of Butterfield Drive, N88°10'00"E, 367.00 feet to the POINT OF BEGINNING.

thence along the centerline of said 20 foot wide water main easement the following nineteen (19) courses:

- 1) N01°27'00"W, 97.36 feet to a Point A;
- 2) continuing from said Point A, S88°33'00"W, 54.50 feet;
- 3) N46°27'00"W, 14.14 feet;
- 4) N01°27'00"W, 14.40 feet;
- 5) N88°33'00"E, 25.50 feet;
- 6) S88°33'00"W, 25.50 feet;
- 7) N01°27'00"W, 191.26 feet;
- 8) N43°33'00"E, 14.14 feet;
- 9) N88°33'00"E, 54.20 feet;
- 10) S01°27'00"E, 28.07 feet;
- 11) N01°27'00"W, 28.07 feet;
- 12) N88°33'00"E, 59.81 feet;
- 13) S46°27'00"E, 14.14 feet;
- 14) S01°27'00"E, 141.55 feet;
- 15) S88°33'00"W, 22.50 feet;
- 16) N88°33'00"E, 22.50 feet;
- 17) S01°27'00"E, 64.12 feet;
- 18) S43°33'00"W, 14.14 feet;
- 19) S88°33'00"W, 59.51 feet to the aforementioned Point A and the POINT OF ENDING.

Contains ±0.381 acres of land.

SKETCH OF WATER MAIN EASEMENT



LEGEND

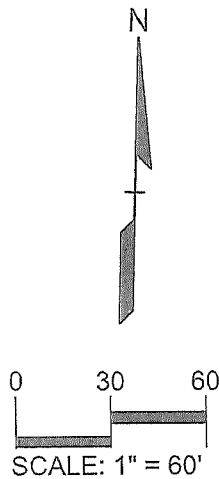
P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

P.O.E. POINT OF ENDING

○ MONUMENT 1/2" x 36"
ENCASED IN 4" DIA.
CONCRETE

WATER MAIN EASEMENT

PEA
GROUP

EUREKA BUILDING COMPANY
5960 LIVERNOIS RD.
TROY, MI 48085

MARCH 2, 2022
2021-0134

t: 844.813.2949
www.peagroup.com

PERMANENT EASEMENT
FOR SANITARY SEWERS

Sidwell #88-20-29-226-021,022 & 023 (part of)

CENTER COURT BUTTERFIELD, LLC, a Michigan limited liability company, Grantor, whose address is 5960 Livernois, Troy, MI 48089, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sanitary sewers**, said easement under, through and across land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

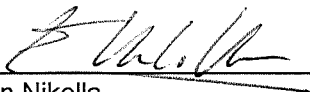
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 4 day of May, 2022.

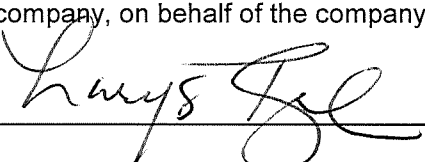
Center Court Butterfield, LLC,
a Michigan limited liability company

By  (L.S.)
* Erion Nikolla
Its: Sole Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 4th day May, 2022, by Erion Nikolla, Sole Member of Center Court Butterfield, LLC, a Michigan limited liability company, on behalf of the company.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


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

Prepared by:
Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – SANITARY SEWER EASEMENT "A"

(per PEA Group)

A 20 foot wide sanitary sewer easement over land situated in the City of Troy, Oakland County, Michigan being a part of the Northeast 1/4 of Section 29, Town 2 North, Range 11 East, said land being described as follows:

Part of Lot 32, SUPERVISOR'S PLAT OF BUTTERFIELD FARM, City of Troy, Oakland County, Michigan, according to the plat thereof recorded in Liber 48 of plats, Page 44, Oakland County Records, said sanitary sewer easement being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 34, SUPERVISOR'S PLAT OF BUTTERFIELD FARM, also being the intersection of the Easterly line of Todd Drive (60 feet wide) and the Northerly line of Butterfield Avenue (60 feet wide), thence along said Northerly line of Butterfield Avenue, N88°10'00"E, 225.68 feet to the POINT OF BEGINNING.

thence along the centerline of said 20 foot wide sanitary sewer easement the following four (4) courses:

- 1) N03°26'51"E, 12.69 feet;
- 2) N01°32'34"W, 207.50 feet;
- 3) N01°09'02"W, 183.66 feet;
- 4) N15°06'26"E, 7.55 feet to the POINT OF ENDING.

Contains ±0.189 acres of land.

LEGAL DESCRIPTION – SANITARY SEWER EASEMENT "B"

(per PEA Group)

A 20 foot wide sanitary sewer easement over land situated in the City of Troy, Oakland County, Michigan being a part of the Northeast 1/4 of Section 29, Town 2 North, Range 11 East, said land being described as follows:

Part of Lots 30 and 31, SUPERVISOR'S PLAT OF BUTTERFIELD FARM, City of Troy, Oakland County, Michigan, according to the plat thereof recorded in Liber 48 of plats, Page 44, Oakland County Records, said sanitary sewer easement being more particularly described as follows:

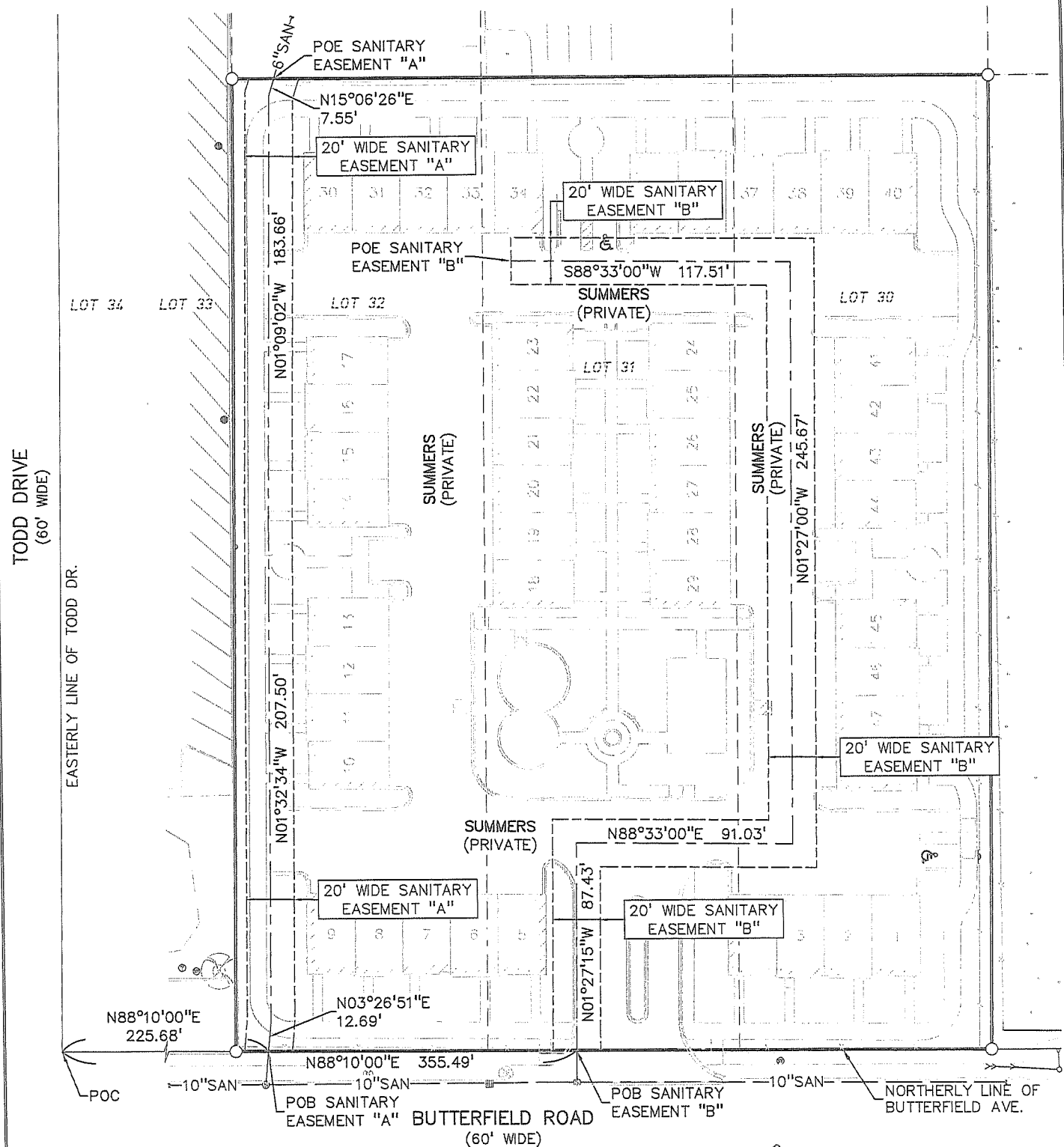
COMMENCING at the Southwest corner of Lot 34, SUPERVISOR'S PLAT OF BUTTERFIELD FARM, also being the intersection of the Easterly line of Todd Drive (60 feet wide) and the Northerly line of Butterfield Avenue (60 feet wide), thence along said Northerly line of Butterfield Avenue, N88°10'00"E, 355.49 feet to the POINT OF BEGINNING.

thence along the centerline of said 20 foot wide sanitary sewer easement the following four (4) courses:

- 1) N01°27'15"W, 87.43 feet;
- 2) N88°33'00"E, 91.03 feet;
- 3) N01°27'00"W, 245.67 feet;
- 4) S88°33'00"W, 117.51 feet to the POINT OF ENDING.

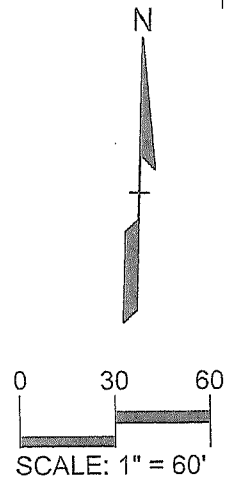
Contains ±0.249 acres of land.

SKETCH OF SANITARY SEWER EASEMENTS A AND B



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.E. POINT OF ENDING
- MONUMENT 1/2" x 36"
ENCASED IN 4" DIA.
CONCRETE
- SANITARY SEWER EASEMENT



EUREKA BUILDING COMPANY
5960 LIVERNOIS RD.
TROY, MI 48085

MARCH 2, 2022
2021-0134

PEA
GROUP

t: 844.813.2949
www.peagroup.com



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: May 11, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement for Water Mains,
Bethany Villa Limited Dividend Housing Association Limited Partnership,
Sidwell #88-20-26-200-095, Project #22.502.5

History

As part of a City project to improve watermain efficiency in the northeast ¼ of Section 26, the City of Troy received a permanent easement for water mains from Bethany Villa Limited Dividend Housing Association Limited Partnership, owner of the property having Sidwell #88-20-26-200-095.

The easement will allow the City to construct a water main loop in the southwest corner of the Bethany Villa Apartment complex connecting an existing main on Bellingham, east to a main running parallel to Eldridge.

Financial

The consideration amount on this document is \$1.00.

Recommendation

City Management recommends that City Council accept the permanent easement for water mains consistent with our policy of accepting easements for public improvement projects.



GIS Online



Legend:

- Tax Parcel
- Water Valve**
 - Pressure Reducing Valve
 - Air Release Valve
 - Isolation Valve
 - Gate Valve
 - Butterfly Valve
 - Tapping Sleeve and Valve
 - Blow Off Valve
 - Post Indicator Valve
 - Service Valve
 - Vault
- Water Main**
 - Transmission Main
 - Proposed, Out of Service or Standby
 - Distribution Main
- Water Service Lead**
 - Commercial
 - Private Leads
 - Fire Line
 - Hydrant
 - Residential
- Water Pressure Isolation Zone
- Water Pressure Reducing Valve

Notes:

Project #22.502.5
Permanent Easement
Bethay Villas

Map Scale: 1=424
Created: May 11, 2022



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-26-200-095 (pt. of)

BETHANY VILLA LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, a Michigan limited partnership, Grantor, whose address 1792 Jackson Drive, Troy, MI 48083, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **water mains** said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

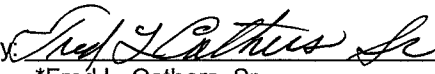
This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 25 day of April, 2022.

Bethany Villa Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership

By: Bethany Villa, LLC, a Michigan limited liability company
Its General Partner

By: Bethany Villa Housing Association., Inc.
Its: Managing Member

By: 
*Fred L. Cathers, Sr.
Its: President

STATE OF MICHIGAN)
)SS.
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 25 day of April, 2022, by Fred L. Cathers, Sr., the President of Bethany Villa Housing Association, Inc., a Michigan corporation, as the Managing Member of Bethany Villa, LLC, a Michigan limited liability company, as the General Partner of Bethany Villa Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership, on behalf of said partnership.

Candace Fougere
*

Notary Public, Oakland County, MI
My Commission Expires 7/18/27
Acting in Oakland County, MI

Prepared by: Larysa Figol, SR/WA
 City of Troy
 500 W. Big Beaver Road
 Troy, MI 48084

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

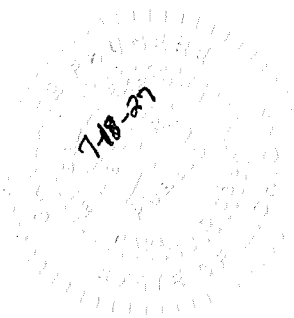


EXHIBIT "A"

Section 26, Proposed 20' Wide Water Main Easement

Tax Description of Parcel:

T2N, R11E, SEC 26 PART OF NE 1/4 BEG AT PT DIST S 00-04-00 W 2128.51 FT FROM NE SEC COR, TH S 00-04-00 W 40 FT, TH N 89-02-48 W 1311.51 FT, TH N 00-02-21 W 420.08 FT, TH S 89-07-20 E 403.80 FT, TH S 00-52-41 W 224 FT, TH S 89-07-19 E 206 FT, TH N 00-52-41 E 224 FT, TH S 89-07-20 E 379.13 FT, TH S 00-03-54 W 132 FT, TH S 89-07-25 E 47.01 FT, TH S 00-03-54 W 249.70 FT, TH S 89-06-06 E 276.30 FT TO BEG EXC W 60 FT OF JOHN R RD 9A

Proposed 20 feet wide Water Main Easement:

Commencing at the Northeast Corner of Section 26, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan; thence South 00 degrees 04 minutes 00 seconds West, along the East Line of said Section 26, 2168.51 feet and North 89 degrees 02 minutes 48 seconds West 1311.51 feet and North 00 degrees 02 minutes 21 seconds West 81.91 feet to the Point of Beginning; thence North 00 degrees 02 minutes 21 seconds West 93.40 feet; thence South 80 degrees 44 minutes 00 seconds East 229.31 feet; thence South 00 degrees 24 minutes 43 seconds West 20.24 feet; thence North 80 degrees 44 minutes 00 seconds West 208.84 feet; thence South 00 degrees 02 minutes 19 seconds East 69.85 feet; thence South 89 degrees 57 minutes 39 seconds West 20.05 feet to the Point of Beginning. Containing 6,018 Square Feet or 0.138 Acres more or less.



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-11

CITY COUNCIL AGENDA ITEM

Date: May 17, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Kurt Bovensiepe, Public Works Director
Dennis Trantham, Facilities Manager
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request to Grant an Underground Utility Easement to DTE Electric Company,
Sylvan Glen Park, Sidwell #88-20-10-200-001

History

As part of the proposed restroom facility upgrades at Sylvan Glen Park and future improvements, Detroit Electric Company (DTE) has requested a permanent easement for underground utilities over and under part of the Sylvan Glen Golf Course Park, a City of Troy owned property identified with Sidwell #88-20-10-200-001.

DTE will install a ground transformer in the easement area to furnish electrical power to the site. The transformer will also serve future improvements at the park.

Department of Public Works staff and their consultant have reviewed the plans and approve the location and placement of the ground transformer. The format and content of this easement is consistent with conveyance documents previously granted by Troy City Council.

Financial

The consideration amount on this document is \$1.00.


Recommendation

City Management recommends that Troy City Council grant the attached permanent easement consistent with our policy of granting easements for development and improvement purposes and to authorize the Mayor and City Clerk to execute the easement.



GIS Online

Legend:

 Tax Parcel



Notes:

DTE Easement
Sylvan Glen Park

Map Scale: 1=424

Created: May 18, 2022



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.

DTE Electric Company Underground Easement (Right of Way) No. 64253008-64253011

On _____, 2022, for the consideration of system betterment, Grantor grants to Grantee a permanent, non-exclusive underground easement ("Right of Way") in, on, and across a part of Grantor's Land called the "Right of Way Area".

"Grantor" is: City of Troy, a Michigan municipal corporation, whose address is 500 W. Big Beaver Rd, Troy, MI 48084

"Grantee" is: DTE Electric Company, a Michigan corporation, One Energy Plaza Drive, Detroit, Michigan 48226

"Grantor's Land" is in NE 1/4, SEC 10, T2N, R11E, CITY OF TROY, County of OAKLAND, and State of Michigan, and is described as follows:

T2N, R11E, SEC 10 NE 1/4 EXC N 60 FT TAKEN FOR RD, ALSO EXC E 75 FT TAKEN FOR RD 156.01 A 3-13-03 CORR

Tax Identification Number(s): **20-10-200-001**

More commonly known as: **5705 ROCHESTER RD # -5729 TROY MI 48085-3354**

The "Right of Way Area" is a ten (10') foot wide easement on part of Grantor's Land. The centerline of the Right of Way Area shall be established in the as-built location of the centerline of Grantee's facilities, and shall be installed on Grantor's Land in the approximate location described as follows:

THE LEGAL DESCRIPTION OR EASEMENT DRAWING IS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- 1. Purpose:** The purpose of this Right of Way is to construct, reconstruct, modify, add to, repair, replace, inspect, operate and maintain underground utility line facilities, which may consist of poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers and accessories.
- 2. Access:** Grantee has the right of pedestrian and vehicular ingress and egress to and from the Right of Way Area over and across Grantor's Land.
- 3. Buildings or other Permanent Structures:** No buildings or other permanent structures or improvements may be constructed or placed in the Right of Way Area without Grantee's prior, written consent. Grantor agrees, at its own expense, to remove any improvement that interferes with the safe and reliable operation, maintenance and repair of Grantee's facilities upon the written demand of Grantee. If Grantor fails to comply with such demand, Grantor agrees that Grantee may remove any such improvement and bill Grantor for the cost thereof, which cost Grantor shall pay within thirty (30) days after demand therefor.
- 4. Excavation:** Pursuant to 2013 Public Act 174, MISS DIG (1-800-482-7171 or 811 in some areas) must be called before any excavation in the Right of Way Area may proceed.
- 5. Trees, Bushes, Branches, Roots, Structures and Fences:** Grantee may trim, cut down, remove or otherwise control any trees, bushes, branches and roots growing or that could grow or fall in the Right of Way Area and remove any structures, improvements, fences, buildings or landscaping in the Right of Way Area that Grantee believes could interfere with the safe and reliable construction, operation, maintenance and repair of Grantee's facilities. No landscaping, trees, plant life, structures, improvements or fences may be planted, grown or installed within 8 feet of the front door, or within 2 feet of the other sides, of transformers or switching cabinet enclosures, and Grantee shall not be responsible for any damage to, or removal of, landscaping, trees, plant life, structures, improvements and/or fences located in such areas.
- 6. Restoration:** If Grantee's agents, employees, contractors, subcontractors, vehicles or equipment damage Grantor's Land while entering Grantor's Land for the purposes stated in this Right of Way, then Grantee will restore Grantor's Land as nearly as is

reasonably practicable to the condition in which it existed prior to such damage. Restoration with respect to paved surfaces shall consist of asphalt cold patching of the damaged portion of any asphalted surfaces when the weather conditions suggest such use and the cement patching of the damaged portion of any cemented surfaces. Grantee shall have no liability, however, for the restoration or cost of any improvements located within the Right of Way Area, including, but not limited to, parking islands, gutters, fences or landscaping such as trees, bushes, or flowers (but not a simple lawn which, if damaged, will be patched and re-seeded by Grantee) that are damaged by Grantee in the course of constructing, reconstructing, modifying, adding to, repairing, replacing, operating or maintaining its facilities as described in paragraph 1 above.

7. **Successors:** This Right of Way runs with the land and binds and benefits Grantor's and Grantee's successors and assigns.

8. **Exemptions:** This Right of Way is exempt from transfer tax pursuant to MCL 207.505(a) and MCL 207.526(a).

9. **Governing Law:** This Right of Way shall be governed by the laws of the State of Michigan.

Grantor(s): City of Troy

By: _____

Name: Ethan D. Baker

Title: Mayor

Acknowledged before me in _____ County, Michigan, on _____, 2022, by: Ethan D. Baker, Its: Mayor for City of Troy, a Michigan municipal corporation.

Notary's

Stamp _____

Acting in _____ County, Michigan

Notary's

Signature _____

Grantor(s): City of Troy

By: _____

Name: M. Aileen Dickson

Title: City Clerk

Acknowledged before me in _____ County, Michigan, on _____, 2022, by: M. Aileen Dickson, Its: City Clerk for City of Troy, a Michigan municipal corporation.

Notary's

Stamp _____

Acting in _____ County, Michigan

Notary's

Signature _____

Drafted by and when recorded, return to: Cassandra Dansby, DTE Electric Company, NW Planning & Design, 1970 Orchard Lake Rd., Sylvan Lake, MI 48320

PROPERTY DESCRIPTION
T2N, R11E, SEC 10 NE
1/4 EXC N 60 FT TAKEN
FOR RD, ALSO EXC E 75
FT TAKEN FOR RD
156.01 A 3-13-03 CORR

LEGEND

SET NEW POLE

CABLE POLE / RISER

POSITION OF SWEEP UP CABLE POLE

BURIED PRIMARY CABLE (ALL VOLTAGES)

BURIED SECONDARY CABLE

SINGLE DUCT OCCUPIED

DOUBLE DUCT 1 - OCCUPIED

SINGLE DUCT-TO BLIND END FOR FUTURE USE

PAD-MOUNTED TRANSFORMER

DIRECTION OF TRANSFORMER DOOR OPENING

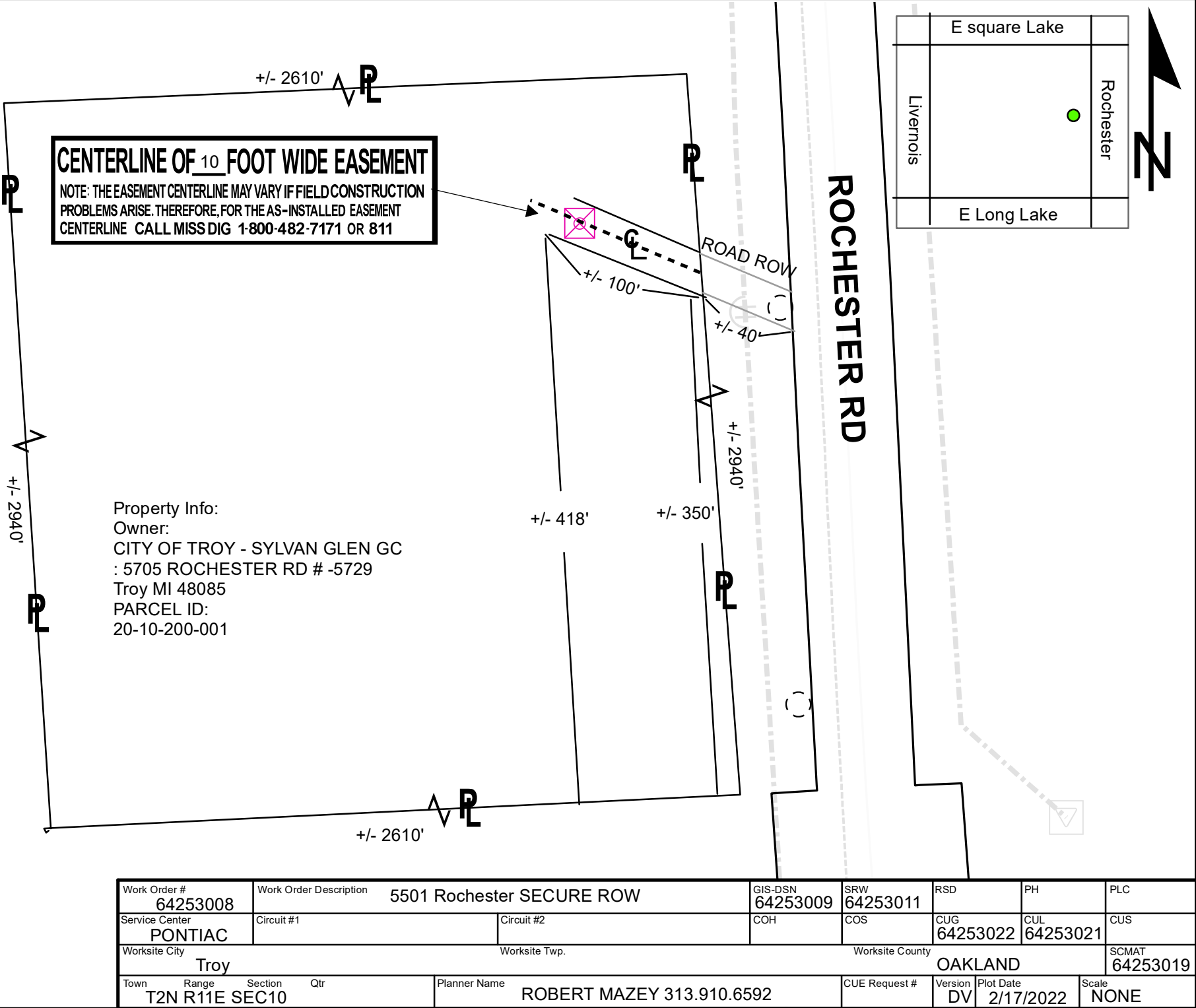
GUARD POST

P.S.C. PRIMARY SWITCH CABINET

S.C.C. SEPARABLE CONNECTION CABINET

NOTICE

LOCATIONS OF UNDERGROUND FACILITIES ON THIS
DRAWING ARE ONLY APPROXIMATE. EXACT LOCATIONS
MUST BE DETERMINED BY THE UTILITY COMPANIES.
FOR EXACT LOCATIONS, TELEPHONE MISS DIG ON
1-800-482-7171 AS REQUIRED BY PUBLIC ACT 53
OF 1974 BEFORE DOING ANY POWER EXCAVATING.



Work Order # 64253008	Work Order Description 5501 Rochester SECURE ROW	GIS-DSN 64253009	SRW 64253011	RSD	PH	PLC
Service Center PONTIAC	Circuit #1	Circuit #2	COH	COS	CUG 64253022	CUL 64253021
Worksite City Troy	Worksite Twp.	Worksite County OAKLAND	SCMAT 64253019	CUS		
Town T2N	Range R11E	Section SEC10	Qtr	Planner Name ROBERT MAZEY 313.910.6592	CUE Request #	Version DV
		Plot Date 2/17/2022	Scale NONE			



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-12

CITY COUNCIL AGENDA ITEM

Date: May 18, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Four Permanent Easements, Meadows of Troy,
Sidwell #88-20-01-300-016

History

As part of the proposed Meadows of Troy Cluster Site Condominium development the City of Troy received four permanent easements for franchise and public utilities, emergency ingress and egress, sanitary sewers, and water mains, from Robertson Meadows, LLC, owner of the property having Sidwell #88-20-01-300-016.

Located in Section 1 on the north side of Square Lake Road, east of John R Road, Meadows of Troy is a 31 detached unit, one-family cluster project. Troy City Council gave preliminary site plan approval on June 14, 2021.

Financial

The consideration amount on each document is \$1.00.


Recommendation

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



GIS Online

Legend:

 Tax Parcel



Notes:

Meadows of Troy
88-20-01-300-016
Easements

Map Scale: 1=848
Created: May 18, 2022



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

**PERMANENT EASEMENT
FOR PUBIC AND FRANCHISE UTILITIES**

Sidwell #88-20-01-300-016 (part of)

ROBERTSON MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **public and franchise utilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

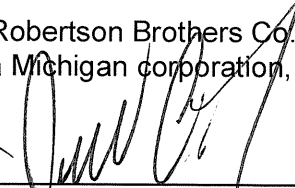
The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 18th day of May A.D. 2022.

ROBERTSON MEADOWS, LLC,
a Michigan limited liability company

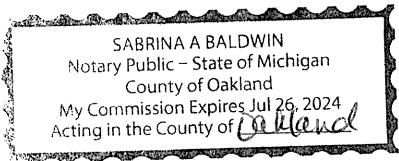
By: Robertson Brothers Co.,
a Michigan corporation, Manager

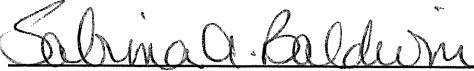
By: 
James V. Clarke

Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 18th day of May, 2022, before me, personally appeared James V. Clarke, President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Meadows, LLC, a Michigan limited liability company, on behalf of the corporation and company.




Sabrina A. Baldwin, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: July 26, 2024

Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

EXHIBIT "A"
SKETCH OF 10' WIDE PUBLIC &
FRANCHISE UTILITY EASEMENT

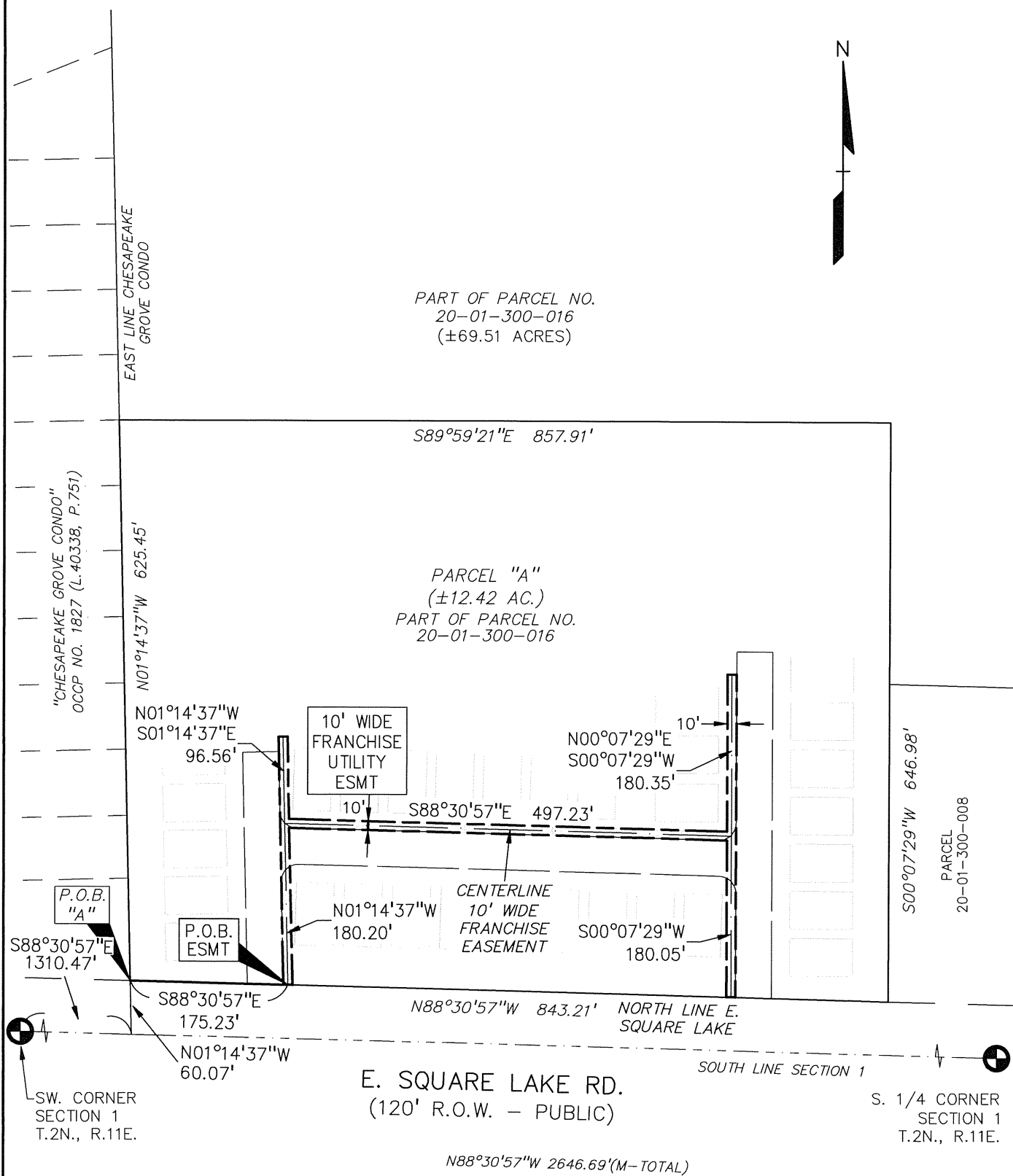


EXHIBIT "B"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(BY PEA GROUP)

PARCEL A
PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE S88°30'57"E ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND N01°14'37"W 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WIDE); THENCE CONTINUING N01°14'37"W, 625.45 FEET ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS; THENCE S89°59'21"E, 857.91 FEET; THENCE S00°07'29"W, 646.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. SQUARE LAKE ROAD; THENCE ALONG SAID NORTH LINE, N88°30'57"W, 843.21 FEET TO THE POINT OF BEGINNING. CONTAINING: 12.42 ACRES MORE OR LESS

LEGAL DESCRIPTION
(BY PEA GROUP)

10' WIDE FRANCHISE UTILITY EASEMENT
A 10' wide franchise utility easement over part of the Southwest 1/4 of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:
Commencing at the southwest corner of said Section 1; thence along the south line of said section, S88°30'57"E, 1310.47 feet; thence N01°14'37"W, 60.07 feet to the north line of E. Square Lake Road (120 feet wide); thence along said north line, S88°30'57"E, 175.23 feet to the POINT OF BEGINNING;
thence N01°14'37"W, 180.20 feet;
thence continuing N01°14'37"W, 96.56 feet;
thence S01°14'37"E, 96.56 feet;
thence S88°30'57"E, 497.23 feet;
thence N00°07'29"E, 180.35 feet;
thence S00°07'29"W, 180.35 feet;
thence continuing S00°07'29"W, 180.05 feet to the aforementioned north line of E. Square Lake Road and the POINT OF ENDING.

**PERMANENT EASEMENT
FOR EMERGENCY INGRESS & EGRESS**

Sidwell #88-20-01-300-016(part of)

ROBERTSON MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address 6905 Telegraph Road, Suite 200, Bloomfield Hills, MI 48301 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084, grants to the Grantee, **the right to traverse over all roads by emergency and/or service vehicles for the purpose of ingress and egress for fire and police protection, ambulance and rescue services and other lawful governmental or private emergency services** over the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

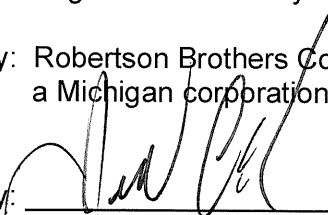
The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 18th day of May A.D. 2022.

ROBERTSON MEADOWS, LLC,
a Michigan limited liability company

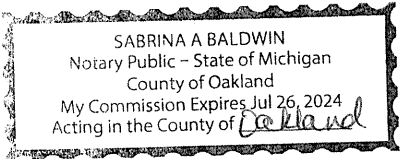
By: Robertson Brothers Co.,
a Michigan corporation, Manager


By: 
James V. Clarke

Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

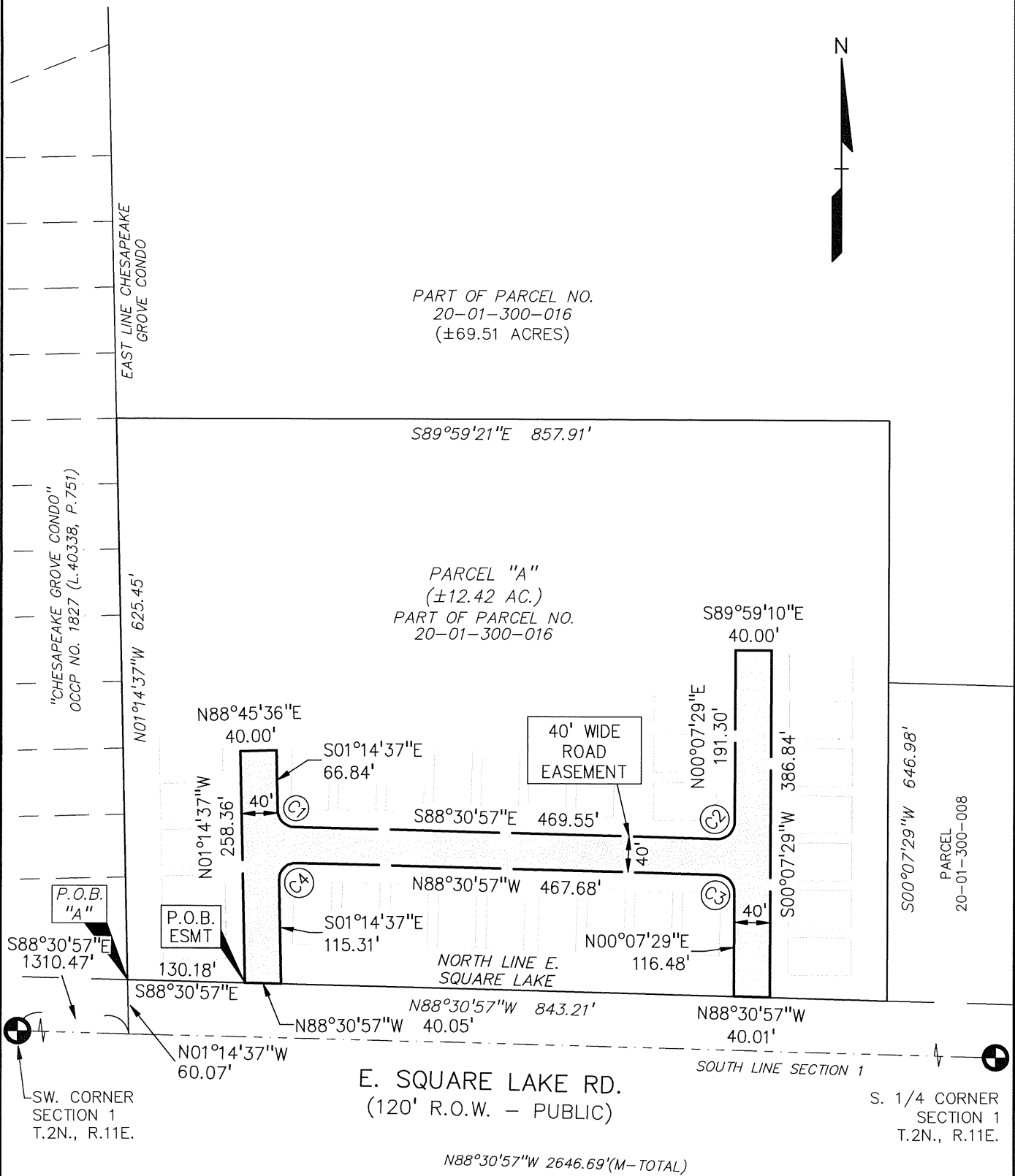
On this 18th day of May, 2022, before me, personally appeared James V. Clarke, President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Meadows, LLC, a Michigan limited liability company, on behalf of the corporation and company.




Sabrina A. Baldwin, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: July 26, 2024

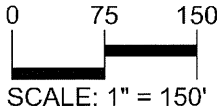
Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

EXHIBIT "A"
SKETCH OF 40' WIDE EASEMENT FOR EMERGENCY
INGRESS & EGRESS



Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	29.05'	19.00'	87°36'12"	S44°42'51"E	26.30'
C2	30.30'	19.00'	91°21'34"	N45°48'16"E	27.19'
C3	29.39'	19.00'	88°38'26"	N44°11'44"W	26.55'
C4	30.66'	19.00'	92°28'18"	S45°14'54"W	27.44'

ROBERTSON BROTHERS CO.
6905 TELEGRAPH RD, SUITE 200
BLOOMFIELD HILLS, MI 48301



SHEET 1 OF 2
DEC. 2, 2021
2018-169

PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT "B"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(BY PEA GROUP)

PARCEL A

PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE S88°30'57"E ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND N01°14'37"W 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WIDE); THENCE CONTINUING N01°14'37"W, 625.45 FEET ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS; THENCE S89°59'21"E, 857.91 FEET; THENCE S00°07'29"W, 646.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. SQUARE LAKE ROAD; THENCE ALONG SAID NORTH LINE, N88°30'57"W, 843.21 FEET TO THE POINT OF BEGINNING. CONTAINING: 12.42 ACRES MORE OR LESS

LEGAL DESCRIPTION
(BY PEA GROUP)

40' WIDE ROAD EASEMENT

A 40' wide road easement over part of the Southwest 1/4 of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:
Commencing at the southwest corner of said Section 1; thence along the south line of said section, S88°30'57"E, 1310.47 feet; thence N01°14'37"W, 60.07 feet to the north line of E. Square Lake Road (120 feet wide); thence along said north line, S88°30'57"E, 130.18 feet to the POINT OF BEGINNING;
thence N01°14'37"W, 258.36 feet;
thence N88°45'36"E, 40.00 feet;
thence S01°14'37"E, 66.84 feet;
thence C1) 29.05 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears S44°42'51"E, 26.30 feet;
thence S88°30'57"E, 469.55 feet;
thence C2) 30.30 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears N45°48'16"E, 27.19 feet;
thence N00°07'29"E, 191.30 feet;
thence S89°59'10"E, 40.00 feet;
thence S00°07'29"W, 386.84 feet to the aforementioned north line of E. Square Lake Road;
thence along said north line, N88°30'57"W, 40.01 feet;
thence N00°07'29"E, 116.48 feet;
thence thence C3) 29.39 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears N44°11'44"W, 26.55 feet;
thence N88°30'57"W, 467.68 feet;
thence thence C4) 30.66 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears S45°14'54"W, 27.44 feet;
thence S01°14'37"E, 115.31 feet to the aforementioned north line of E. Square Lake Road;
thence along said north line, N88°30'57"W, 40.05 feet to the POINT OF BEGINNING.

PERMANENT EASEMENT
FOR SANITARY SEWERS

Sidwell #88-20-01-300-016 (part of)

ROBERTSON MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

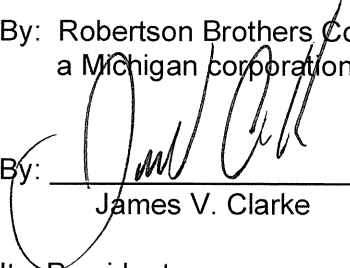
The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 18th day of May A.D. 2022.

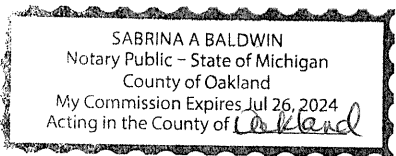
ROBERTSON MEADOWS, LLC,
a Michigan limited liability company

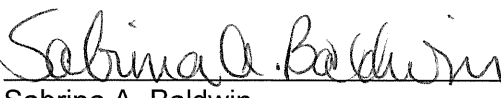
By: Robertson Brothers Co.,
a Michigan corporation, Manager

By: 
James V. Clarke
Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

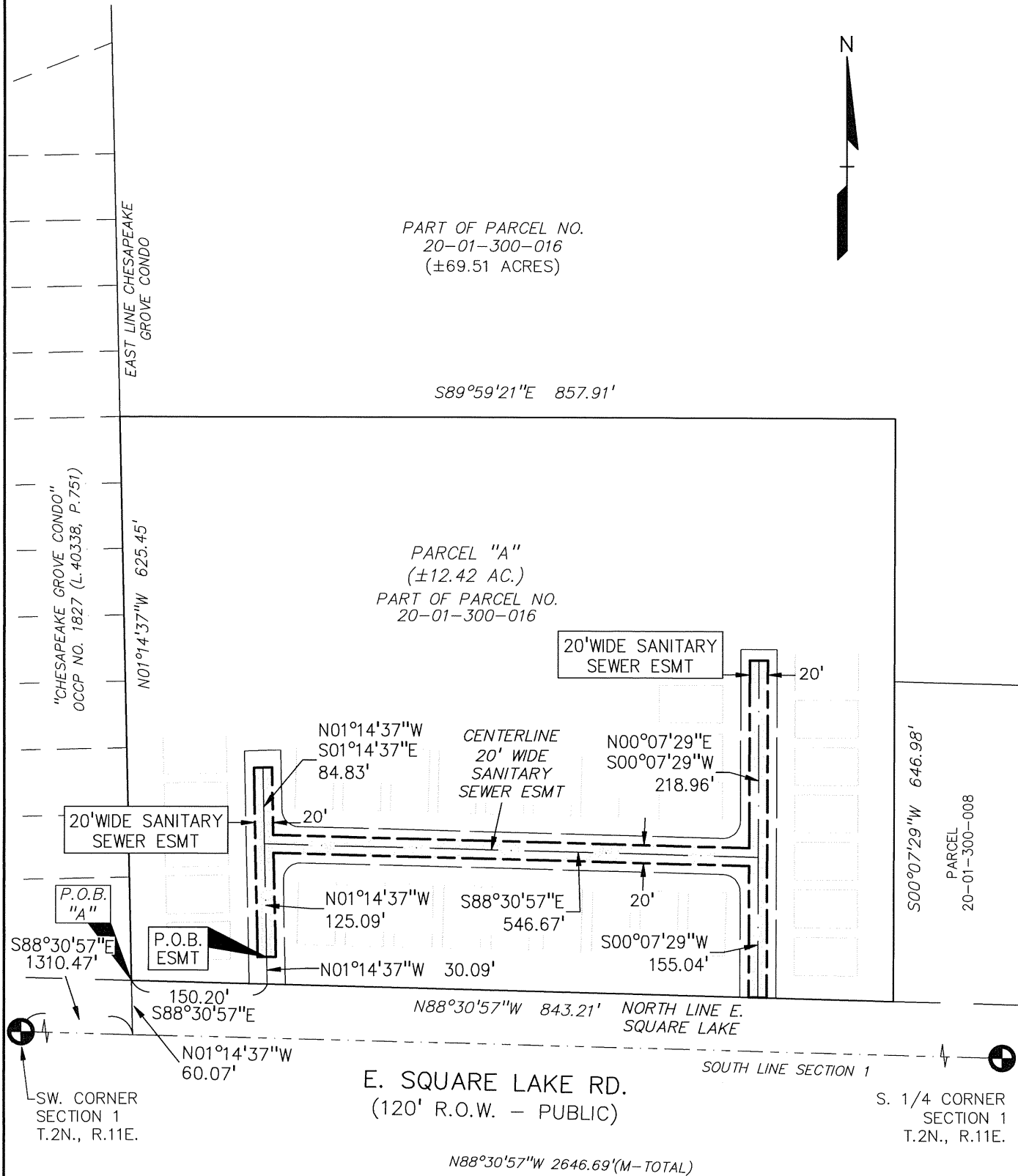
On this 18th day of May, 2022, before me, personally appeared James V. Clarke, President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Meadows, LLC, a Michigan limited liability company, on behalf of the corporation and company.



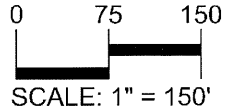

Sabrina A. Baldwin, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: July 26, 2024

Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

EXHIBIT "A"
SKETCH OF 20' WIDE SANITARY SEWER EASEMENT



ROBERTSON BROTHERS CO.
6905 TELEGRAPH RD, SUITE 200
BLOOMFIELD HILLS, MI 48301



SHEET 1 OF 2
DEC. 2, 2021
2018-169

PEA
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EXHIBIT "B"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(BY PEA GROUP)

PARCEL A

PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE S88°30'57"E ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND N01°14'37"W 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WIDE); THENCE CONTINUING N01°14'37"W, 625.45 FEET ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS; THENCE S89°59'21"E, 857.91 FEET; THENCE S00°07'29"W, 646.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. SQUARE LAKE ROAD; THENCE ALONG SAID NORTH LINE, N88°30'57"W, 843.21 FEET TO THE POINT OF BEGINNING. CONTAINING: 12.42 ACRES MORE OR LESS

LEGAL DESCRIPTION
(BY PEA GROUP)

20' WIDE SANITARY SEWER EASEMENT

A 20 foot wide sanitary sewer easement over part of the Southwest 1/4 of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:
Commencing at the southwest corner of said Section 1; thence along the south line of said section, S88°30'57"E, 1310.47 feet; thence N01°14'37"W, 60.07 feet to the north line of E. Square Lake Road (120 feet wide); thence along said north line, S88°30'57"E, 150.20 feet; thence N01°14'37"W, 30.09 feet to the POINT OF BEGINNING;
thence continuing, N01°14'37"W, 125.09 feet;
thence N01°14'37"W, 84.83 feet;
thence S01°14'37"E, 84.83 feet;
thence S88°30'57"E, 546.67 feet;
thence N00°07'29"E, 218.96 feet;
thence S00°07'29"W, 218.96 feet;
thence continuing S00°07'29"W, 155.04 feet to the aforementioned north line of E. Square Lake Road to the POINT OF ENDING.

PERMANENT EASEMENT
FOR WATER MAINS

Sidwell #88-20-01-300-016 (part of)

ROBERTSON MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **water mains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

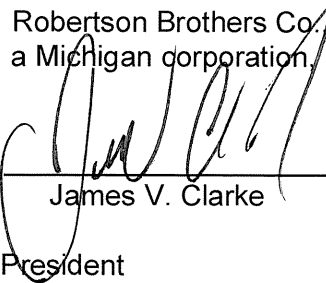
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IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 18th day of May A.D. 2022.

ROBERTSON MEADOWS, LLC,
a Michigan limited liability company

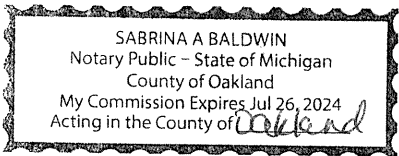
By: Robertson Brothers Co.
a Michigan corporation, Manager

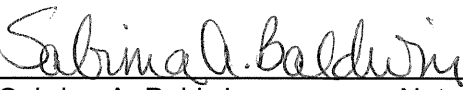
By: 
James V. Clarke

Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 18th day of May, 2022, before me, personally appeared James V. Clarke, President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Meadows, LLC, a Michigan limited liability company, on behalf of the corporation and company.




Sabrina A. Baldwin, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: July 26, 2024

Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

EXHIBIT "A"
SKETCH OF 20' WIDE WATER MAIN
EASEMENT

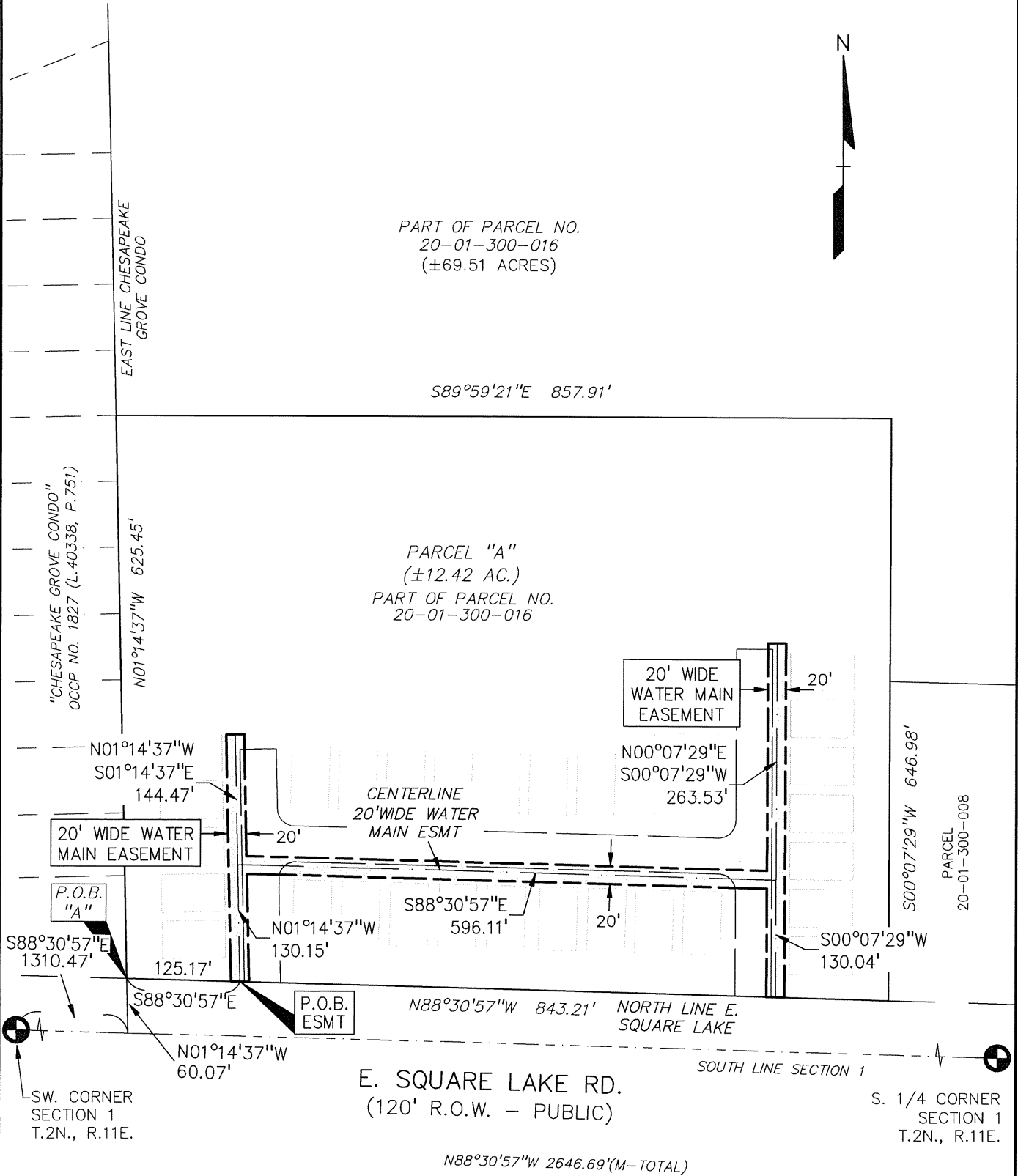


EXHIBIT "B"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(BY PEA GROUP)

PARCEL A

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LEGAL DESCRIPTION
(BY PEA GROUP)

20' WIDE WATER MAIN EASEMENT

A 20 foot wide water main easement over part of the Southwest 1/4 of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:
Commencing at the southwest corner of said Section 1; thence along the south line of said section, S88°30'57"E, 1310.47 feet; thence N01°14'37"W, 60.07 feet to the north line of E. Square Lake Road (120 feet wide); thence along said north line, S88°30'57"E, 125.17 feet to the POINT OF BEGINNING;
thence N01°14'37"W, 130.15 feet;
thence N01°14'37"W, 144.47 feet;
thence S01°14'37"E, 144.47 feet;
thence S88°30'57"E, 596.11 feet;
thence N00°07'29"E, 263.53 feet;
thence S00°07'29"W, 263.53 feet;
thence continuing S00°07'29"W, 130.04 feet to the aforementioned north line of E. Square Lake Road to the POINT OF ENDING.



Berkley • Beverly Hills • Birmingham • Clawson • Ferndale • Hazel Park • Huntington Woods • Lathrup Village • Oak Park • Pleasant Ridge • Royal Oak • Troy

May 2, 2022

Aileen Dickson
City Clerk
City of Troy
500 West Big Beaver Road
Troy, MI 48084

Subject: Appointment of Alternate

Dear Ms. Dickson:

Article VII of the Articles of Incorporation of SOCRRA provides that each municipality shall annually appoint a representative and an alternate to the Board of Trustees. This representative shall serve during the next fiscal year following his appointment and/or until his successor is appointed.

The present representative and alternate representative for the City of Troy are as follows:

Representative

Alternate

K. Bovensiep

A. Levin

It is requested that the City Commission, by resolution, appoint a representative and alternate representative to represent the City of Troy on the Board of Trustees of SOCRRA for the fiscal year beginning July 1, 2022.

Please forward a certified copy of this resolution to SOCRRA, 3910 W. Webster Road, Royal Oak, MI 48073-6764.

Very truly yours,

Jeffrey A. McKeen, P.E.
General Manager

JAM/cf



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: May 19, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
William J. Huotari, City Engineer/Traffic Engineer

Subject: Traffic Committee Recommendations and Minutes – May 18, 2022

At the Traffic Committee meeting of May 18, 2022, the following recommendations were made for City Council approval:

4. Request for Revisions to No Parking Signs – Torpey Road, east of Rochester Road

RESOLVED, that the existing No Parking signs on the south side of Torpey Road, east of Rochester Road be **MODIFIED** to NO PARKING 7:45 AM – 8:45 AM and 2:30 PM – 3:30 PM, SCHOOL DAYS ONLY.

5. Request for No Parking Zone – Axtell Road at Bayberry Place Condominiums

RESOLVED, that a No Parking zone be **ESTABLISHED** on the east side of Axtell Road between the southerly entrance to Bayberry Place Condominiums to a point fifty (50) feet to the south; between the southerly entrance to Bayberry Place Condominiums to a point fifty (50) feet to the north; and the northerly entrance to Bayberry Place Condominiums to a point fifty (50) feet to the south.

6. Request for Traffic Control – Brook Hollow Drive at Lamb Road

RESOLVED, that the intersection of Brook Hollow Drive at Lamb Road be **MODIFIED** from NO traffic control to a STOP sign on the Brook Hollow Drive approach to the intersection.

7. Request for Traffic Control – Eleanor Avenue at Rockfield Avenue

RESOLVED, that the intersection of Eleanor Avenue at Rockfield Avenue be **MODIFIED** from NO traffic control to a STOP sign on the Rockfield Avenue approach to the intersection.

8. Request for Traffic Control – Carter Avenue at Virgilia Avenue

RESOLVED, that the intersection of Carter Avenue at Virgilia Avenue be **MODIFIED** from Stop control on the Virgilia Avenue approaches to ALL-WAY STOP control at the intersection of Carter Avenue at Virgilia Avenue.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

9. Request for Traffic Control – Oakcrest Drive at Highland Drive

RESOLVED, that the intersection of Oakcrest Drive at Highland Drive be **MODIFIED** from NO traffic control to a STOP sign on the Highland Drive approach to the intersection.

Minutes of the meeting are attached.

WJH/G:\Traffic\aaa Traffic Committee\2022\5_May 18\City Council Item\20220518 Traffic Committee Recommendation and Minutes.docx

A regular meeting of the Troy Traffic Committee was held Wednesday, May 18, 2022 in the Council Boardroom at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

Present: Richard Kilmer
Cindy Nurak
Al Petrulis
Sunil Sivaraman
Abi Swaminathan
Cynthia Wilsher
Pete Ziegenfelder
Tyler Koralewski, Student Representative

Absent: None

Also present: Sgt. Brian Warzecha, Police Department
Lt. Chuck Roberts, Fire Department
Paul Lukas 1850 Axtell
Vivek Kumar 1840 Axtell
Rocco Spagnuolo 4120 Cypress
Jade Nason 237 Carter
Maggie Howard 238 Carter
Catie Krebs 469 Scottsdale
Suhavi Grewal 336 Bracken
Ameen Chbihi 1966 Pelican
Caleb Miko 5348 Clearview
Heather Novetsky 1637 Oakcrest
Jefrey Fishman 1777 Axtell
Roger Ludim 1870 Axtell
Bill Huotari, City Engineer/Traffic Engineer

2. Minutes – April 20, 2022

Resolution # 2022-05-09
Moved by Kilmer
Seconded by Sivaraman

To approve the April 20, 2022 minutes as printed.

Yes: Kilmer, Nurak, Petrulis, Sivaraman, Swaminathan, Wilsher, Ziegenfelder
No: None
Absent: None

MOTION CARRIED

PUBLIC HEARINGS

3. No Public Hearings

REGULAR BUSINESS

4. Request for Revisions to No Parking Signs – Torpey Road, east of Rochester Road

Troy PSA Buckbee requested that the existing No Parking signs on the south side of Torpey Road be reviewed as the current language is confusing and is left open to interpretation.

The north side of Torpey Road is the fire hydrant side and is posted No Parking with no limitations and applies at all times. The south side is currently posted “NO PARKING EXCEPT SUNDAYS & HOLIDAYS”. “SUNDAYS” are evident but “HOLIDAYS” is open ended and up for interpretation.

The existing No Parking signs have been in place since the early 1980’s but background information for the reason behind the language included on the signs is not available in a review of records. Current “holidays” are difficult to ascertain due to the increasing number of holidays observed.

In order to remove the ambiguity, Troy Police Department requests that the existing No Parking signs on the south side of Torpey be modified to be consistent with the language used near other schools, such as the No Parking signs on Boyd (i.e. time limited based on arrival and dismissal times on School Days Only). No parking signs on Boyd are noted as “7:15 AM – 8:15 AM and 2:00 PM – 2:45 PM, SCHOOL DAYS ONLY” based on the International Academy (IA) arrival time of 7:45 AM and dismissal time of 2:35 PM.

Baker Middle School arrival time is 8:19 AM and dismissal time is 3:03 PM.

There was no public comment on this item.

Mr. Kilmer supports the Police Department but he cannot support this item. The signs have been in place since the early 1980’s and residents have not come forward to request a change in the signs. He sees no issues on Torpey. The times he has been out there, he has seen no cars even parking on the street. He sees no reason to change the signs. Cars should be in the driveway and not in the street. Residents should support the change.

Mr. Petrulis stated that the Police Department is just looking for consistency in the No Parking signs, not the removal of no parking restrictions.

Mr. Sivaraman asked Sgt. Warzecha to clarify the Police Department request.

Sgt. Warzecha explained the “HOLIDAYS” can mean many different days to many people. The Police Department is looking for consistent signage so the public and Police Department all have the same understanding of any restrictions.

Mr. Ziegenfelder supports the change as it is clear and consistent.

Resolution # 2022-05-10

Moved by Sivaraman

Seconded by Swaminathan

RESOLVED, that the existing No Parking signs on the south side of Torpey Road, east of Rochester Road be **MODIFIED** to NO PARKING 7:45 AM – 8:45 AM and 2:30 PM – 3:30 PM, SCHOOL DAYS ONLY.

Yes: Kilmer, Nurak, Sivaraman, Swaminathan, Wilsher, Ziegenfelder

No: None

Absent: None

MOTION CARRIED

5. Request for No Parking Zone – Axtell Road at Bayberry Place Condominiums

Homestead Property Management is responsible for the Bayberry Place Condominiums on the east side of Axtell Road, north of Maple Road. The property management firm has received comments and concerns from their residents regarding vehicles parking on the east side of Axtell, near the entrance/exit to the site. These parked vehicles create a hazardous condition by limiting visibility of oncoming traffic.

The west side of Axtell Road is posted No Parking at all times due to it being the fire hydrant side of the street.

Traffic Engineering received five (5) emails in support of establishing a No Parking zone and one (1) email in opposition.

I won't be able to attend the 5/18 meeting @ 7:30p, so I just wanted to note that, following accidents some years ago, there had already been a No-Parking zone put in (some feet of yellow curb immediately preceding the site entrance when coming from Maple), but, some years later, when roadwork was done (including redoing the curbs), that yellow paint was never reapplied. Was that an oversight for a Zone that still exists or was the Zone actually removed intentionally? I'm in favor of having it, as coming out of that driveway is dangerous without that road visibility, but worse is coming in, as 1 can't see pedestrians in or near that driveway. When the zone was there, it made that possible & safe.

Ted Samuel
248-602-0833
1880 Axtell Dr #3
Bayberry Place

Good morning,

I have been an owner at Bayberry Place for the last 15 years and have been parking on Axtell for the last 3 years in front of my building, the door exiting to Axtell (1902). I realize that

this is not really your concern however there is no parking in the complex. The nearest parking spot is a half of block away from my building, there are cars just sitting there not being used because they don't start, cars park in unauthorized parking spaces, children riding their bikes in the parking lot like its a park and just a bunch of careless individuals. I prefer to park my car on Axtell. I have parked in the complex parking lot given I have owned it for 15 years and yes at times it is difficult to see pulling out however Axtell is not really a high traffic area. Its only one sided street parking and its not a ton of cars. Yes, the speed limit is 25 and I do see that people at times exceed the limit - there's always someone, however overall its fine . I personally would like a sidewalk that leads from Axtell to the street, in addition to having a light at the end of Axtell and Maple, that is where the concern should really be.

Thank you,

--

Melissa M. Fernandez

Hi Mr. Willam J Huotari,

I see the Traffic committee meeting on May 18th, 2022 - 1890 Axtell Drive at Bayberry Place condominium agenda and support the No Parking Zone.

Reason for my support:

Every day I see cars parked very close to Bayberry Condo entrance /exit corner causing a blindspot turning left as we are to exit Bayberry near the 1890 building.

Why we need No parking Zone:

There is a very likely chance of an accident at this corner as cars race through this street at more than 40 MPH (while coming from Somerset or Maple side). parked cars create the blind spot at this corner.

Potential solution:

I am requesting at least 4 cars in length from the Bayberry condo entrance/exit corner. Assuming one car length as 15 feet, I suggest we implement 60 feet car length as no parking zone.

To support my statement - I have attached some pictures that affirm my statement and show how careless people are when they park their car at the very corner of the entrance/exit.

Thank & Regards,
Vivek Kumar

Hello Mr. Huotari,

I'm a resident of 1820 Axtell Dr, Troy, MI 48084 (Bayberry) and I'd like to provide my comments for the proposed no parking zone on Axtell.

I think due to the residents whom live near the Axtell side of the complex we need to keep

parking on Axtell. However, it's very difficult to pull out onto Axtell from the entrances due to the cars parking so close to the driveway. I propose preventing parking so close to the driveways and leaving enough space on Axtell so that drivers don't have such a difficult time pulling out of the complex. I have nearly gotten hit while pulling out numerous times. My son is a new driver and I am worried for him too. Visibility is very limited.

Thank you,
natalie nelson

Hello William, thank you for the work you do for our community. I wanted to attend the meeting this evening regarding a request for no parking zone on Axtell Drive, but my schedule will not permit.

I would like to request that the east side of Axtell Drive be made a no parking zone within at least 300 feet of 1890 Axtell Dr. There is ample parking for residents in Bayberry Place, covered and non. Often, when I am leaving the parking lot onto Axtell, there are vehicles parked on the east side very close to the entrance, making it difficult to see oncoming traffic clearly.

Some residents who park on the street regularly may need to walk a little bit further to their vehicles if parking in a new location, but this will keep the roadway clear of any obstructions and allow for greater visibility for those turning onto Axtell.

I encourage you to adopt this measure and thank you for your consideration.

Scott Fink
1924 Axtell Dr, Troy, MI 48084

Mr. Vivek Kumar of 1840 Axtell was at the meeting and stated that vehicles park too close to the entrances to the development. These parked cars obstruct the visibility of traffic on Axtell and pedestrians along the sidewalk. There is parking for the development in the parking lot but some residents choose to park along Axtell as it is closer to their unit. The south entrance is also the school bus stop and the school bus currently has to stop in the middle of the road to pick up students due to the parked cars along the curb at the southerly entrance.

Mr. Roger Ludim of 1870 Axtell stated that vehicles drive at high speeds on Axtell and you can't see them coming due to the close proximity of the parked vehicles. He stated that there are 50-75 children in the complex. He would like to see a No Parking zone that provides enough space for the school bus to be able to pull up next to the curb at the southerly entrance.

Ms. Nurak stated that parking along Axtell has always been a problem.

Resolution # 2022-05-11
Moved by Sivaraman
Seconded by Nurak

RESOLVED, that a No Parking zone be **ESTABLISHED** on the east side of Axtell Road between the southerly entrance to Bayberry Place Condominiums to a point fifty (50) feet to the south; between the southerly entrance to Bayberry Place Condominiums to a point fifty (50) feet to the north; and the northerly entrance to Bayberry Place Condominiums to a point fifty (50) feet to the south.

Yes: Kilmer, Nurak, Petrulis, Sivaraman, Swaminathan, Wilsher, Ziegenfelder
No: None
Absent: None

MOTION CARRIED

6. Request for Traffic Control – Brook Hollow Drive at Lamb Road

Traffic Committee member Kilmer requests that the intersection of Brook Hollow Drive at Lamb Road be reviewed for purposes of traffic control at the intersection. He stated that the lack of traffic control signage creates a hazardous situation for drivers and pedestrians.

Traffic Engineering received two (2) emails in support of establishing a No Parking zone and no emails in opposition.

Hello Mr William,

This Venkateswarlu Inturi residing at 1270 Lamb Dr Troy. Due to another schedule, I am not able to make it to the meeting on May 18 2022. We are witnessing lot of vehicles going above 25mph and I think it will put pedestrians and kids waiting for School bus (This junction is Larson School Bus stop), riding bikes under risk. I would request you to put a STOP sign at BrookHollow and Lamb Dr Interaction.

Thanks & Regards
Venkateswarlu Inturi

Hello,

My family resides at 1281 Lamb Dr., almost directly across from the exit/entrance to Brook Hollow. I would like to comment on the proposal for a Stop Sign to be installed at this intersection on Brook Hollow. We have had many incidents where we are backing out of our driveway and a vehicle is coming out of Brook Hollow at the same time. Typically, the vehicle coming out of Brook Hollow tries to speed up and get past us before we complete our exit from our property. There is a definite blind spot for us as we are baking out and the people exiting are not yielding to us at all. Last year a driver was exiting from Brook Hollow and ran into our mailbox and completely broke the wood post holding the mailbox. The young driver said he momentarily lost control as he was making the left turn out of Brook Hollow. We had to replace the mailbox. Lamb Drive continues to have an increase in traffic due to new housing at Rochester Road and on Brook Hollow. In addition, Lamb Road is used as an approach to both Costello Elementary School and as a back entrance to drop off students attending Athens High School, via Rockfield (off of Eleanor).

I was very surprised that the City of Troy did not install a stop sign when the subdivision was built. It basically allows the drivers exiting from Brook Hollow freedom to speed up and try to make their turn as traffic is approaching. There are more children and teenagers living on both Lamb Drive and Brook Hollow. Since the sidewalks are not contiguous on Lamb Drive, many people walk and bicycle in the street. For the safety of all children at the bus stop at Lamb and Brook Hollow, as well as bicyclists and walkers, it is essential that the Traffic Committee install a stop sign at this intersection.

Sincerely,

Rhonda Berger
Marvin Correia
1281 Lamb Dr

Ms. Nurak stated that this is a t-intersection and a sign would remind motorists who has the right-of-way.

Mr. Ziegenfelder stated that he supports stop signs at intersections.

Ms. Wilsher agreed that stop signs are the best.

Ms. Swaminathan is concerned that if a Yield sign is placed it may need to be replaced with a Stop sign in the near future.

Resolution # 2022-05-12
Moved by Kilmer
Seconded by Sivaraman

RESOLVED, that the intersection of Brook Hollow Drive at Lamb Road be **MODIFIED** from NO traffic control to a STOP sign on the Brook Hollow Drive approach to the intersection.

Yes: Kilmer, Petrulis, Sivaraman, Swaminathan, Wilsher, Ziegenfelder
No: Nurak
Absent: None

MOTION CARRIED

7. Request for Traffic Control – Eleanor Avenue at Rockfield Avenue

Traffic Committee member Kilmer requests that the intersection of Eleanor Avenue at Rockfield Avenue be reviewed for purposes of traffic control at the intersection. He stated that the lack of traffic control signage creates a hazardous situation for drivers and pedestrians.

Traffic Engineering received no emails in support of the request and one (1) email in opposition.

I would like to express my opinion about a possible stop sign at Eleanor and Rockfield. I'm

completely against it. We don't need one there at all. I don't notice speeding on Eleanor, if that's the purpose and I live on Eleanor. If any sign at all, maybe a yield sign but don't really feel that's necessary either. Eleanor is a short street and it certainly doesn't need a stop sign in the middle of it! Thank you, Ann Hanson

Mr. Kilmer stated that the request he made came via a resident in the area.

Mr. Petrulis pointed out that the only resident input that the Traffic Committee received is in opposition to the request.

Mr. Ziegenfelder clarified that the request would be for a Stop sign on Rockfield.

Mr. Nurak stated that she would prefer a Yield sign.

Resolution # 2022-05-13

Moved by Kilmer

Seconded by Petrulis

RESOLVED, that the intersection of Eleanor Avenue at Rockfield Avenue be **MODIFIED** from NO traffic control to a STOP sign on the Rockfield Avenue approach to the intersection.

Yes: Kilmer, Petrulis, Sivaraman, Swaminathan, Wilsher, Ziegenfelder

No: Nurak

Absent: None

MOTION CARRIED

8. Request for Traffic Control – Carter Avenue at Virgilia Avenue

Jade Nason of 237 Carter Avenue requests that the intersection of Carter Avenue at Virgilia Avenue be reviewed for purposes of ALL-WAY STOP at the intersection. Virgilia Avenue is controlled by Stop signs on the northbound and southbound approaches to Carter Avenue.

Ms. Nason stated that the intersection to the south (Carter Avenue at Lange Avenue) is an ALL-WAY STOP and is a mirror image of Carter Avenue at Virgilia Avenue. She added that Carter Avenue at Virgilia Avenue is the bus stop location and she is concerned about the children in the road waiting for the bus.

Traffic Engineering received five (5) emails and two (2) calls in support of the request and no emails in opposition.

To whom it may concern:

I want to express my full support for a four way stop at the intersection of Carter and Virgilia. I personally live at that intersection (238 Carter) and see daily, the need for a stop sign. I have lived here for seven years and have witnessed how a stop sign would be beneficial. This neighborhood (myself included) has many children and active adults that enjoy being out and about. We do not have sidewalks or street lights and an extra stop

sign would ensure some extra safety for all. I have seen people blow through the current stop sign and I have seen a car accident at this intersection as well. This intersection is also a bus stop for the middle school as well as the high school.

The safety of this neighborhood and it's residents should be taken into consideration when reviewing the option for a four way stop.

Thank you for your time,
Maggie Howard

Good afternoon,

I am writing today to request stop signs to be installed at the corner of Carter and Virgilia. The middle school bus stop is at that corner. In the winter, it is still dark outside when the kids are walking to the bus. A stop sign is necessary to slow traffic down from potentially hitting a child on the way to their bus stop. We do not have street lights and it's difficult to see some mornings. Our neighborhood does not have sidewalks and there is no choice but to walk in the street. I hope you will consider installing stop signs to help keep pedestrians safer in our neighborhood.

Thank you

Erika Herron
364 Paragon Dr.

I would like to add my support for making this intersection a 4 way stop. The additional stop signs on Carter would be consistent with the Lange/Virginia intersection. I think this would be a safer situation. I live on Paragon and drive this route multiple times a week.

Thanks for considering this.

John Eagan
109 Paragon Dr

Hello,

Our neighbors are speaking at the meeting tonight and I wanted to reiterate the importance of a stop sign at the intersection of Carter and Virgilia. As a resident in this area, we can attest that this intersection is not safe for those in our neighborhood. It is a busy intersection just one street off the main road, and many cars cut through this way during rush hour traffic. Additionally, it's a spot for multiple bus stops and is located dead center in our neighborhood, so it's a busy area for those out for walks and bike rides with their family. There are no sidewalks nearby, so all residents are forced to walk in the street. As a mother of three young boys, it is nerve-wracking to ride our bikes around this intersection because of how unpredictable the cars are as well as the speed they drive down the road. A stop sign would drastically cut down on many of these issues.

Thank you for your consideration.

Cody Schwartz

442 Paragon

My name is Tom Howard and I would like to express my support for a four way stop at the intersection of Virgilia and Carter. We have 2 children who like to ride bikes and as careful as they are, a second stop sign would help ensure their safety. We also have quite a few elderly neighbors who enjoy walking, but this neighborhood does not have sidewalks (or street lights). We also get quite a bit of cut through traffic at times and a four way stop would help with the recklessness that I have seen. This intersection is also a location for two separate Troy school bus stops which is a cause for concern. There's many children that wait for the bus here and walk home from this stop.

Thank you,
Tom Howard (238 Carter Dr.)

Traffic Engineering received a call from Martha Curry at 201 Carter in support of a Yield sign at the Carter Avenue at Virgilia Avenue intersection.

Ms. Curry stated that she has lived at her home for 53 years, about 300' from the intersection.

She added that there are small children in this area and feels Stop signs would be appropriate at the intersection to help control traffic.

Traffic Engineering received a call from Edith Marson at 212 Carter in support of a Stop sign at the Carter Avenue at Virgilia Avenue intersection.

Ms. Marson stated that she lives in the 2nd home from the corner.

She added that she is all for Stop signs at the intersection.

Ms. Jade Nason of 237 Carter discussed the need for ALL-WAY STOP at this intersection. She stated that it is for safety as there are no sidewalks or street lights in their subdivision and residents are very active. There are two (2) bus stops at this intersection. Many young children in the area. It is dark in the morning when children are walking to the bus stop. There is also cut-through traffic when the major roads get backed up. The intersection to the south is an ALL-WAY STOP and she feels Carter at Virgilia is a mirror image and should also be an ALL-WAY STOP.

Ms. Nurak supports ALL-WAY STOP at this intersection.

Mr. Petrulis stated that he supports Stop signs on Virgilia as-is.

Ms. Nurak added that the Safe Approach Speed was near 10 mph.

Resolution # 2022-05-14
Moved by Wilsher
Seconded by Swaminathan

RESOLVED, that the intersection of Carter Avenue at Virgilia Avenue be **MODIFIED** from Stop control on the Virgilia Avenue approaches to ALL-WAY STOP control at the intersection of Carter Avenue at Virgilia Avenue.

Yes: Kilmer, Nurak, Sivaraman, Swaminathan, Wilsher, Ziegenfelder
No: Petrulis
Absent: None

MOTION CARRIED

9. Request for Traffic Control – Oakcrest Drive at Highland Drive

Heather Novetsky of 1637 Oakcrest Drive requests that the intersection of Oakcrest Drive at Highland Drive be reviewed for purposes of traffic control. She states that the lack of traffic control is creating a hazardous condition. Ms. Novetsky added that the intersection is a bus stop and she is concerned about the children in the road waiting for the bus.

Traffic Engineering received one (1) email in support of the request and no emails in opposition.

Hello,

I received a notice in the mail regarding a request from a resident for a stop sign at Highland and Oakcrest. I do believe it would be a good idea to have a stop sign at this intersection as there is a bus stop right there. Also cars seem to sometimes go to the end of Highland and turn onto Oakcrest without really stopping. Oakcrest is a pretty busy street at this intersection so it seems like it would help for everyone's safety.

Thank you,

Dori Scott
3803 Highland

Ms. Novetsky of 1637 Oakcrest Drive stated that this intersection is the bus stop. There is currently no signage at the intersection. Children have to cross the road to get to or from the school bus.

Ms. Nurak noted that there are vehicles parked around the curve to the east which helps slow down traffic.

Mr. Sivaraman was concerned that this intersection is a school bus stop and there is no traffic control signage at the intersection.

Resolution #
Moved by Sivaraman
Seconded by Wilsher

RESOLVED, that the intersection of Oakcrest Drive at Highland Drive be **MODIFIED** from NO traffic control to an ALL-WAY STOP at the intersection.

Yes: Kilmer, Sivaraman, Wilsher
No: Nurak, Petrulis, Swaminathan, Ziegenfelder
Absent: None

MOTION FAILED

Ms. Nurak supports a Stop sign on Highland Drive but not an ALL-WAY STOP at the intersection.

Sgt. Warzecha stated that he does not see the need for ALL-WAY STOP at the intersection. A school bus has stop signs that the bus driver deploys when they stop to pick up or drop off children. The bus is there for 4-5 minutes per day and a single Stop sign would be sufficient to assign right-of-way at the intersection.

Mr. Petrulis stated that the curve to the east acts to slow down traffic. He feels that a single stop sign is appropriate at this intersection.

Resolution # 2022-05-15
Moved by Sivaraman
Seconded by Wilsher

RESOLVED, that the intersection of Oakcrest Drive at Highland Drive be **MODIFIED** from NO traffic control to a STOP sign on the Highland Drive approach to the intersection.

Yes: Kilmer, Nurak, Petrulis, Sivaraman, Swaminathan, Wilsher, Ziegenfelder
No: None
Absent: None

MOTION CARRIED

10. Public Comment

There was no further public comment at the meeting.

11. Other Business

Mr. Ziegenfelder has concerns about eastbound Wattles, between Rochester and John R during the afternoon peak hours. Vehicles are using the center left turn lane as a through lane to go around stopped traffic. He has witnessed vehicles using the center left turn lane as a through lane for almost the entire mile.

Sgt. Warzecha noted that this is a violation (crossing a yellow line and passing a stationary vehicle). Troy Police is aware of this and will provide enforcement as officers may be available.

Mr. Kilmer asked if Troy Police routinely enforce new traffic control signs.

Sgt. Warzecha said that new Traffic Control Orders are noted in the police department morning roll call so officers are aware of new traffic control signs and can spend time in the area when they are not on higher priority calls.

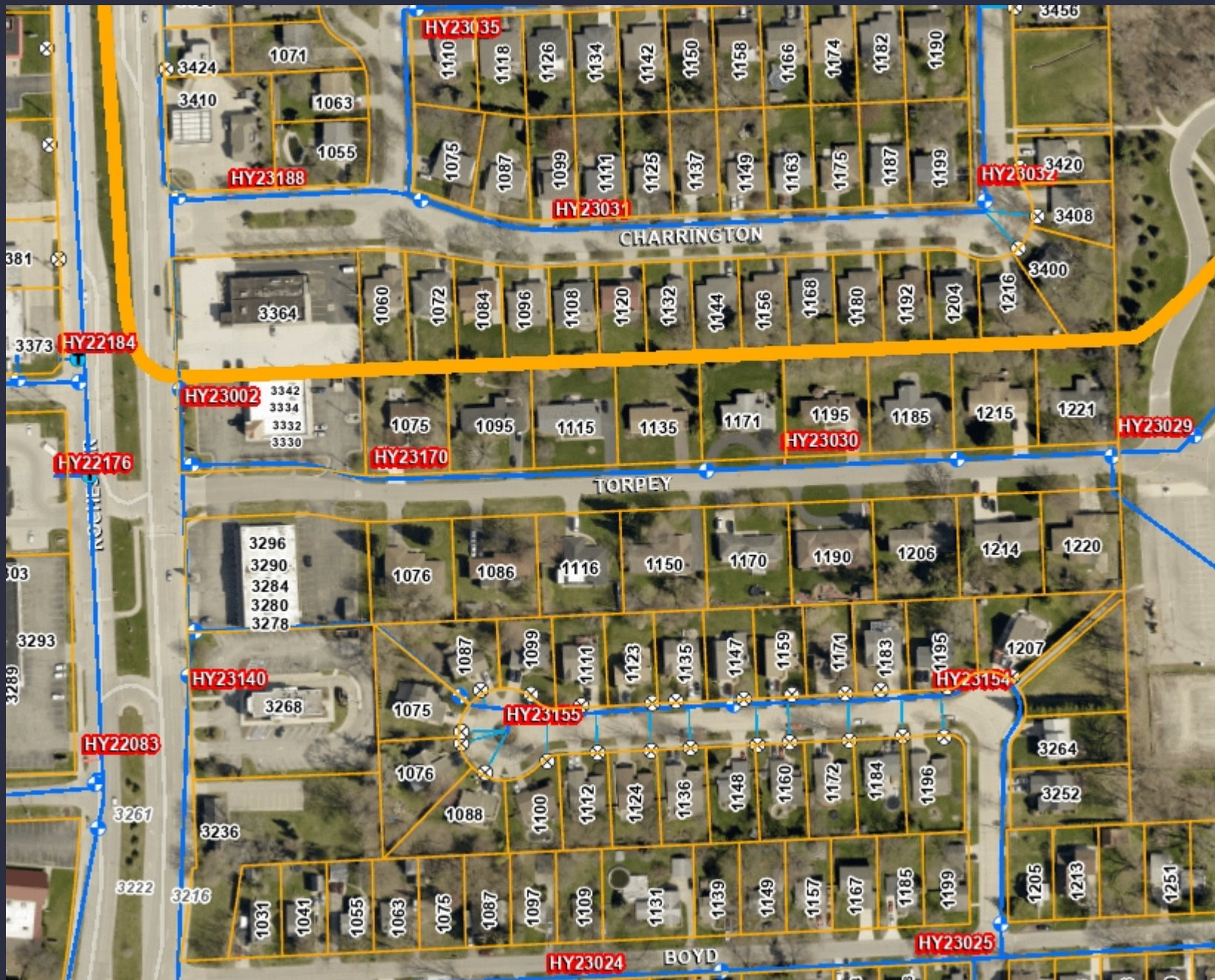
12. Adjourn

The meeting adjourned at 8:34 PM.

Pete Ziegenfelder, Chairperson

William J. Huotari, City Engineer/Traffic Engineer











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Legend:

Fire Hydrant ID

Water Valve



-  Pressure Reducing Valve
-  Air Release Valve
-  Isolation Valve
-  Gate Valve
-  Butterfly Valve
-  Tapping Sleeve and Valve
-  Blow Off Valve
-  Post Indicator Valve
-  Service Valve
-  Vault

Water Main

-  Transmission Main
-  Proposed, Out of Service or Standby
-  Distribution Main

Water Service Lead

-  Commercial
-  Private Leads
-  Fire Line
-  Hydrant
-  Residential

-  Water Pressure Isolation Zone
-  Water Pressure Reducing Valve

Notes:

Map Scale: 1=252

Created: May 2, 2022













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.






Legend:

Fire Hydrant ID

Water Valve



-  Pressure Reducing Valve
-  Air Release Valve
-  Isolation Valve
-  Gate Valve
-  Butterfly Valve
-  Tapping Sleeve and Valve
-  Blow Off Valve
-  Post Indicator Valve
-  Service Valve
-  Vault

Water Main

-  Transmission Main
-  Proposed, Out of Service or Standby
-  Distribution Main

Water Service Lead

-  Commercial
-  Private Leads
-  Fire Line
-  Hydrant
-  Residential

-  Water Pressure Isolation Zone
-  Water Pressure Reducing Valve

Notes:

Map Scale: 1=126

Created: May 2, 2022



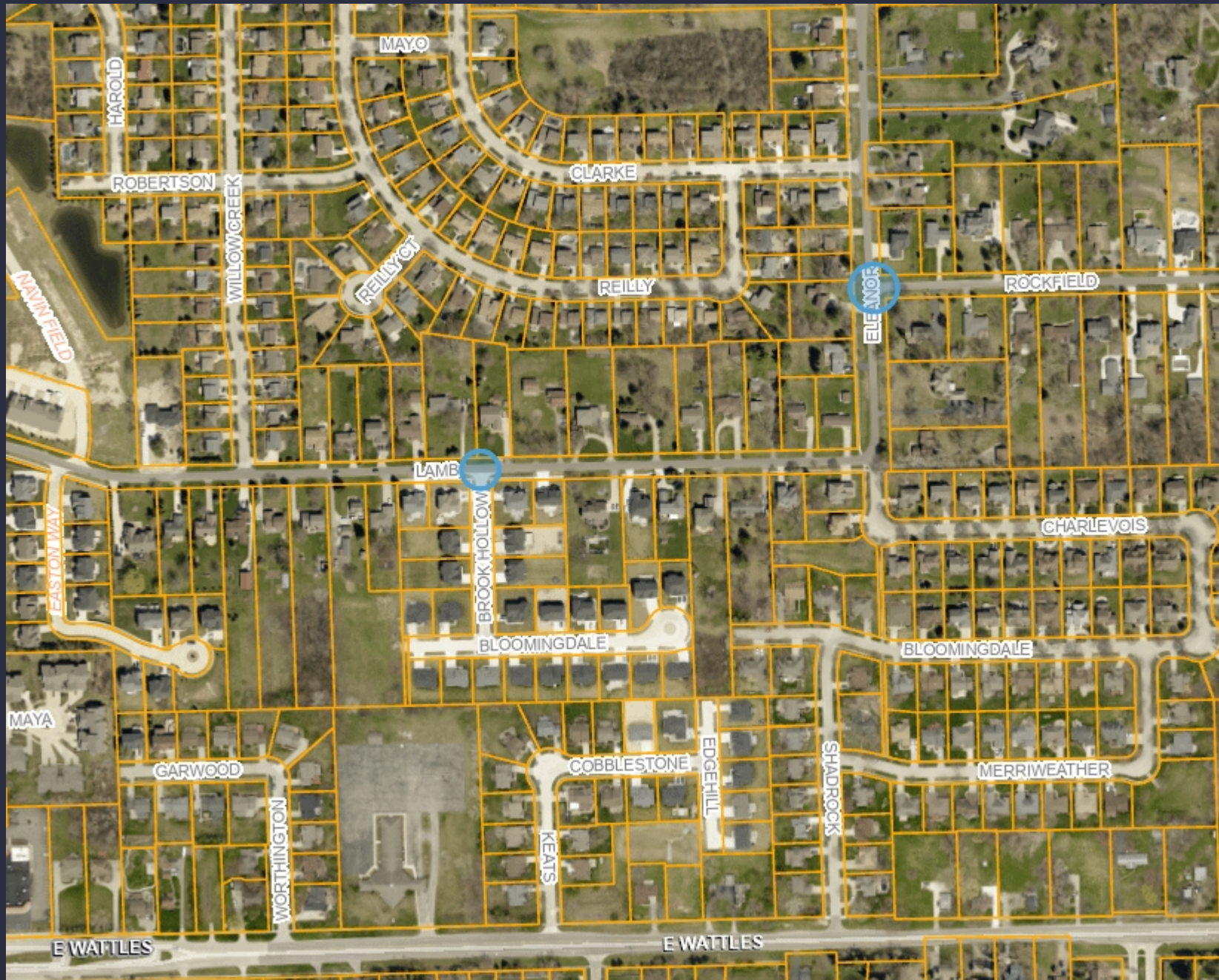
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GIS Online

Legend:

Road Centerline Text



Notes:

Map Scale: 1=504

Created: April 4, 2022



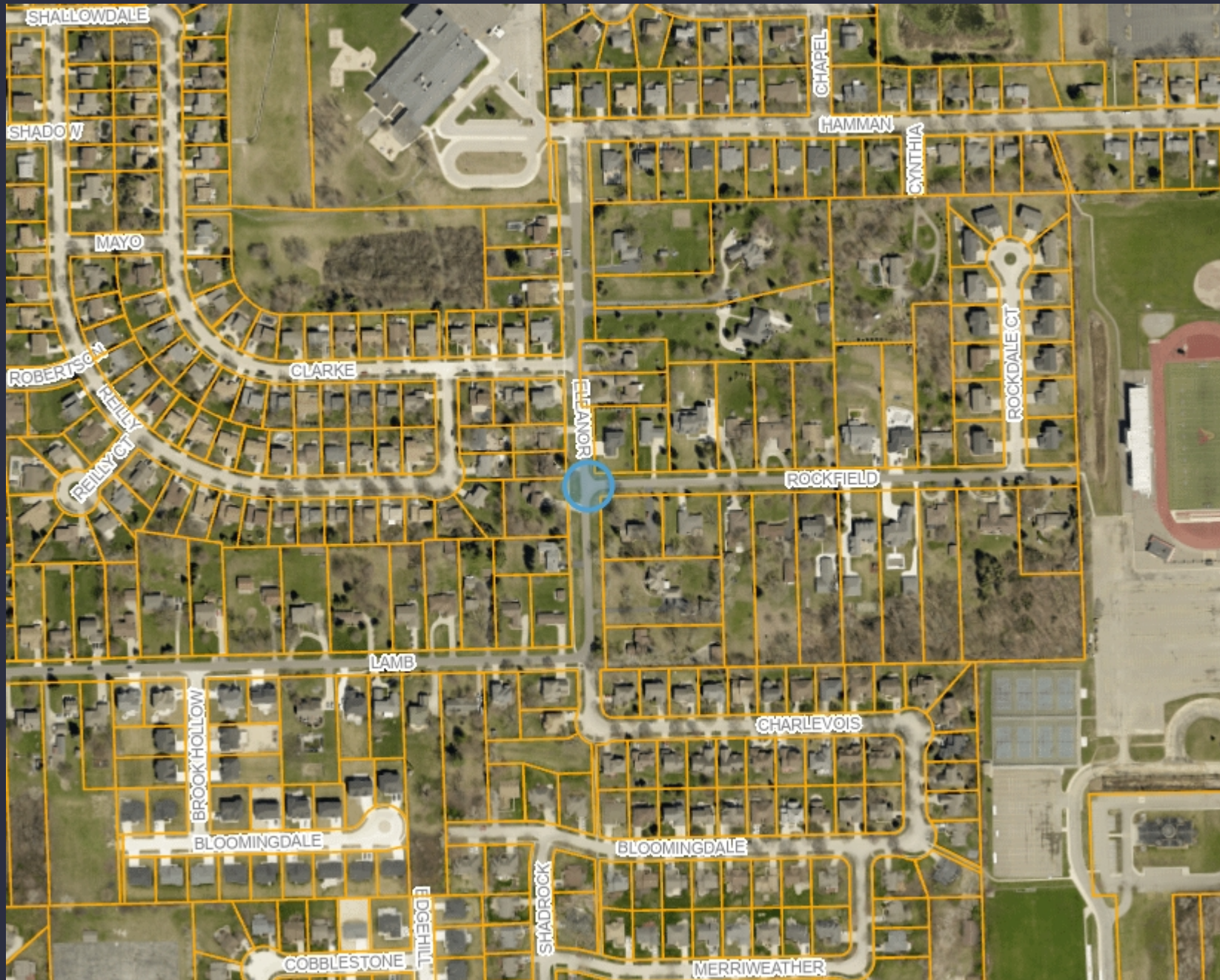
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



GIS Online

Legend:

Road Centerline Text



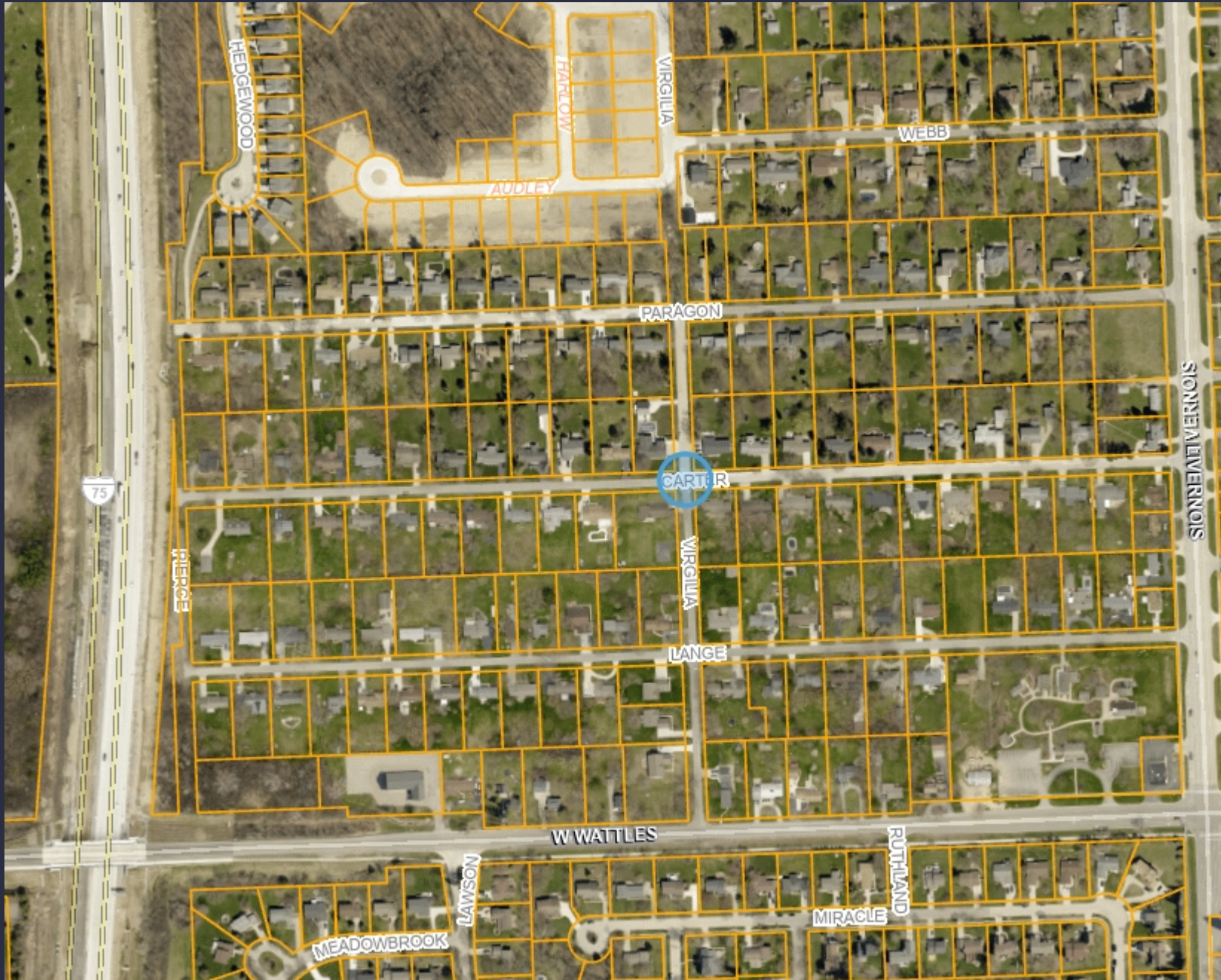
Notes:

Map Scale: 1=504

Created: April 4, 2022



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Notes:

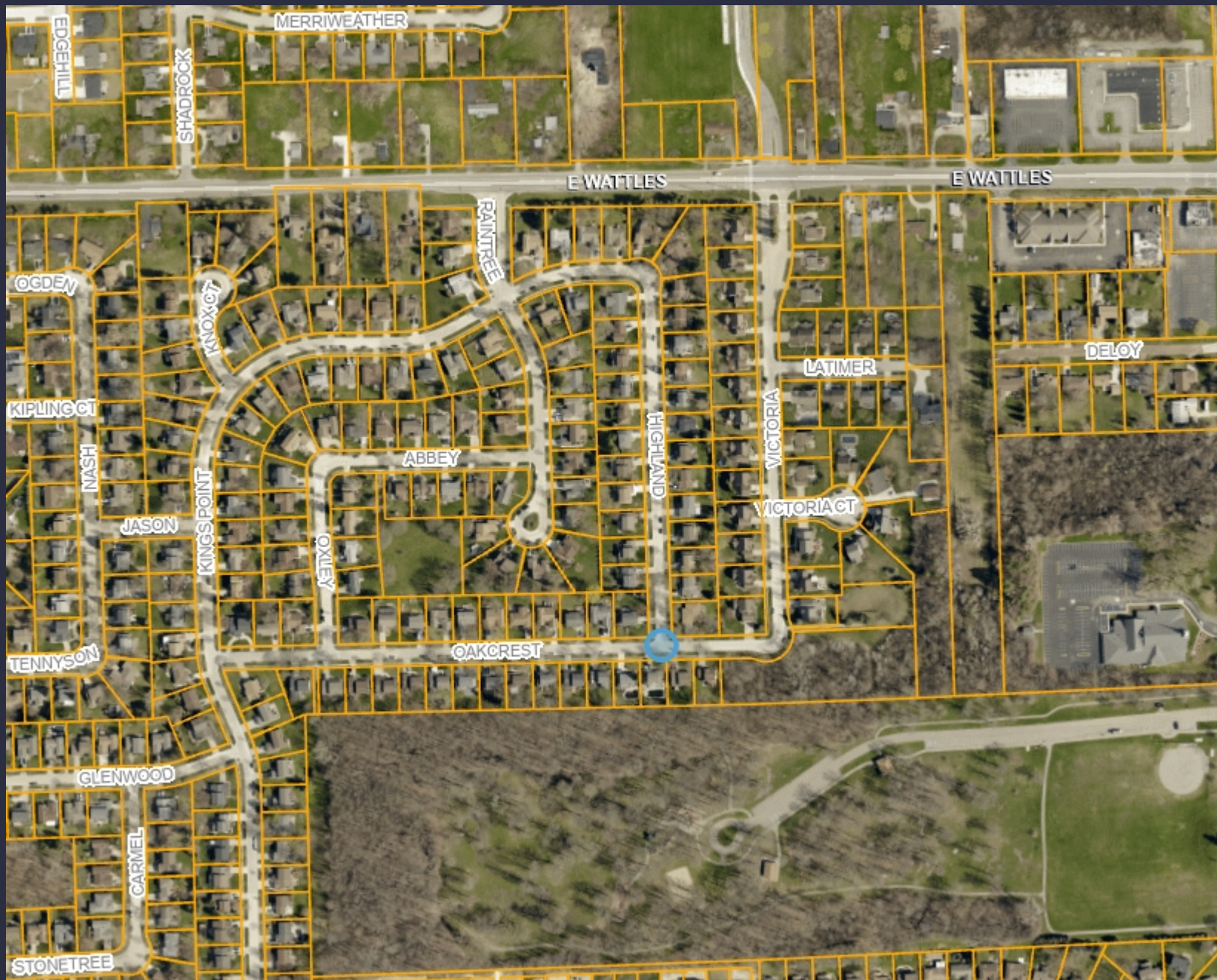




GIS Online

Legend:

Road Centerline Text



Notes:

Map Scale: 1=504

Created: March 17, 2022



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.



500 West Big Beaver
Troy, MI 48084
troymi.gov

K-01a

CITY COUNCIL AGENDA ITEM

Date: May 17, 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 – PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0023) - Proposed Eckford Oaks One Family Residential Cluster, North side of Eckford, West of Rochester (PIN 88-20-15-251-026 & 88-20-15-251-017), Section 15, Currently Zoned R-1B (One Family Residential) District

The petitioner Troy Eckford, LLC submitted the above referenced Preliminary Site Plan application for a 26-unit One Family Residential Cluster on an 8.7-acre parcel. The development proposes to preserve 45% of dedicated open space. The petitioner is proposing homes which range in size from an 1,800 square foot ranch to a 2,500 square foot colonial.

City Council has the authority to approve these types of developments following a recommendation by the Planning Commission. The Planning Commission held a public hearing on this item on April 26, 2022 and recommended approval of this item by a vote of 7-2, including the following design considerations:

1. The applicant shall indicate limits of grading to conform impact upon onsite wetlands and floodplains, prior to Final Site Plan Approval.
2. The applicant shall provide protection of trees on properties 1 and 2 where possible by draining water in a creative way to avoid damage to root balls of some major trees.
3. The applicant shall insure 70% of the homes built on this property will be ranch style.
4. That an Open Space Preservation Agreement is provided, prior to Final Site Plan Approval.
5. That the applicant plant new trees to buffer the street for the homes to the north, should those trees be affected by the re-grading of the property.

The petitioner agreed to provide a minimum of 70% of the homes built to be ranch style units. The engineering issues can be addressed prior to Final Site Plan Approval. An Open Space Preservation Agreement will be required to be submitted and approved prior to Final Site Plan Approval.

A City Council public hearing has been scheduled for June 13, 2022.

Attachments:

1. Minutes from April 26, 2022 Planning Commission Regular meeting (excerpt)
2. Agenda item from April 26, 2022 Planning Commission Regular meeting.

PUBLIC HEARING

5. **PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0023) – Proposed Eckford Oaks One Family Residential Cluster, North side of Eckford, West of Rochester (PIN 88-20-15-251-026 and 88-20-15-251-017), Section 15, Currently Zoned R-1C (One Family Residential) District**

Mr. Carlisle reviewed the background of the Preliminary Site Plan application for Eckford Oaks cluster development as relates to location, adjacent zoning, parcel size, access, and natural resources encumbered by wetlands, floodplain, floodway, tree cover and Houghton drain.

Mr. Carlisle addressed the parallel plan, comparing what could be developed by right under the R-1C residential zoning district. Mr. Carlisle addressed the intent of the cluster development option, noting the applicant would achieve five (5) additional units and 45% of open space would be preserved. He stated the tree preservation study/plan notes most trees are of good quality and no mitigation is required. Mr. Carlisle said the plan provides for a 10-foot-wide public pathway through the development to connect with the existing path that starts at Daisy Knight Dog Park on Livernois through to the Department of Public Works (DPW) site to the north. He addressed the applicant's request to waive the required setbacks for construction of decks along the northern property line abutting the DPW yard and the EP (Environmental Protection) zoned property. Mr. Carlisle said the applicant proposes to build ranch style homes and asked that the applicant indicate building materials. Mr. Carlisle reviewed the Cluster Standards as set forth in Section 10.04.I.

In summary, Mr. Carlisle said the Planning Commission shall determine if requirements are met to qualify for a cluster development option, if the required Cluster Standards have been met, and if the additional number of units is commensurate with open space being preserved. He asked the Planning Commission in its deliberation to consider the impact of grading upon the onsite wetlands and floodplains, the applicant's request to seek relief of setback requirements to construct decks and to address building materials with the applicant.

A brief discussion among Board members and the administration followed, some comments relating to:

- Parallel plan versus cluster development option.
- Feasibility of building on floodplain, floodway, wetlands.
- R1-C residential zoning district regulations, as relates to lot size.
- Number of units permitted by right; 21 or 18 units, subject to buildable lots.
- Approval process of cluster development option.
- Intent of EP zoning district; similar to conservation easement.

Bruce Michael, developer for the project, said the homes are of a craftsman-style architecture constructed of stone and wood siding with a 6-foot covered front porch with columns. He shared with the Board a few samples of building materials. Mr. Michael addressed elevations and floor plans, and the intent to build ranch style homes to serve the baby boomer age group. He indicated a base price of \$500,000, plus additional costs for structural options available to purchaser. Mr. Michael addressed tying-in to a regional detention facility, providing a public pathway connection to the existing pathway, and saving as many as trees as possible with a least disturbance to the existing wetlands.

There was discussion on:

- Wood siding; engineered, maintenance-free, fade/insect resistant product, 30-year warranty.
- Elevations; three elevations based on ranch style home, garage door elements.
- Floor plans; accommodation for physical accessibility, basements.
- Waiver of setback requirements for decks; 9 of 26 units require waiver.
- Visual view of residents; existing woodlands, vegetation, seclusion.
- Distance from the road to the homes parallel on the north property line.
- Parallel plan versus cluster development option.
- Number of units permitted by right; 21 or 18, subject to buildable lots.
- Quality of trees on site; preservation of trees.
- Environmental impact; less with cluster development option.
- Detailed engineering drawings at Final Site Plan approval; assurance no negative impact to neighboring properties.
- Percentage of units that can be constructed as ranches; 60-70%.
- Grading, drainage and protection of existing tree root balls.
- Paving of road at developer expense; small portions would remain unpaved.

PUBLIC HEARING OPENED

The following residents were generally in opposition of the proposed development and expressed concerns relating to existing drainage/flooding issues, density, traffic increase, cut-through traffic, safety of residents, safety of Leonard Elementary school children, lack of sidewalks, proposed development not a fit to characteristics of neighborhood, environmental impact on wetlands and wildlife and paving of road if cost is imposed on residents.

- Anthony Kapas, 501 Eckford; referenced material submitted (petition with 28 Eckford homeowner signatures, copy of front page of purchase agreement, Eckford street lot configuration); expressed concern with being “sandwiched” between proposed developments
- Randy German, 841 Eckford; offered pictures on phone illustrating existing drainage/flooding issues
- Dave Duda, 873 Eckford
- Brad Surman, 882 Eckford
- Talal Kakos, 983 Eckford
- Bob Kage, 718 Eckford

- Lisa Ruffin, 914 Eckford
- Mitch Doepke, 870 Eckford
- Rhonda Jewell, 689 Eckford; shared flash drive of pictures illustrating character of neighborhood, existing drainage/flooding issues
- Ronald Eng, 749 Eckford; addressed noise pollution from DPW yard
- Caitlin Rider, 770 Eckford; father Jeff Rider also in audience
- Marge Kowalak, 850 Eckford
- Mo (Maurits) Winkleprins, 650 Eckford
- Tom Randazzo, 273 Eckford
- Cheryl Kapas, 501 Eckford; addressed hazardous curve in road
- Anne Warlick, 845 Eckford
- Irys German, 841 Eckford; shared pictures on phone illustrating existing drainage/flooding issues

PUBLIC HEARING CLOSED

Discussion followed on:

- Traffic study; review by Engineering did not warrant study; Planning Commission could request traffic study, if so desired.
- Paving of road; City requires developer to pave at their expense, small portion will remain unpaved.
- Concerns with existing drainage/flooding; potential for improvement with proposed development tie-in to regional detention basin.
- Parallel plan vs cluster development option, as relates to preservation of open space, environmental impact, density.
- Existing tree coverage sufficient to buffer homes on Eckford.
- Traffic concerns; safety, traffic control, no sidewalks.
- Existing characteristics of neighborhood.
- Hazardous curve in road on Eckford.
- Consideration of proposed setback requirement deviations; number of units seeking deviation.
- Property rights of both the developer/property owner and residents.
- Open space if developed by right; Mr. Michael estimated 3.5 acres.

Resolution # PC-2022-04-025

Moved by: Krent

Support by: Faison

RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed Eckford Oaks Site Condominium (One Family Residential Cluster), 26 units/lots, North side of Eckford, West of Rochester (Parcels 88-20-15-275-026, 88-20-15-275-017), Section 15, approximately 8.7 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the site's natural resources than if the site were not developed as a cluster.

2. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
3. The cluster development is compatible with adjacent properties.
4. That the setback requirements be waived for the decks along the north side of the property because they are adjacent to environmentally protected land and the City of Troy property.
5. The site can be adequately served with municipal water and sewer.
6. The cluster development preserves 45% open space, to remain open space in perpetuity.

BE IT FINALLY RESOLVED, The Planning Commission offers the following design considerations:

1. The applicant shall indicate limits of grading to conform impact upon onsite wetlands and floodplains, prior to Final Site Plan Approval.
2. The applicant shall provide protection of trees on properties 1 and 2 where possible by draining water in a creative way to avoid damage to root balls of some major trees.
3. The applicant shall insure 70% of the homes built on this property will be ranch style.
4. That an Open Space Preservation Agreement is provided, prior to Final Site Plan Approval.
5. That the applicant plant new trees to buffer the street for the homes to the north, should those trees be affected by the re-grading of the property.

Discussion on the motion on the floor:

Chair Lambert addressed concerns expressed by the public as relates to traffic and said attention should be given to traffic control especially near the elementary school. He said he believes the cluster plan is a better solution for the preservation of green space.

Following discussion among Board members and the administration with respect to what percentage of homes could be built as ranches, Mr. Michael said he is comfortable that 70% of the homes could be built as ranches.

Yes: Buechner, Faison, Hutson, Krent, Lambert, Perakis, Tagle
No: Malalahalli, Rahman

MOTION CARRIED

DATE: April 21, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0023) -
Proposed Eckford Oaks One Family Residential Cluster, North side of Eckford,
West of Rochester (PIN 88-20-15-251-026 & 88-20-15-251-017), Section 15,
Currently Zoned R-1B (One Family Residential) District

The petitioner Troy Eckford, LLC submitted the above referenced Preliminary Site Plan application for a 26-unit One Family Residential Cluster. The development proposes to preserve 45% open space on the 8.7-acre parcel. The Planning Commission is responsible for providing a recommendation to City Council for this item.

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. Report prepared by Carlisle/Wortman Associates, Inc.
3. Preliminary Site Plan Application
4. Public comment

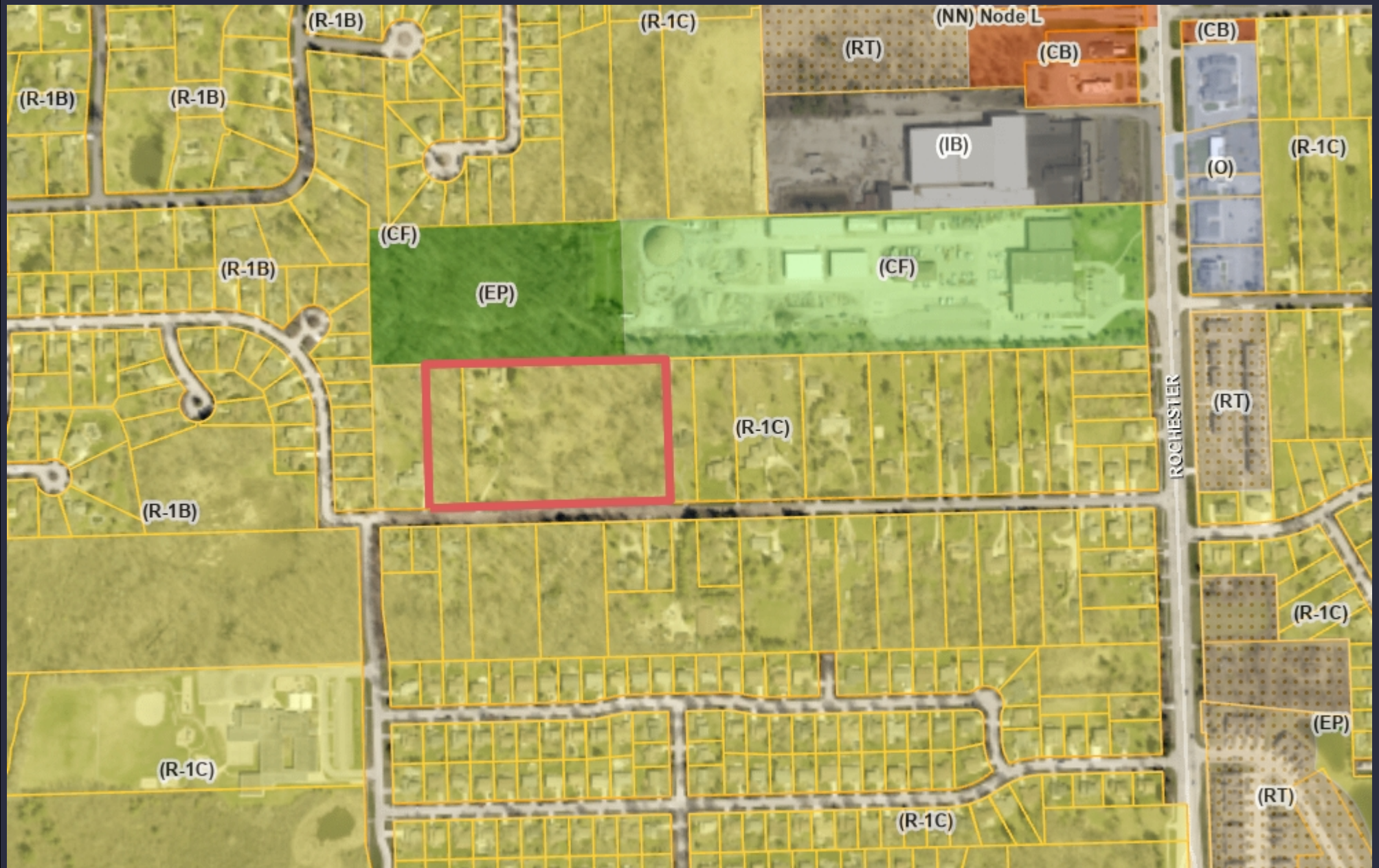
G:\SITE PLANS\SP JPLN2021-0023 TROY ECKFORD WOODS-cluster\PC Memo 2022 04 26.docx



1,189 0 595 1,189 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.



1,189 0 595 1,189 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

Date: April 15, 2022

Preliminary Site Condominium Cluster Review For City of Troy, Michigan

Project Name:	Eckford Oaks
Plan Date:	March 18, 2022
Location:	North side of Eckford, between Rochester and Livernois
Zoning:	R-1C, One-family Residential District
Action Requested:	Preliminary Site Condominium Cluster Approval
Required Information:	Deficiencies noted.

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan application for a twenty-six (26) unit detached single-family condominium cluster development. The twenty-six (26) new lots will be accessed from a new private road that is located off Eckford Drive. The site is comprised of two parcels and is a total of 8.7 acres. The site is vacant but encumbered with wetlands, floodplain, floodway, and tree cover.

The applicant proposes a cluster development. The base density base under the R-1C, One-Family Residential as determined by the submission of a parallel plan is twenty-one (21) units. The applicant is seeking five (5) additional units above the parallel plan density by doing a cluster, providing 45% of the total site as open space, and preserving area around the Houghton Drain.

The applicant is proposing three housing option types which range in size from an 1,800 sq/ft ranch with second floor option to a 2,500 sq/ft colonial.

Furthermore, the applicant is also providing a 10-foot wide public bike path through their development. The path is intended to continue the path that starts at the Daisy Knight Dog Park on Livernois through the DPW site just to the north.

Figure 1. - Location and Aerial Image of Subject Site



Size of Subject Property:

The parcel is 8.7 acres

Proposed Uses of Subject Parcel:

Twenty-six (26) detached single family condominium cluster development.

Current Use of Subject Property:

The subject property is currently vacant

Current Zoning:

The property is currently zoned R-1C, One-family Residential District.

Surrounding Property Details:

Direction	Zoning	Use
North	EP, Environmental Protection / CF, Community Facility	Department of Public Works facility
South	R-1C, One-family Residential District	Single-family homes
East	R-1C, One-family Residential District	Single-family homes
West	R-1C, One-family Residential District	Single-family homes



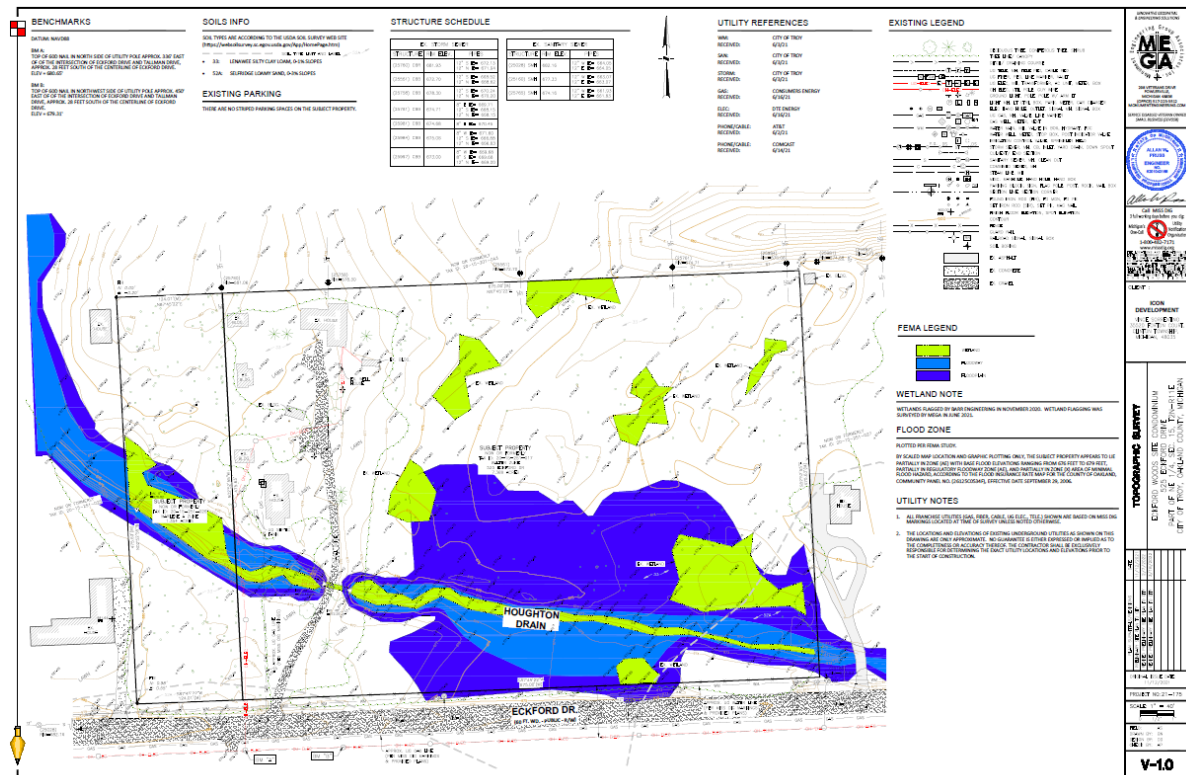
Topography:

Wetlands:

The applicant appears to impact wetlands including those associated within the Houghton Drain.

Floodplain:

The submitted topography survey shows the existing conditions of the onsite floodplain. The Engineering Department notes that FEMA approval of Flood Plain boundary will be required and OCDC permit for work around Houghton Drain will be required. The applicant should show limits of grading to indicate amount of potential disturbance to floodplain, and wetlands.



Woodlands: A tree survey has been provided to inventory the natural features that exist onsite. The survey identified a total of approximately 313 trees on site. Most are noted as good quality with only a few invasive species. The applicant proposes to remove 153 regulated trees and protect 160 regulated trees. Full replacement and preservation details are shown in **Table 2**.

Table 2. – Woodland Protection Ordinance

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	1356 inches	1356 inches
Woodland	997 inches	479 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	1084 inches	2168 inches
Woodland	898 inches	1796 inches
Total	0 inches required for replacement. The number of inches preserved and credited exceed the mitigation required.	

Items to be addressed: Applicant should indicate limits of grading to confirm impact upon onsite wetlands and floodplains.

SITE ARRANGEMENT

The proposed one-family cluster development consists of twenty-six (26) units. All twenty-six (26) new lots will be accessed from a new private road off Eckford Drive. The proposed lots range between 6,492 sq. ft. and 15,048 sq. ft.

The applicant has submitted a parallel plan to establish a base density and portray the visual difference between traditional site design versus a cluster development. The cluster option is offered as an alternative to traditional residential development. The cluster option is intended to:

1. Encourage the use of property in accordance with its natural character.
2. Assure the permanent preservation of open space and other natural features.
3. Provide recreational facilities and/or open space within a reasonable distance of all residents of the Cluster development.
4. Allow innovation and greater flexibility in the design of residential developments.
5. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.
6. Ensure compatibility of design and use between neighboring property.
7. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.

8. Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other City goals

Items to be addressed: *Planning Commission shall determine if requirements are met to qualify for cluster development options and if the additional number of units is commensurate with open space being preserved.*

AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY

The intent of the cluster development provisions is to relax the typical R-1C district bulk requirements in order to encourage a less sprawling form of development that preserves open space and natural resources. As set forth in 10.04.E the applicant is able to seek specific departures from the dimensional requirements of the Zoning Ordinance for yards and perimeter setback as a part of the approval process.

Table 1. – Bulk Requirements

	Required/Allowed	Provided	Compliance
Density	Overall density shall not exceed the number of residential cluster units as developed under a conventional site condominium, unless a density bonus has been granted by City Council.	Base Density = 21 units + Cluster bonus (45% bonus) = 30 units are allowed The applicant is seeking 26 units.	Complies. 26 units are permitted with City Council approval.
Perimeter Setback	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border = 40 feet on east and west perimeter setback. Varies between 25-feet and 40-feet on the north side.	Deck for units 6 encroaches 10 feet and decks for units 5, 7-12 encroach 5-feet into the required 25-foot perimeter setback along northern property line. Unit 13 encroaches up to 20 feet into the required 50-foot perimeter setback along the northern property line	Complies with City Council relief of setbacks.
Lot Size	10,500 sq. ft.	Range in size from 6,492 sq. ft. and 15,048 sq. ft.	Complies with approval of Cluster by City Council
Front Setback (building)	20 feet	25 feet	Complies
Rear Setback (building)	25-feet setback	Decks for units 5-12, 15, 17-25 encroach into the required 25-foot rear yard setback	Complies with City Council relief of setbacks.
Side Setback (building)	7.5-feet setback	7.5-feet minimum	Complies
Open Space Requirements: Minimum Percentage	20%	Proposing to preserve 4.0 acres of the 8.7 acres, or 45% for open space.	Complies. Applicant must submit open space preservation covenant.

Deck for units 6 encroaches 10 feet and decks for units 5, 7-12 encroach 5-feet into the required 25-foot perimeter setback along northern property line. Unit 13 encroaches up to 20 feet into the required 50-foot perimeter setback along the northern property line. Please note that these encroachments are along the northern property line, which abut to the DPW yard and city owned Environmental Protection zoned property. In addition, decks for units 5-12, 15, 17-25 encroach into the required 25-foot rear yard setback.

The City Council, based upon a recommendation from the Planning Commission, may waive the perimeter and rear lot provisions provided that the applicant has demonstrated innovative and creative site and building designs and solutions, which would otherwise be unfeasible or unlikely to be achieved absent this provision. The Planning Commission should consider the purpose and intent of the Cluster Development option in considering the setback deviations.

We find these appropriate waivers to allow a limited encroachment for decks.

Items to be addressed: Consider the deck encroachment into perimeter and rear buffer

OPEN SPACE REQUIREMENTS

A requirement of the Cluster Option is to provide at least one (1) of the following open space benefits:

- a. Significant Natural Features. Preservation of significant natural features contained on the site, as long as it is in the best interest of the City to preserve the natural features that might be negatively impacted by conventional residential development. The determination of whether the site has significant natural features shall be made by the City Council, after review of a Natural Features Analysis, prepared by the applicant, that inventories these features; or
- b. Recreation Facilities. If the site lacks significant natural features, it can qualify with the provision of usable recreation facilities to which all residents of the development shall have reasonable access. Such recreation facilities include areas such as a neighborhood park, passive recreational facilities, soccer fields, ball fields, bike paths, or similar facilities that provide a feature of community-wide significance and enhance residential development. Recreational facilities that are less pervious than natural landscape shall not comprise more than fifty (50) percent of the open space. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, that inventories these features; or
- c. Preservation of Common Open Space or Creation of Natural Features. If the site lacks significant natural features, a proposed development may also qualify if the development will preserve common open space or create significant natural features such as wetlands. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, which inventories these features.

The site is 8.7 acres, and the applicant is proposing to reserve 4.0 acres for common open space, or 45% of the total site. Open space is provided along the Houghton Drain, which bisects the site. As part of the review, the Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan meets the intent and standards of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees, wetland, and floodplain) or provide quality open space.

Guarantee of Open Space and Tree Preservation:

The applicant shall provide documentation to guarantee that all open space portions of the development will be preserved and maintained as approved and that all commitments for

such preservation and maintenance are binding on successors and future owners of the subject property. All such documents shall be subject to approval by the City Attorney. No structures (pools, sheds) or equipment (play structures, etc.) are permitted within the dedicated open space area.

Items to be addressed: Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan, and/or natural features meet the intent of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees) or provide quality open space.

SITE ACCESS AND CIRCULATION

Vehicular

Access to the site will be from a single location off Eckford Drive. The development will be served by an internal twenty-eight (28) foot wide private road, located inside of a forty (40) foot roadway easement.

Pedestrian

The applicant proposes a five (5) foot wide concrete sidewalk along the perimeter of the private road. The internal sidewalk will connect to existing sidewalk on Eckford Drive.

The applicant is also providing a 10-foot wide public bike path through their development. The path is intended to continue the path that starts at the Daisy Knight Dog Park on Livernois through the DPW site just to the north.

Items to be Addressed: City Engineer to review site access and circulation.

STORMWATER

Stormwater will be managed by a regional detention system.

Items to be Addressed: None.

LANDSCAPING

One-Family Cluster development landscaping requirements are regulated by Section 13.02.F.2.

Table 2. – Landscaping Requirements

Frontage	Required	Provided	Compliance
Proposed Private Road	One (1) deciduous tree for every 50 lineal feet. $1,795/50 = 36 \text{ trees} = 36 \text{ trees}$	36 trees	Complies
Eckford	One (1) large evergreen tree per fifty (50) lineal feet. $296 \text{ lf}/50 \text{ lf} = 6 \text{ evergreen trees}$	6 proposed	Complies

Items to be Addressed: None.

ELEVATIONS AND FLOOR PLANS

The applicant has submitted a five housing options ranging from 1,800 to 2,500 sq/ft. All are one story. Materials were not indicated

Items to be Addressed: Indicate materials.

CLUSTER STANDARDS

As set forth in section 10.04.I, the applicant shall demonstrate that through the use of the Cluster option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

- Long-term protection and preservation of natural resources, natural features, and open space of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- Innovative and creative site design through flexibility in the siting of dwellings and other development features that would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.
- A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.
- Sustainable design features and techniques, such as green building, stormwater management best practices, and low impact design, which will promote and encourage energy conservation and sustainable development.
- A means for owning common open space and for protecting it from development in perpetuity.
- Any density bonus is commensurate with the benefit offered to achieve such bonus.
- The cluster development shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection,

drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.

- i. The architectural form, scale, and massing shall ensure buildings are in proportion and complementary to those of adjacent properties and the selected building materials are of high, durable quality. The garage shall not be the dominant feature of a residential building.


RECOMMENDATIONS

Planning Commission shall determine if requirements are met to qualify for cluster development option, if the required standards have been met, and if the additional number of units is commensurate with open space being preserved.

Items to consider include:

- Applicant should indicate limits of grading to confirm impact upon onsite wetlands and floodplains.
- Applicant is seeking following relief:
 - Decks for units 5-12, 15, 17-25 encroach into the required 25-foot rear yard setback Decks for units 14-18 encroach into the 40-foot perimeter setback
 - Deck for units 6 encroaches 10 feet and decks for units 5, 7-12 encroach 5-feet into the required 25-foot perimeter setback along northern property line. Unit 13 encroaches up to 20 feet into the required 50-foot perimeter setback along the northern property line
- Indicate materials

The Planning Commission may request that either the applicant address aforementioned items or make a recommendation for City Council consideration.



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



LEGAL DESCRIPTION (AS PROVIDED)

(PER FIRST CENTENNIAL TITLE AGENCY, INC. ALTA COMMITMENT FOR TITLE INSURANCE;
DATED NOVEMBER 30, 2020; FILE NO. cen134443-STG)

Lots 13, 14, 15 and the East 124 feet of Lot 16, STEPHENSON LAND CO'S ACRES SUBDIVISION, according to the Plat thereof as recorded in Liber 48 of Plats, Page(s) 53, Oakland County Records.

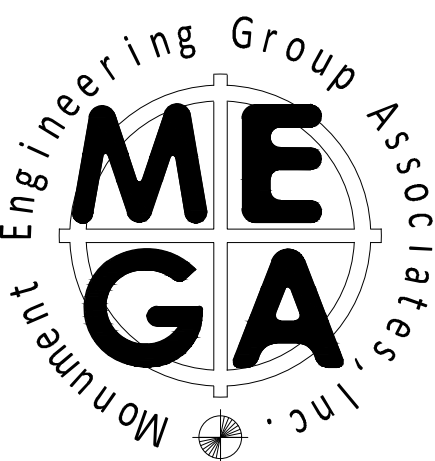
TAX ID: 88-20-15-251-017
(PER OAKLAND COUNTY GIS INFO)
T2N, R11E, SEC 15 STEPHENSON LAND CO'S ACRES SUB LOTS 13, 14 & 15

TAX ID: 88-20-15-251-026
(PER OAKLAND COUNTY GIS INFO)
T2N, R11E, SEC 15 STEPHENSON LAND CO'S ACRES SUB E 124 FT OF LOT 16

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113,
INTERNATIONAL FEET, GROUND
(LAT: 42°35'11.47"N, LON: 83°08'12.86"W, ELEV: 676', SCALE FACTOR: 1.00011189).

DESIGN ENGINEER/SURVEYOR

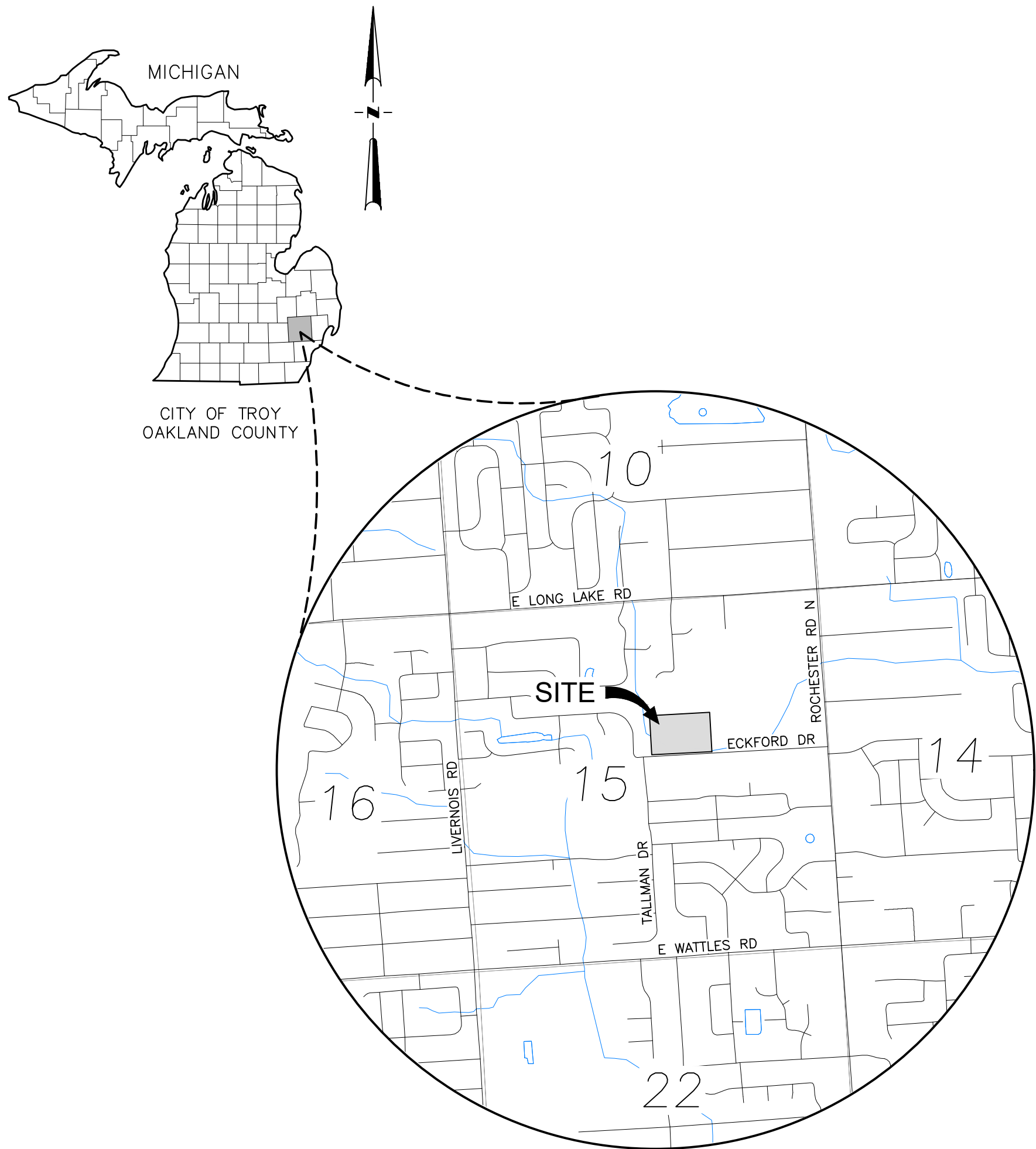


MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL &
ENGINEERING SOLUTIONS

298 VETERANS DRIVE,
FOWLERVILLE, MI 48836
ALLAN W PRUSS, PE, PS
PHONE: 517-223-3512

PRELIMINARY SITE PLAN DRAWINGS FOR
ECKFORD WOODS
SITE CONDOMINIUM



LOCATION MAP

DEVELOPER

ICON DEVELOPMENT, LLC

35520 FORTON COURT
CLINTON TOWNSHIP, MI 48035

VINCE SORRENTINO
PHONE: 586-792-0660

SHEET INDEX

		PLAN SUBMITTALS									
		PRELIMINARY SITE PLAN TO CITY	REVISED PRELIM. SITE PLAN TO CITY	REVISED PRELIM. SITE PLAN TO CITY							
		11/12/2021	2/7/2022	3/18/2022							
INCLUDED SHEETS											
GENERAL											
SHEET	G-1.0	COVER									
SURVEY											
SHEET	V-1.0	TOPOGRAPHIC SURVEY									
SHEET	V-3.0	TREE SURVEY									
SHEET	V-3.1	TREE INVENTORY									
CIVIL DEMOLITION											
SHEET	CD-1.0	DEMOLITION PLAN									
SITE PLAN											
SHEET	C-1.0	DIMENSION AND PAVING PLAN									
SHEET	C-1.1	PARALLEL PLAN									
VEHICLE CIRCULATION											
SHEET	C-2.0	EMERGENCY VEHICLE CIRCULATION									
UTILITY											
SHEET	C-3.0	UTILITY PLAN									
SHEET	C-3.1	UTILITY PROFILES									
SHEET	C-4.0	SANITARY SEWER PLAN									
SHEET	C-4.1	SANITARY SEWER PROFILES									
SHEET	C-5.0	WATER MAIN PLAN									
SHEET	C-5.1	WATER MAIN PROFILES									
SHEET	C-6.0	STORM SEWER PLAN									
SHEET	C-6.1	STORM SEWER PROFILES									
GRADING											
SHEET	C-7.0	GRADING PLAN									
SOIL EROSION & SEDIMENTATION CONTROL											
SHEET	C-8.0	SOIL EROSION & SEDIMENTATION CONTROL PLAN									
STORM WATER MANAGEMENT											
SHEET	C-9.0	DRAINAGE AREA PLAN									
SHEET	C-9.1	STORM SEWER CALCULATIONS									
ROAD PLANS											
SHEET	C-10.0	ROAD PLAN									
DETAILS											
SHEET	C-11.0	DETAILS									
SPECIFICATIONS											
SHEET	C-12.0	SPECIFICATIONS									
SHEET	C-12.1	SPECIFICATIONS									
LANDSCAPE											
SHEET	LS-1.0	LANDSCAPE PLAN									
LANDSCAPE											
SHEET	LP-1.0	LANDSCAPE PLAN									
CITY OF TROY, OAKLAND COUNTY STANDARD DETAILS											

INNOVATIVE GEOSPATIAL
& ENGINEERING SOLUTIONS



298 VETERANS DRIVE
FOWLERVILLE,
MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM
SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOSB)



Call MISS DIG
3 full working days before you dig:
Michigan's
One-Call
Utility
Notification
Organization
1-800-482-7171
www.missdig.org

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 ANY EXCAVATION.

CLIENT :

ICON
DEVELOPMENT
VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

COVER
ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DATE	PLAN SUBMITTALS/REVISIONS
11/12/2021	PRELIMINARY SITE PLAN TO CITY
2/7/2022	REVISED PRELIMINARY SITE PLAN TO CITY
3/18/2022	REVISED PRELIMINARY SITE PLAN TO CITY

ORIGINAL ISSUE DATE:
11/12/2021

PROJECT NO: 21-175

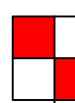
SCALE: N/A
0 1/2" 1"

FIELD: AS
DRAWN BY: BN
DESIGN BY: DD
CHECK BY: AP

G-10

NOT FOR CONSTRUCTION





BENCHMARKS

DATUM: NAVD88

BM A:
TOP OF 60D NAIL IN NORTH SIDE OF UTILITY POLE APPROX. 336' EAST
OF OF THE INTERSECTION OF ECKFORD DRIVE AND TALLMAN DRIVE,
APPROX. 28 FEET SOUTH OF THE CENTERLINE OF ECKFORD DRIVE.
ELEV = 680.65'

BM B:
TOP OF 60D NAIL IN NORTHWEST SIDE OF UTILITY POLE APPROX. 450'
EAST OF OF THE INTERSECTION OF ECKFORD DRIVE AND TALLMAN
DRIVE, APPROX. 28 FEET SOUTH OF THE CENTERLINE OF ECKFORD
DRIVE.
ELEV = 679.31'

SOILS INFO

SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEB SITE
(<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>)

- SOIL TYPE LIMIT AND LABEL
- 33: LENAWEES SILTY CLAY LOAM, 0-1% SLOPES
 - 52A: SELFREDGE LOAMY SAND, 0-3% SLOPES

EXISTING PARKING

THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.

STRUCTURE SCHEDULE

EX. STORM SEWER			
STRUCTURE	RIM ELEV.	PIPES	
(25760) CBR	681.93	12" S IE= 672.13	12" N IE= 671.94
(25561) CBB	672.70	12" S IE= 668.52	12" N IE= 668.62
(25758) CBB	678.30	12" S IE= 670.24	12" N IE= 670.20
(25761) CBB	674.71	8" E IE= 669.71	12" S IE= 668.15
(25981) CBB	674.68	8" E IE= 670.45	12" N IE= 668.15
(25984) CBB	675.06	8" W IE= 671.60	12" S IE= 666.88
		12" S IE= 666.83	12" N IE= 666.83
(25997) CBB	673.00	8" W IE= 669.68	8" S IE= 669.68
		12" N IE= 669.68	12" N IE= 669.68

EX. SANITARY SEWER			
STRUCTURE	RIM ELEV.	PIPES	
(25028) SMH	682.16	12" W IE= 664.05	12" E IE= 664.05
(25160) SMH	677.33	12" W IE= 663.07	12" E IE= 663.07
(25765) SMH	674.16	12" W IE= 661.93	12" E IE= 661.83

UTILITY REFERENCES

WM:
RECEIVED: CITY OF TROY
6/3/21

SAN:
RECEIVED: CITY OF TROY
6/3/21

STORM:
RECEIVED: CITY OF TROY
6/3/21

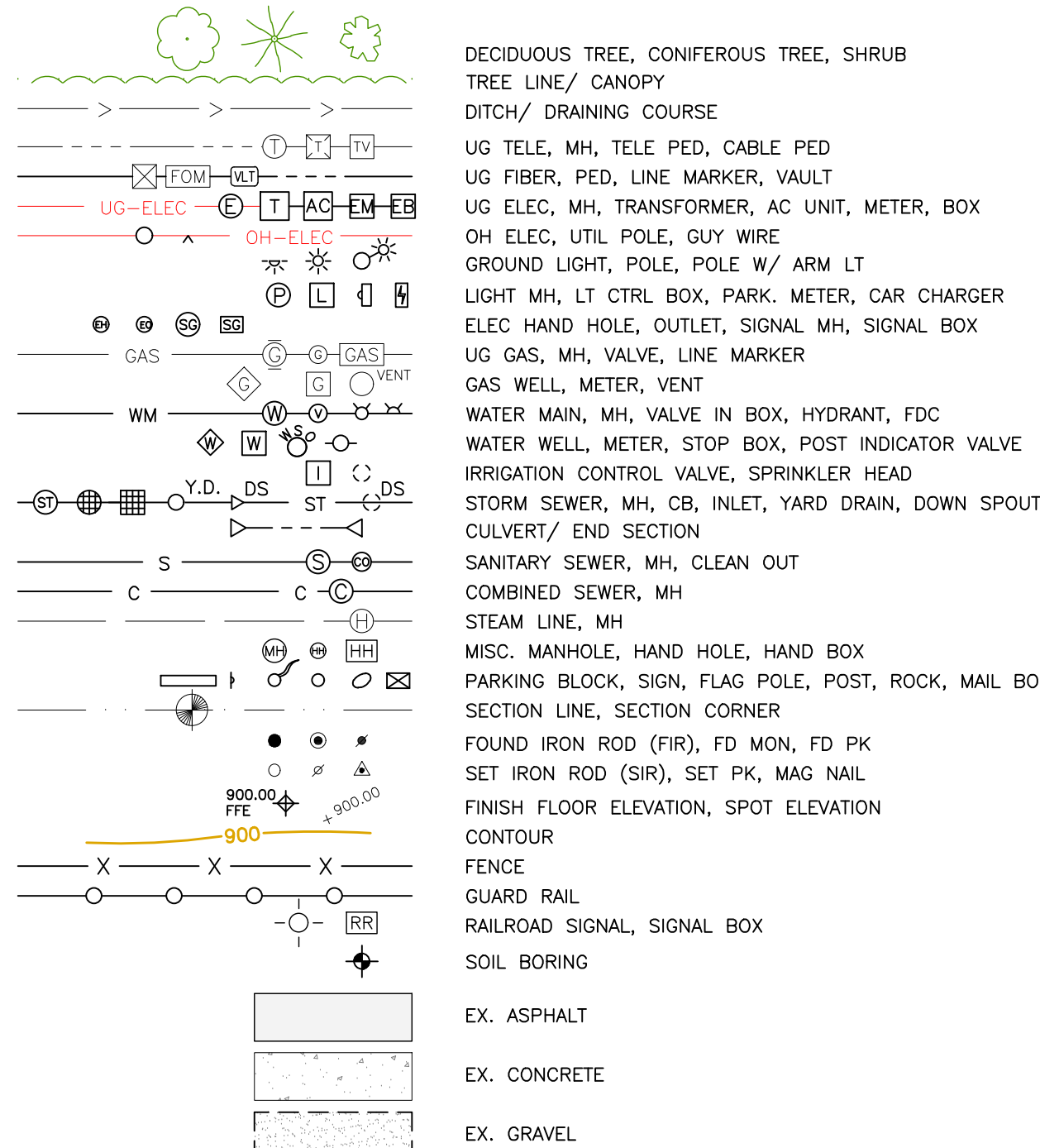
GAS:
RECEIVED: CONSUMERS ENERGY
6/16/21

ELEC:
RECEIVED: DTE ENERGY
6/16/21

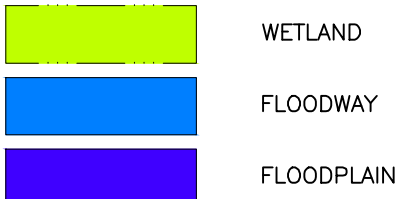
PHONE/CABLE:
RECEIVED: AT&T
6/2/21

PHONE/CABLE:
RECEIVED: COMCAST
6/14/21

EXISTING LEGEND



FEMA LEGEND



WETLAND NOTE

WETLANDS FLAGGED BY BARR ENGINEERING IN NOVEMBER 2020. WETLAND FLAGGING WAS
SURVEYED BY MEGA IN JUNE 2021.

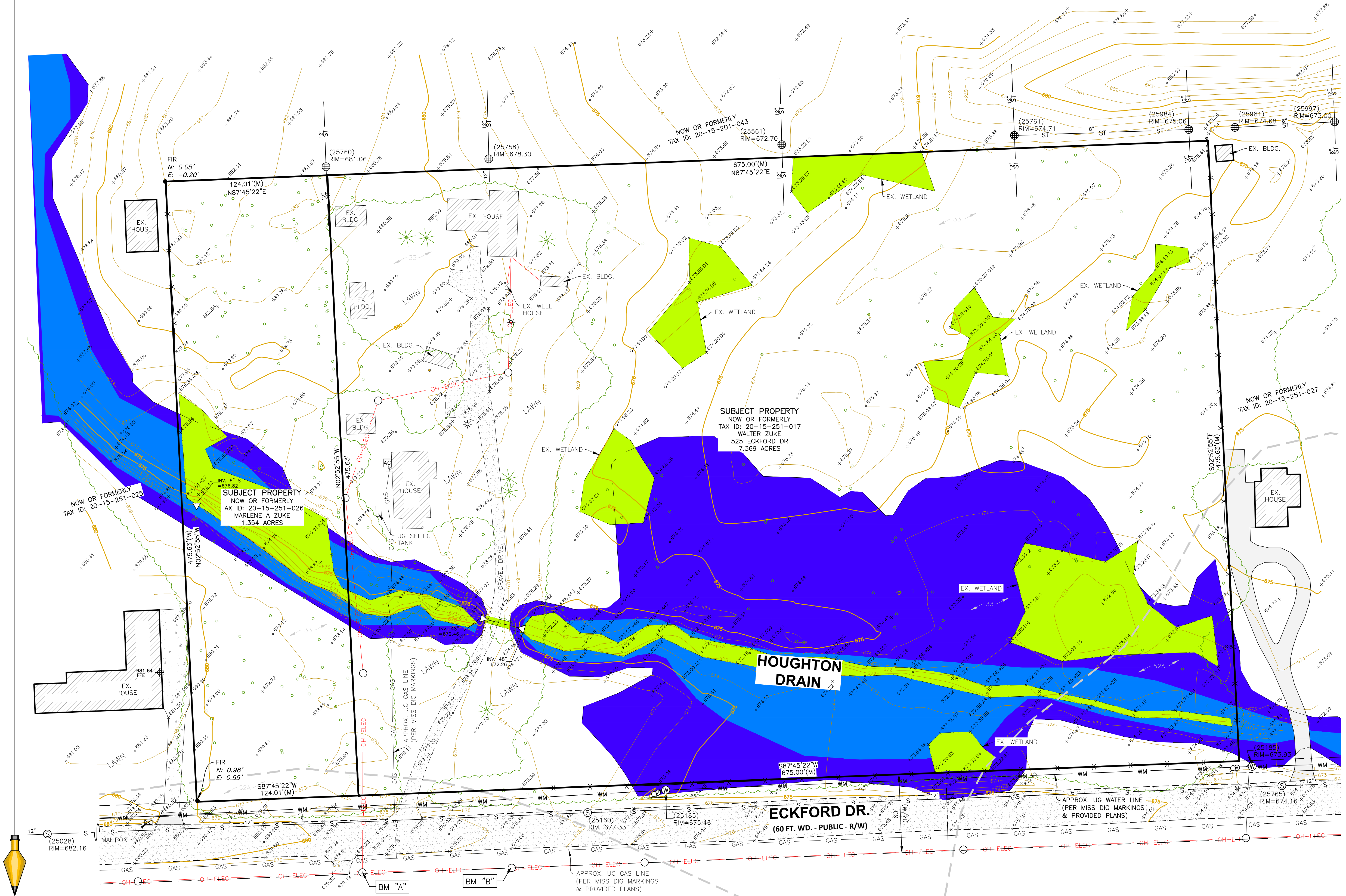
FLOOD ZONE

PLOTTED PER FEMA STUDY.

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE
PARTIALLY IN ZONE (AE) WITH BASE FLOOD ELEVATIONS RANGING FROM 676 FEET TO 679 FEET,
PARTIALLY IN REGULATORY FLOODWAY ZONE (AE), AND PARTIALLY IN ZONE (X) AREA OF MINIMAL
FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF OAKLAND,
COMMUNITY PANEL NO. (26125C0534F), EFFECTIVE DATE SEPTEMBER 29, 2006.

UTILITY NOTES

- ALL FRANCHISE UTILITIES (GAS, FIBER, CABLE, UG ELEC., TELE.) SHOWN ARE BASED ON MISS DIG
MARKINGS LOCATED AT TIME OF SURVEY UNLESS NOTED OTHERWISE.
- 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.



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1-800-482-7171
www.missdig.org

CLIENT :

ICON
DEVELOPMENT
VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

TOPOGRAPHIC SURVEY
ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DATE	PLAN SUBMITTALS/REVISIONS
11/12/2021	PRELIMINARY SITE PLAN TO CITY
2/7/2022	REVISED PRELIMINARY SITE PLAN TO CITY
3/15/2022	REVISED PRELIMINARY SITE PLAN TO CITY

ORIGINAL ISSUE DATE:
11/12/2021

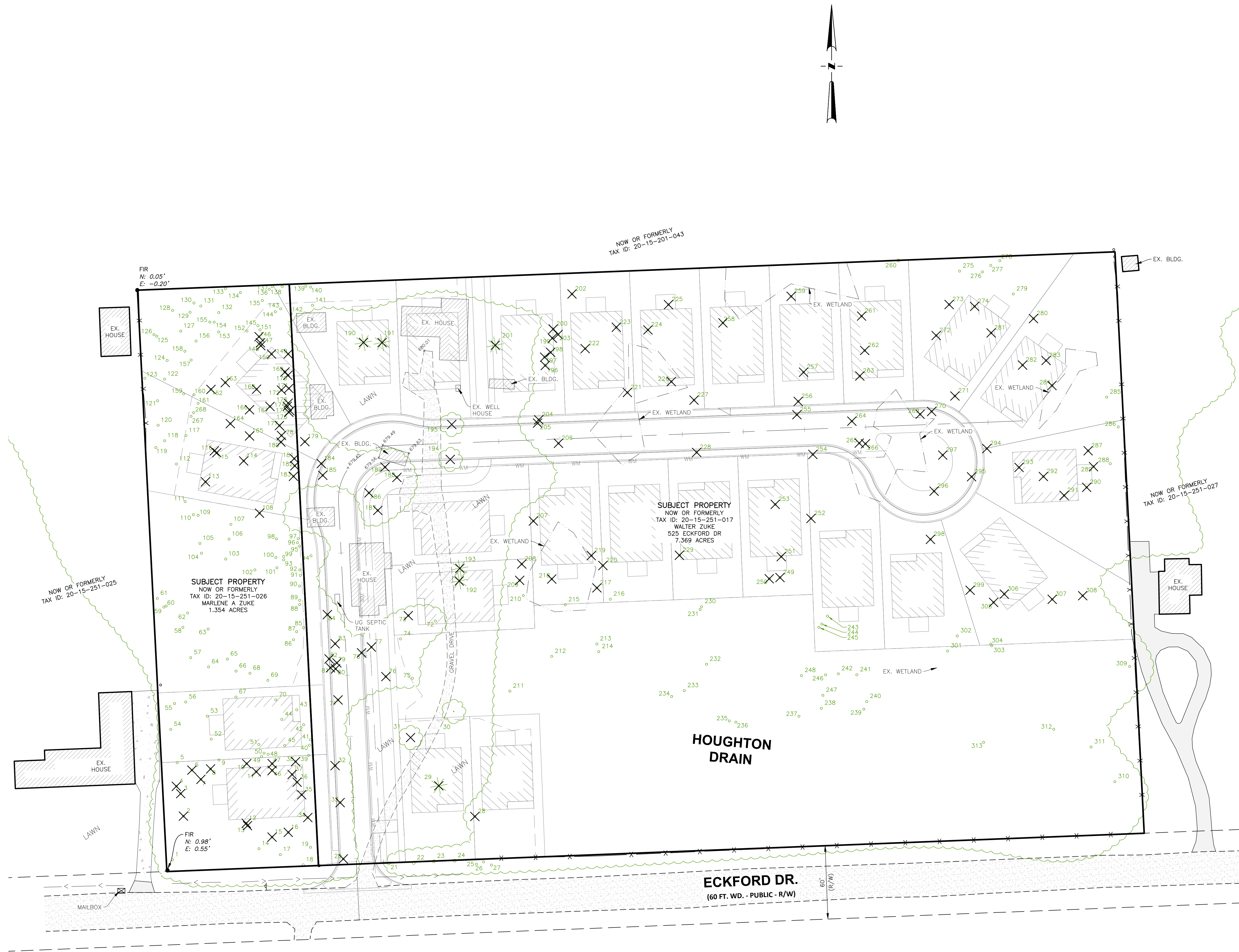
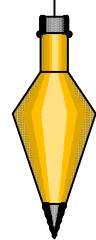
PROJECT NO: 21-175

SCALE: 1" = 40'
0 1/2" 1"

FIELD:
DRAWN BY: AS
DESIGN BY: BN
CHECK BY: AP

V-1.0

NOT FOR CONSTRUCTION



TREE SURVEY LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE/ CANOPY
- TREE TAG NUMBER (SEE TREE SCHEDULE)
- REMOVE TREE

TREE PRESERVATION NOTE

ANY TREES NOT MARKED OR SHOWN PER PLAN ARE TO BE PROTECTED & PRESERVED DURING CONSTRUCTION.

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

MEGA INC.

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MICHIGAN 48836
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ENGINEER
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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 :

ICON DEVELOPMENT

VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

TREE SURVEY

ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN SUBMITTALS/REVISIONS	DATE
PRELIMINARY SITE PLAN TO CITY	11/12/2021
REVISED PRELIMINARY SITE PLAN TO CITY	2/7/2022
REVISED PRELIMINARY SITE PLAN TO CITY	3/15/2022

ORIGINAL ISSUE DATE:
11/12/2021

PROJECT NO: 21-175

SCALE: 1" = 40'

0 1/2" 1"

FIELD: AS
DRAWN BY: BN
DESIGN BY: DD
CHECK BY: AP

V-3.0

NOT FOR CONSTRUCTION



Tree Inventory



Monument Engineering Group Associates, Inc.
298 Veterans Drive, Fowlerville, MI
(517) 223-3512
www.monumentengineering.com

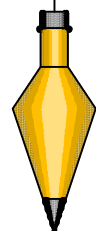
Tree Survey Inventory

Project: 21-175 Eckford Oaks Subdivision Date: 6/30/2021

Tag No.	Common Name	Botanical Name	Condition	D.B.H.	Landmark	Status	Notes
1	Crabapple	Malus	Good	6	No	Preserve	
2	P. Hickory	Carya	Good	14	No	Remove	
3	S. B. Hickory	Carya	Good	12	No	Remove	
4	P. Hickory	Carya	Good	11	No	Remove	
5	P. Hickory	Carya	Good	15	No	Preserve	
6	P. Hickory	Carya	Good	9	No	Remove	
7	P. Hickory	Carya	Good	8	No	Remove	
8	P. Hickory	Carya	Good	15	No	Remove	
9	P. Hickory	Carya	Good	7	No	Preserve	
10	P. Hickory	Carya	Good	12	No	Remove	
11	S. B. Hickory	Carya	Good	6	No	Remove	
12	S. B. Hickory	Carya	Good	11	No	Remove	
13	S. B. Hickory	Carya	Good	11	No	Remove	
14	P. Hickory	Carya	Good	23	Yes	Preserve	
15	B. Cherry	Prunus serotina	Good	10	No	Remove	
16	R. Oak	Quercus	Good	13	No	Remove	
17	W. Oak	Quercus	Good	10	No	Preserve	
18	W. Oak	Quercus	Good	22	Yes	Preserve	
19	W. Oak	Quercus	Good	15	No	Preserve	Twin
20	P. Hickory	Carya	Good	18	Yes	Remove	
21	B. Spruce	Picea	Fair	17	No	Preserve	
22	B. Spruce	Picea	Good	10	No	Preserve	
23	R. Pine	Pinus	Good	16	No	Preserve	
24	N. Spruce	Picea	Good	7	No	Preserve	
25	R. Oak	Quercus	Good	18	Yes	Preserve	Twin
26	P. Hickory	Carya	Good	9	No	Preserve	
27	P. Hickory	Carya	Good	14	No	Preserve	
28	R. Pine	Pinus	Good	6	No	Remove	
29	B. Spruce	Picea	Good	9	No	Remove	
30	B. Walnut	Juglans nigra	Good	27	Yes	Preserve	
31	R. Maple	Acer rubrum	Good	7	No	Remove	
32	B. Spruce	Picea	Good	8	No	Remove	
33	P. Hickory	Carya	Good	18	No	Remove	
34	S. B. Hickory	Carya	Good	12	No	Remove	
35	W. Oak	Quercus	Good	32	Yes	Remove	
36	W. Oak	Quercus	Good	8	No	Remove	
37	E. Hornhopbeam	Ostrya virginiana	Good	6	No	Remove	
38	W. Oak	Quercus	Good	31	Yes	Remove	
39	E. Hornhopbeam	Ostrya virginiana	Good	11	Yes	Preserve	
40	P. Hickory	Carya	Good	7	No	Preserve	
41	W. Oak	Quercus	Good	9	No	Preserve	
42	W. Oak	Quercus	Good	15/11	Yes	Preserve	
43	W. Oak	Quercus	Good	17	Yes	Preserve	
44	W. Oak	Quercus	Good	11	No	Preserve	
45	P. Hickory	Carya	Good	8	No	Preserve	
46	R. Maple	Acer rubrum	Good	6	No	Remove	
47	W. Oak	Quercus	Good	14	No	Remove	
48	P. Hickory	Carya	Good	6	No	Preserve	
49	P. Hickory	Carya	Fair	6	No	Preserve	
50	P. Hickory	Carya	Good	8	No	Preserve	
51	P. Hickory	Carya	Good	6	No	Preserve	
52	P. Hickory	Carya	Good	12	No	Preserve	
53	P. Hickory	Carya	Good	12	No	Preserve	
54	R. Pine	Pinus	Good	6	No	Preserve	
55	Basswood	Tilia	Good	19	Yes	Preserve	
56	P. Hickory	Carya	Good	8	No	Preserve	
57	W. Oak	Quercus	Good	27	Yes	Preserve	
58	P. Hickory	Carya	Good	14	No	Preserve	
59	Mulberry	Morus	Good	8	No	Preserve	
60	Mulberry	Morus	Good	7	No	Preserve	
61	Mulberry	Morus	Good	10	No	Preserve	
62	Mulberry	Morus	Good	6	No	Preserve	
63	B. Cherry	Prunus serotina	Good	10	No	Preserve	
64	W. Oak	Quercus	Good	15	No	Preserve	
65	W. Oak	Quercus	Good	25	Yes	Preserve	
66	W. Oak	Quercus	Good	16	Yes	Preserve	
67	W. Oak	Quercus	Good	21	Yes	Preserve	
68	S. B. Hickory	Carya	Good	8	No	Preserve	
69	W. Oak	Quercus	Good	27	Yes	Preserve	
70	W. Oak	Quercus	Good	21	Yes	Preserve	
71	Tamarack	Larix	Good	8	No	Remove	
72	Tulip Poplar	Liriodendron tulipifera	Good	14	No	Preserve	
73	B. Spruce	Picea	Fair	9	No	Remove	
74	B. Spruce	Picea	Good	12	No	Preserve	
75	R. Pine	Pinus	Good	6	No	Preserve	
76	Elm	Ulmus	Good	6	No	Remove	
77	B. Spruce	Picea	Good	12	No	Remove	
78	B. Spruce	Picea	Good	10	No	Remove	
79	R. Pine	Pinus	Fair	8	No	Remove	
80	R. Pine	Pinus	Good	7	No	Remove	
81	R. Pine	Pinus	Good	8	No	Remove	
82	R. Pine	Pinus	Good	6	No	Remove	
83	B. Spruce	Picea	Good	8	No	Remove	
84	B. Spruce	Picea	Good	11	No	Remove	
85	E. Hemlock	Tsuga	Good	6	No	Preserve	
86	W. Oak	Quercus	Good	15	No	Preserve	
87	Basswood	Tilia	Good	15	No	Preserve	
88	E. Hemlock	Tsuga	Good	7	No	Preserve	
89	E. Hemlock	Tsuga	Good	12	Yes	Preserve	
90	E. Hemlock	Tsuga	Good	9	No	Preserve	

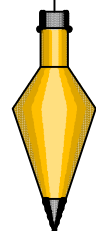
91	E. Hemlock	Tsuga	Good	8	No	Preserve	
92	E. Hemlock	Tsuga	Good	7	No	Preserve	
93	E. Hemlock	Tsuga	Good	8	No	Preserve	
94	P. Hickory	Carya	Good	19	Yes	Preserve	
95	E. Hemlock	Tsuga	Good	8	No	Preserve	
96	E. Hemlock	Tsuga	Good	6	No	Preserve	
97	E. Hemlock	Tsuga	Good	6	No	Preserve	
98	P. Hickory	Carya	Good	20	Yes	Preserve	
99	P. Hickory	Carya	Good	17	Yes	Preserve	
100	E. Hornhopbeam	Ostrya virginiana	Good	7	No	Preserve	
101	Beech	Fagus grandifolia	Good	8	No	Preserve	
102	Beech	Fagus grandifolia	Good	27	Yes	Preserve	
103	P. Hickory	Carya	Good	24	Yes	Preserve	
104	P. Hickory	Carya	Good	6	No	Preserve	
105	R. Oak	Quercus	Good	33	Yes	Preserve	
106	B. Cherry	Prunus serotina	Good	7	No	Preserve	
107	R. Oak	Quercus	Good	36	Yes	Preserve	
108	B. Cherry	Prunus serotina	Good	14	No	Remove	
109	P. Hickory	Carya	Good	14	No	Preserve	
110	R. Maple	Acer rubrum	Good	20	Yes	Preserve	
111	B. Cherry	Prunus serotina	Good	6	No	Preserve	
112	Beech	Fagus grandifolia	Good	6	No	Preserve	
113	P. Hickory	Carya	Good	20	Yes	Remove	
114	P. Hickory	Carya	Good	16	Yes	Remove	
115	Beech	Fagus grandifolia	Good	7	No	Remove	
116	Beech	Fagus grandifolia	Good	7	No	Remove	
117	Beech	Fagus grandifolia	Good	7	No	Preserve	
118	B. Cherry	Prunus serotina	Good	6	No	Preserve	
119	B. Cherry	Prunus serotina	Good	6	No	Preserve	
120	Beech	Fagus grandifolia	Good	27	Yes	Preserve	
121	R. Maple	Acer rubrum	Good	23	Yes	Preserve	
122	Beech	Fagus grandifolia	Good	7	No	Preserve	
123	S. Maple	Acer saccharum	Good	7	No	Preserve	
124	Beech	Fagus grandifolia	Good	7	No	Preserve	
125	Beech	Fagus grandifolia	Good	6	No	Preserve	
126	Beech	Fagus grandifolia	Good	11	No	Preserve	
127	R. Maple	Acer rubrum	Good	12	No	Preserve	
128	B. Cherry	Prunus serotina	Good	7	No	Preserve	
129	P. Hickory	Carya	Good	7	No	Preserve	
130	Elm	Ulmus	Good	9	No	Preserve	
131	R. Maple	Acer rubrum	Good	6	No	Preserve	
132	P. Hickory	Carya	Good	7	No	Preserve	
133	Beech	Fagus grandifolia	Good	6	No	Preserve	
134	Beech	Fagus grandifolia	Good	11	No	Preserve	
135	B. Cherry	Prunus serotina	Good	9	No	Preserve	
136	B. Cherry	Prunus serotina	Good	12	No	Preserve	
137	R. Maple	Acer rubrum	Good	7	No	Preserve	
138	P. Hickory	Carya	Good	7	No	Preserve	
139	P. Hickory	Carya	Good	16	Yes	Preserve	
140	P. Hickory	Carya	Good	8	No	Preserve	
141	P. Hickory	Carya	Good	13	No	Preserve	
142	P. Hickory	Carya	Good	16	Yes	Preserve	
143	B. Cherry	Prunus serotina	Good	17	No	Preserve	
144	B. Cherry	Prunus serotina	Good	16	No	Preserve	
145	E. Hemlock	Tsuga	Good	7	No	Preserve	
146	E. Hemlock	Tsuga	Good	11	No	Remove	
147	E. Hemlock	Tsuga	Good	8	No	Remove	
148	E. Hemlock	Tsuga	Good	8	No	Remove	Twin
149	B. Cherry	Prunus serotina	Good	19	Yes	Remove	
150	S. B. Hickory	Carya	Good	8	No	Remove	
151	R. Maple	Acer rubrum	Good	7	No	Preserve	
152	P. Hickory	Carya	Good	29	Yes	Preserve	
153	Beech	Fagus grandifolia	Good	6	No	Preserve	
154	P. Hickory	Carya	Good	10	No	Preserve	
155	R. Maple	Acer rubrum	Good	8	No	Preserve	
156	E. Hornhopbeam	Ostrya virginiana	Good	7	No	Preserve	
157	W. Oak	Quercus	Good	24	Yes	Preserve	
158	R. Maple	Acer rubrum	Good	9	No	Preserve	
159	B. Cherry	Prunus serotina	Good	9	No	Preserve	
160	P. Hickory	Carya	Good	24	Yes	Preserve	
161	B. Cherry	Prunus serotina	Good	6	No	Preserve	
162	W. Oak	Quercus	Good	9	No	Remove	
163	P. Hickory	Carya	Good	11	No	Remove	
164	Beech	Fagus grandifolia	Good	17	No	Remove	
165	P. Hickory	Carya	Good	15	No	Remove	
166	Beech	Fagus grandifolia	Good	23	Yes	Remove	
167	Elm	Ulmus	Good	10	No	Remove	
168	W. Oak	Quercus	Good	17	Yes	Remove	
169	B. Cherry	Prunus serotina	Good	15	No	Remove	
170	W. Oak	Quercus	Good	11	No	Remove	
171	E. Hemlock	Tsuga	Good	9	No	Remove	
172	P. Hickory	Carya	Good	18	Yes	Remove	
173	E. Hemlock	Tsuga	Good	7	No	Remove	
174	E. Hemlock	Tsuga	Good	8	No	Remove	
175	R. Oak	Quercus	Good	14	No	Remove	
176	B. Cherry	Prunus serotina	Good	8	No	Remove	
177	E. Hemlock	Tsuga	Good	6	No	Remove	
178	E. Hemlock	Tsuga	Good	6	No	Remove	
179	P. Hickory	Carya	Good	24	Yes	Remove	
180	R. Maple	Acer rubrum	Good	21	Yes	Remove	
181	E. Hemlock	Tsuga	Good	9	No	Remove	
182	E. Hemlock	Tsuga	Good	7	No	Remove	
183	E. Hemlock	Tsuga	Good	7	No	Remove	
184	W. Birch	Betula	Good	6	No	Remove	
185	Spruce	Picea	Good	6	No	Remove	
186	Spruce	Picea	Good	10	No	Remove	
187	Mulberry	Morus	Good	9	No	Remove	Multi
188	R. Maple	Acer rubrum	Good	23	Yes	Remove	
189	R. Maple	Acer rubrum	Good	19	Yes	Remove	
190	Spruce	Picea	Good	12	No	Remove	

191	Spruce	Picea	Good	14	No	Remove	
192	R. Pine	Pinus	Good	16	No	Remove	
193	R. Pine	Pinus	Good	7	No	Remove	
194	Pear	Pyrus	Good	9	No	Remove	
195	W. Birch	Betula	Good	8	No	Remove	Twin
196	W. Pine	Pinus	Good	13	No	Remove	
197	W. Pine	Pinus	Good	10	No	Remove	
198	W. Pine	Pinus	Good	16	No	Remove	
199	W. Pine	Pinus	Good	14	No	Remove	
200	W. Pine	Pinus	Good	15	No	Remove	
201	Spruce	Picea	Good	8	No	Remove	
202	S.B. Hickory	Carya	Good	19	Yes	Remove	
203	P. Hickory	Carya	Good	21	Yes	Remove	
204	P. Hickory	Carya	Good	20	Yes	Remove	
205	W. Oak	Quercus	Good	30	Yes	Remove	
206	W. Oak	Quercus	Good	26	Yes	Remove	
207	Elm	Ulmus	Good	8	No	Remove	
208	W. Oak	Quercus	Good	26	Yes	Remove	
209	W. Oak	Quercus	Good	22	Yes	Remove	
210	Basswood	Tilia	Good	20	Yes	Preserve	
211	Cottonwood	Populus deltoides	Good	21	No	Remove	
212	W. Oak	Quercus	Good	64	Yes	Preserve	
213	W. Oak	Quercus	Good	41	Yes	Preserve	
214	B. Cherry	Prunus serotina	Fair	8	No	Preserve	
215	W. Oak	Quercus	Good	49	Yes	Preserve	
216	B. Walnut	Juglans nigra	Fair	9	No	Preserve	
217	Hawthorn	Crataegus	Good	7	No	Remove	



THIS ZONING INFORMATION IS TAKEN FROM CITY OF TROY ZONING ORDINANCE
DATED: NOVEMBER 29, 2018

CLUSTER DENSITY CALCULATION	DEDICATED OPEN SPACE CALCULATION	ADJACENT ZONING
BASE NUMBER OF UNITS x 30% DENSITY BONUS = MAX NUMBER OF UNITS 21 x 1.3 = 27 UNITS	OPEN SPACE/GROSS SITE AREA = 172,311 SF / 380,011 SF x 100% = 45%	NORTH: EP & CF SOUTH: R-1C EAST: R-1C WEST: R-1C



	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL
	PR. CONCRETE
	STANDARD CURB AND GUTTER

2 SPACES :1 DWELLING
26 DWELLINGS x 2 SPACES = 52 SPACES REQUIRED
MAX = 133% OF MIN = 33

EACH DWELLING WILL HAVE TWO (2) PARKING SPACES INSIDE THE ATTACHED GARAGE WITH TWO (2) PARKING SPACES IN EACH DRIVEWAY.

TOTAL PROVIDED PARKING: 104 SPACES

STORM WATER RUNOFF GENERATED BY THIS DEVELOPMENT WILL BE DIRECTED TO THE FUTURE REGIONAL STORM WATER MANAGEMENT BASIN PLANNED BY BY CITY OF TROY. THE BASIN WILL BE ON THE NORTH ADJACENT PROPERTY.

THE DEVELOPMENT INTENDS TO PARTICIPATE IN THE REGIONAL BIKE PATH PLANNED BY CITY OF TROY. THE DEVELOPMENT WILL DEDICATE THE EASEMENT NECESSARY FOR THE BIKE PATH.

THE DEVELOPMENT HAS AGREED WITH MONDRIAN TO PAVE
ECKFORD ROAD ALONG THE COMMON FRONTAGE.

1. WAIVER FOR SECTION 10.04.E.2.a REQUIRING PERIMETER SETBACKS TO BE EQUAL TO REAR YARD SETBACKS IN ADJACENT ZONE. REQUESTING A 25' REAR YARD SETBACK FOR UNITS 13 AND 14 ALONG THE NORTH PROPERTY BOUNDARY.
2. WAIVER FOR SECTION 7.08.B REQUIRING DECKS TO BE AT LEAST 25' AWAY FROM THE REAR LOT LINE. SEE DECK WAIVER TABLE ON THIS SHEET.

UNIT	DECK WAIVER DISTANCE
1	0
2	0
3	10
4	0
5	5
6	10
7	5
8	5
9	5
10	5
11	5
12	5
13	0
14	0
15	12
16	0
17	12
18	5
19	5
20	5
21	5
22	5
23	5
24	5
25	12
26	12

CLUSTER OPTION PLAN
<p>ECKFORD WOODS SITE CONDOMINIUM 525 ECKFORD DRIVE PART OF NE 1/4, SEC. 15, T2N-R11E CITY OF TROY, OAKLAND COUNTY, MICHIGAN</p>

C-1.0

NOT FOR CONSTRUCTION



ZONING INFORMATION

THIS ZONING INFORMATION IS TAKEN FROM CITY OF TROY ZONING ORDINANCE
DATED: NOVEMBER 29, 2018

SUBJECT PARCEL ZONING: R-1C ONE FAMILY RESIDENTIAL	UNITS			BUILDING	BUILDING SETBACKS (FT)		
	AREA (AC)	WIDTH AT BUILDING SITE (FT)	BASE NUMBER OF UNITS	DWELLING (MIN SF)	FRONT	SIDE	REAR
REQUIRED	10,500	85		1,200	30	10	40
PROVIDED	VARIABLES	VARIABLES	21	VARIABLES	30	10	40

PAVEMENT LEGEND

	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL
	PR. CONCRETE
	STANDARD CURB AND GUTTER

INNOVATIVE GEOSPATIAL
& ENGINEERING SOLUTIONS

298 VETERANS DRIVE
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MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM

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SMALL BUSINESS (SDVOSB)

ALLAN W.
PRUSS
ENGINEER
NO.
6201043168

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One-Call
Utility
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THE LOCATIONS AND ELEVATIONS OF
EXISTING UNDERGROUND UTILITIES AS SHOWN
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NO GUARANTEE IS EITHER EXPRESSED OR
IMPLIED AS TO THE COMPLETENESS OR
ACCURACY THEREOF. THE CONTRACTOR
SHALL BE EXCLUSIVELY RESPONSIBLE FOR
OBTAINING THE EXACT UTILITY LOCATIONS
AND ELEVATIONS PRIOR TO THE START OF
CONSTRUCTION.

CLIENT :

ICON
DEVELOPMENT

VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

PARALLEL PLAN

ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN SUBMITTALS/REVISIONS	DATE
PRELIMINARY SITE PLAN TO CITY	11/12/2021
REVISED PRELIMINARY SITE PLAN TO CITY	2/7/2022
REVISED PRELIMINARY SITE PLAN TO CITY	3/15/2022

ORIGINAL ISSUE DATE:
11/12/2021

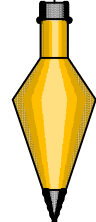
PROJECT NO: 21-175

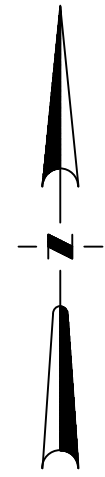
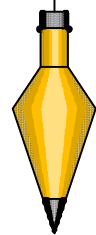
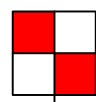
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DRAWN BY: BN
DESIGN BY: DO
CHECK BY: AP

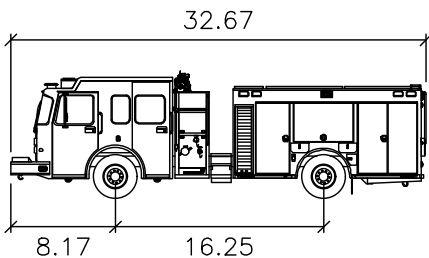
C-11

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EMERGENCY VEHICLE



TOYNE PUMPER

	FEET
WIDTH	: 8.35
TRACK	: 7.93
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 50.0

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MEGA
INC.

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CLIENT :

ICON DEVELOPMENT

VINCE SORRENTINO
35520 FORTON COURT,
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MICHIGAN, 48035

EMERGENCY VEHICLE CIRCULATION

ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN SUBMITTALS/REVISIONS	DATE
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REVISED PRELIMINARY SITE PLAN TO CITY	2/7/2022
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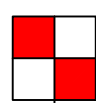
PROJECT NO: 21-175

SCALE: 1" = 40'
0 1/2" 1"

FIELD: AS
DRAWN BY: BN
DESIGN BY: DD
CHECK BY: AP

C-2.0

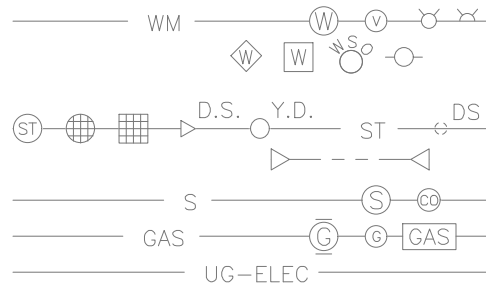
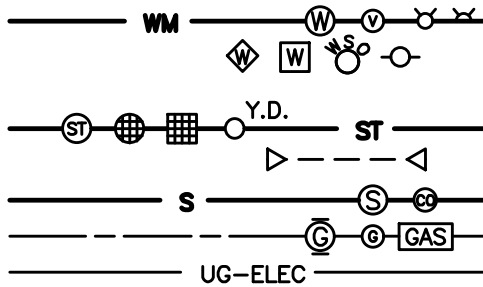
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UTILITY LEGEND

PROPOSED

EXISTING



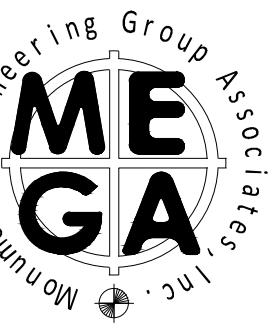
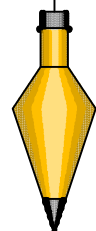
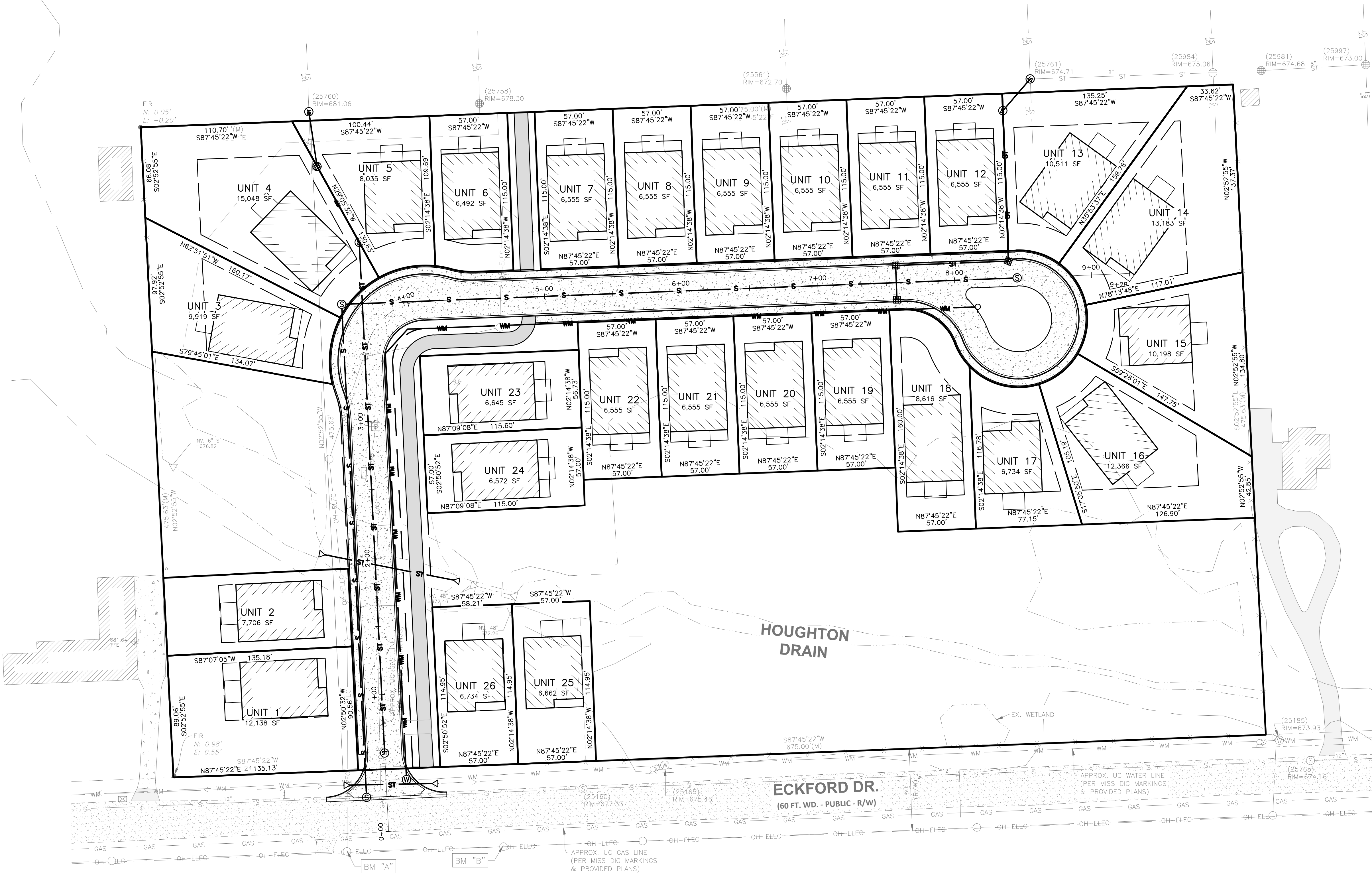
WATER MAIN, MH, VALVE IN BOX, HYDRANT
WATER WELL, METER, STOP BOX, POST INDICATOR VALVE

STORM SEWER, MH, CB, INLET, DOWN SPOUT, YARD DRAIN
CULVERT/ END SECTION

SANITARY SEWER, MH, CLEAN OUT

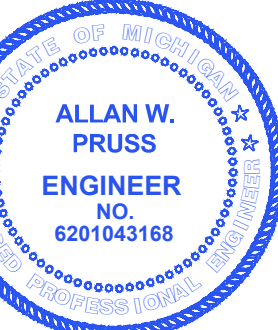
UG GAS, MH, VALVE, LINE MARKER

UG ELEC (ELEC, CABLE, FIBER)



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DEVELOPMENT
VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

UTILITY PLAN

ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
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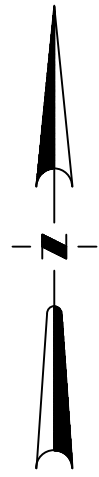
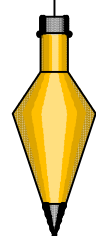
PROJECT NO: 21-175

SCALE: 1" = 40'
0 1/2" 1"

FIELD: AS
DRAWN BY: BN
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GRADING LEGEND

	PROPOSED TOP OF PAVEMENT GRADE
	PROPOSED SIDEWALK GRADE
	PROPOSED FINISH GRADE
	PROPOSED TOP OF CURB GRADE
	PROPOSED GUTTER PAN GRADE
	PROPOSED TOP OF WALL GRADE
	PROPOSED BOTTOM OF WALL GRADE
	MATCH EXISTING GRADE
	PROPOSED FINISH FLOOR GRADE
	PROPOSED RIM GRADE
	ADJUSTED RIM GRADE
	PROPOSED INVERT GRADE
	ADA COMPLIANT SIDEWALK RAMP
	ADA COMPLIANT SIDEWALK LANDING
	EXISTING ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SOIL TYPE LIMIT AND LABEL (FROM USGS SOIL SURVEY)
	LIMITS OF DISTURBANCE
	OVERFLOW ROUTE

EROSION CONTROL STANDARDS

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF OAKLAND COUNTY WATER RESOURCES OFFICE.
- DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAS BEEN ACCOMPLISHED.
- STAGING OF THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLACES AND AS REQUIRED TO INSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.
- SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
- A CERTIFIED STORM WATER OPERATOR WILL BE NAMED ON THE MDEQ NOTICE OF COVERAGE FOR NPDES AS REQUIRED.
- ALL DISTURBED AREAS ARE TO BE TOP SOILED AND SEEDED WITH THE FOLLOWING MIN RATIO:
TOP SOIL 3" IN DEPTH, GRASS SEED 210 LBS PER ACRE, FERTILIZER 150 LBS PER ACRE, STRAW MULCH 3" DEPTH 1.5 TO 2 TONS PER ACRE.

SOIL EROSION CONTROL MAINTENANCE SCHEDULE AND NOTES.

- CONTRACTOR MUST OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM OAKLAND COUNTY WATER RESOURCES OFFICE PRIOR TO COMMENCING WORK.
- EARTHWORK SHALL BE LIMITED TO THE PROPOSED SITE AS SHOWN ON THE PLAN.
- CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENTATION CONTROL DEVICES ONCE A WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. ANY DAMAGE TO EROSION CONTROL MEASURES MUST BE REPAIRED IMMEDIATELY.
- ALL MUD OR DEBRIS TRACKED ONTO EXISTING PUBLIC ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR RE-BACKFILL THE SILTATION FENCE SHOULD IT FAIL OR BE DAMAGED DURING CONSTRUCTION.
- PERMANENT STABILIZATION MUST BE COMPLETED WITHIN 30 DAYS OF FINAL GRADING.
- ACCESS ROADS MUST BE MAINTAINED AS NECESSARY, TO KEEP THEM EFFECTIVE, NEW LAYERS OF STONE MAY BE ADDED AS OLD LAYERS BECOME COMPACTED. STEPS SHOULD ALSO BE TAKEN TO REPAIR THE ACCESS ROADS IF RUTS OR PONDING WATER APPEARS.
- INLET FILTERS SHOULD BE INSPECTED FOR BUILDUP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF GEOTEXTILE/SOD STRUCTURE IS CAUSING FLOODING. MAINTENANCE WOULD CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE SOD AND GEOTEXTILE FILTER.
- IF SOIL EROSION/SEDIMENT CONTROL MEASURES ARE INADEQUATE FOR THE SITE. THE PROPER EROSION CONTROL AUTHORITY MUST BE NOTIFIED.

CLIENT :

ICON DEVELOPMENT

VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

PRELIMINARY GRADING PLAN

ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DATE	PLAN SUBMITTALS/REVISIONS
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3/18/2022	REVISED PRELIMINARY SITE PLAN TO CITY

ORIGINAL ISSUE DATE:
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PROJECT NO: 21-175

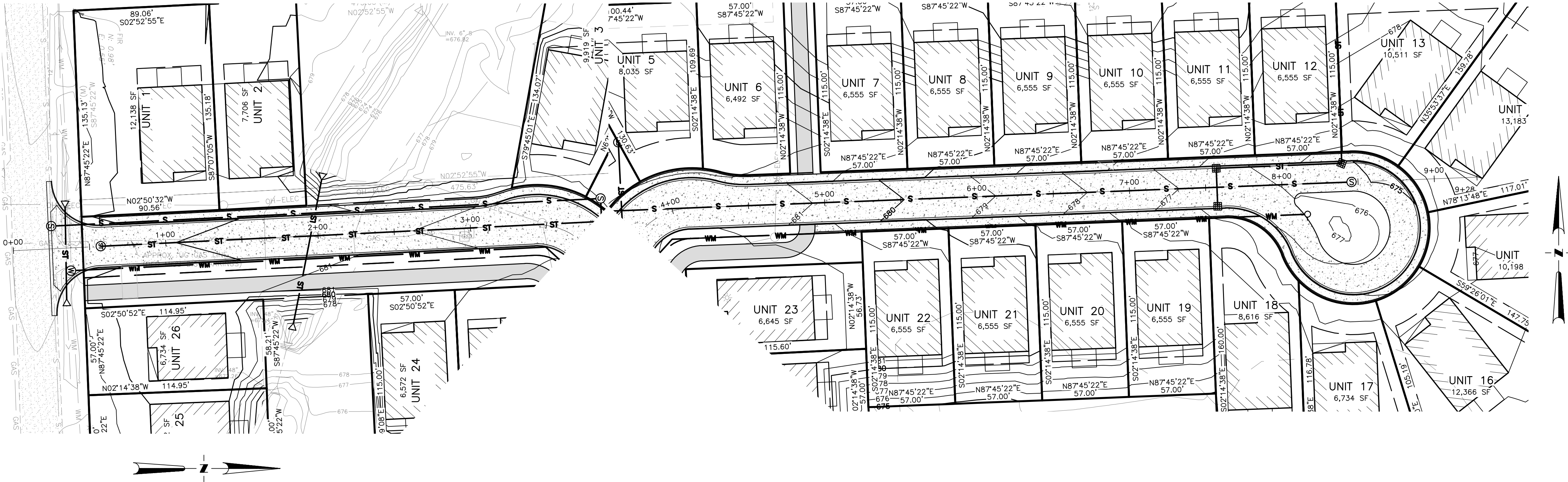
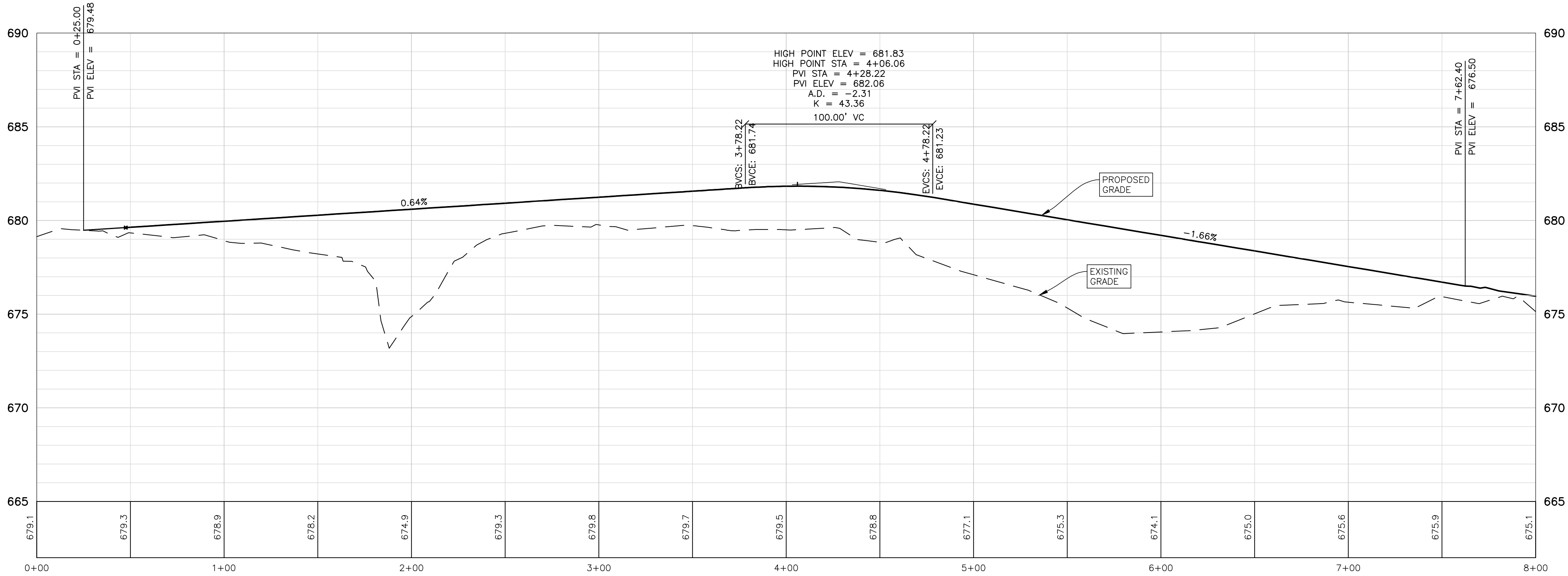
SCALE: 1" = 40'

0 1/2" 1"

FIELD: AS
DRAWN BY: BN
DESIGN BY: DD
CHECK BY: AP

C-7.0

NOT FOR CONSTRUCTION



general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-1111. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF TROY AND LANDSCAPE ARCHITECT.
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF NATURAL COLOR FINELY DOUBLE SHREDDED HARDWOD BARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
9. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
10. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSEYMEN LANDSCAPE STANDARDS.
11. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
12. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
- a). SHADE TREES 5 FT.
 - b). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) 10 FT.
 - c). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY 2 FT.
13. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
14. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
15. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
16. DISTURBED LAWN AREAS TO RECEIVED SEEDING
- SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:
- 5% PERENNIAL RYE GRASS
 - 10% RED FESCUE
 - 25% CHEWING FESCUE
 - 60% KENTUCKY BLUE GRASS
- SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%. SEED, PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA
17. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

landscape maintenance notes:

- LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

landscape plan for:

"Eckford Woods"
a planned single family community
City of Troy, Michigan
note:

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

PROPOSED STREET TREES TO BE LOCATED BETWEEN WALK AND BLDG. UNIT AND SPACED AT 50' O.C. NO TREES TO BE INSTALLED OVER ANY EXISTING OR PROPOSED INGROUND UTILITIES. FIELD ADJUST AS REQUIRED PER FINAL DRIVEWAY AND INGROUND UTILITIES LOCATIONS

PROPOSED UNDERGROUND UTILITIES-SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS. CROWN CUL-DE-SAC ISLAND 12" AT CENTER. LAWN AREAS TO RECEIVE SEEDING ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

DISTURBED LAWN AREAS TO RECEIVE SEEDING ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

UNDERGROUND UTILITIES-SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, ELEVATIONS AND DETAILS.

25' VEHICULAR CLEARVIEW LINE

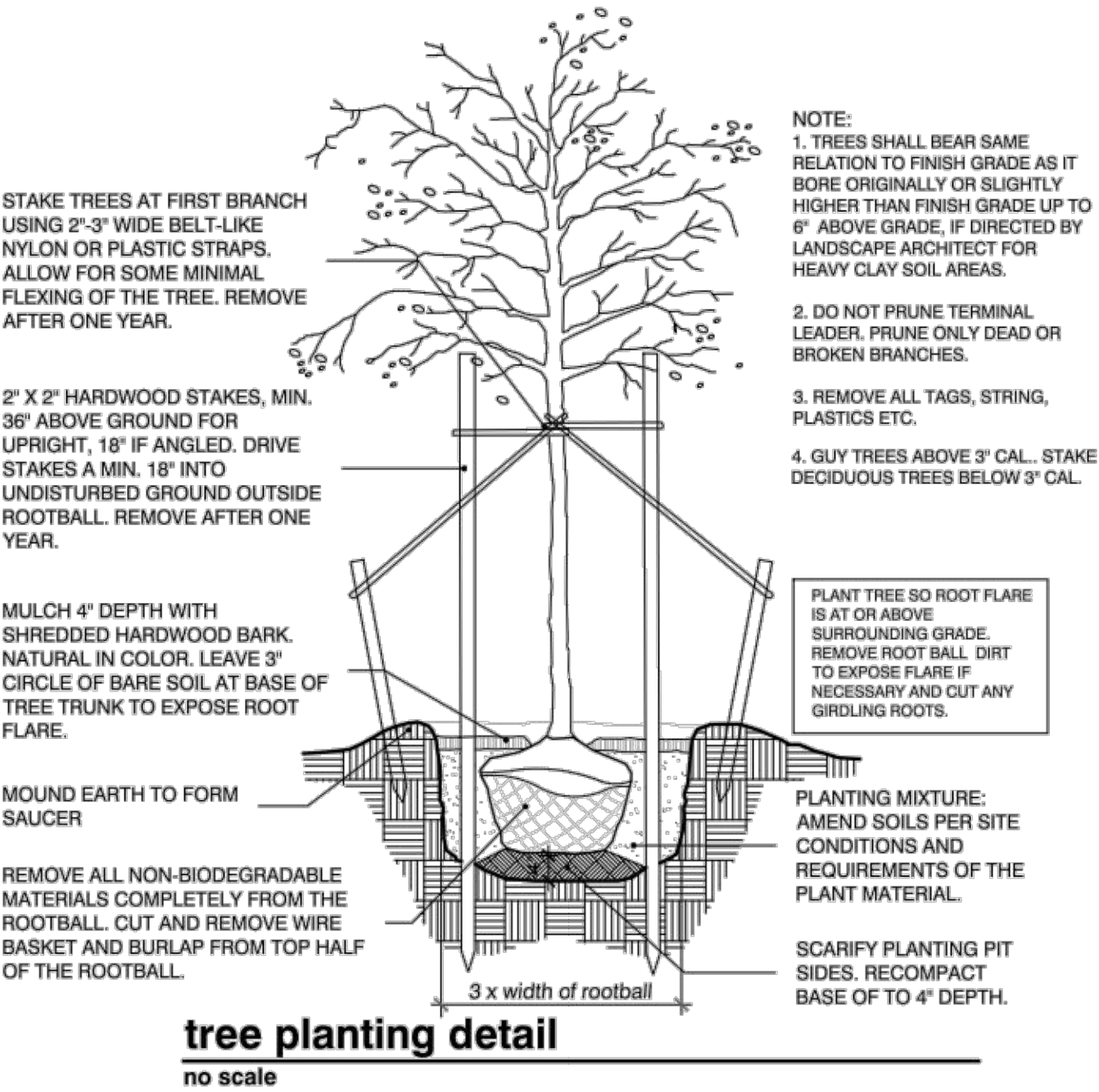
DISTURBED LAWN AREAS TO RECEIVE SEEDING ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

landscape requirements:

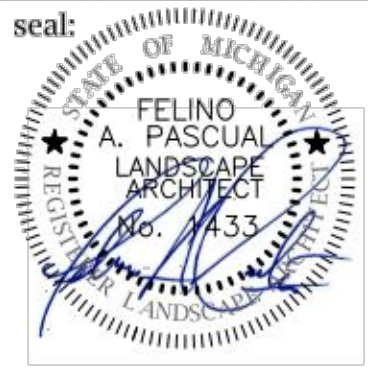
street trees	REQUIRED	PROVIDED
TOTAL SQ.FT. OF R.O.W. FRONTAGE (ECKFORD DRIVE)	784'±	
ONE (1) DECIDUOUS TREE PER 50 FT. OF R.O.W. FRONTAGE (256 LIN.FT. / 50' PER TREE = 5.12 TREES)	5	6
TOTAL SQ.FT. OF R.O.W. FRONTAGE (INTERIOR STREET R.O.W.)	1,745'±	
ONE (1) DECIDUOUS TREE PER 50 FT. OF R.O.W. FRONTAGE (1,745 LIN.FT. / 50' PER TREE = 35.4 TREES)	36	36

plant material list

key	quant.	botanical name	common name	size	comments
LARGE AND SMALL DECIDUOUS TREES					
LS	8	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2 1/2" BB	
QB	11	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" BB	
AR	10	ACER R. FRANKSRED	RED SUNSET RED MAPLE	2 1/2" BB	
TR	6	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" BB	
LT	6	LIRIODENDRON TULIPIFERA	TULIPTREE	2 1/2" BB	
PD	3	PICEA GLAUCA 'DENSATA	BLACK HILL SPRUCE	8" BB	



FP A
FELINO A. PASCUAL
and ASSOCIATES
Community Land Planner and
registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416



client:

ICON
DEVELOPMENT
35520 Forton Court
Clinton Township,
Michigan 48035

project:

ECKFORD
WOODS

project location:

City of Troy,
Michigan
525 Eckford Drive

sheet title:

STREET TREE
LANDSCAPE PLAN

job no./issue/revision date:

LS21.129.11 SPA 11/12/2021
LS22.023.02 SPA 2/2/2022
LS22.023.03 SPA 3/18/2022

drawn by:
JP, HP

checked by:

FP

date:

1/31/2022

notice:

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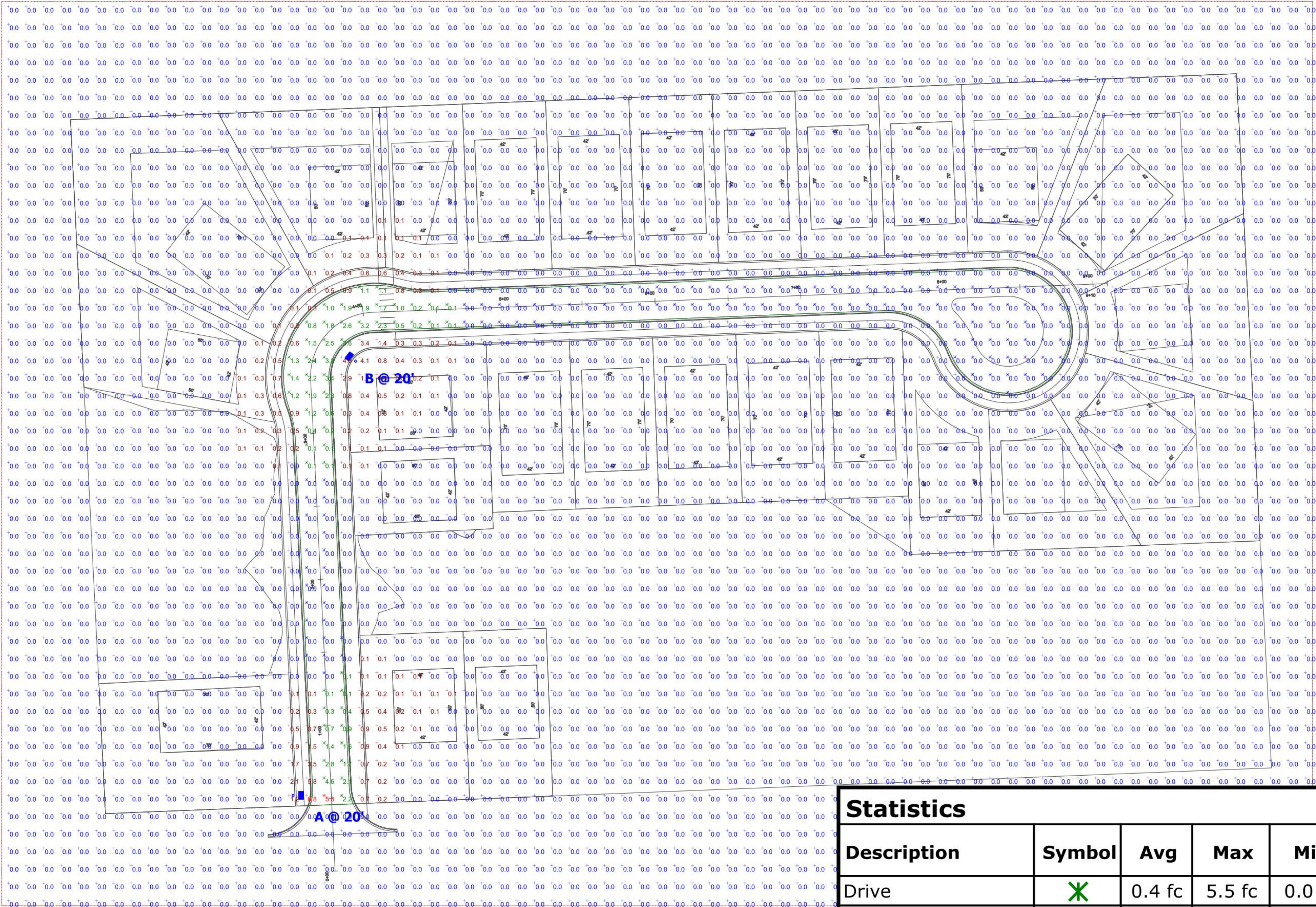
The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:

LS22.023.02

sheet no:

LS-1



Plan View
Scale - 1" = 35ft

- General Note**
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

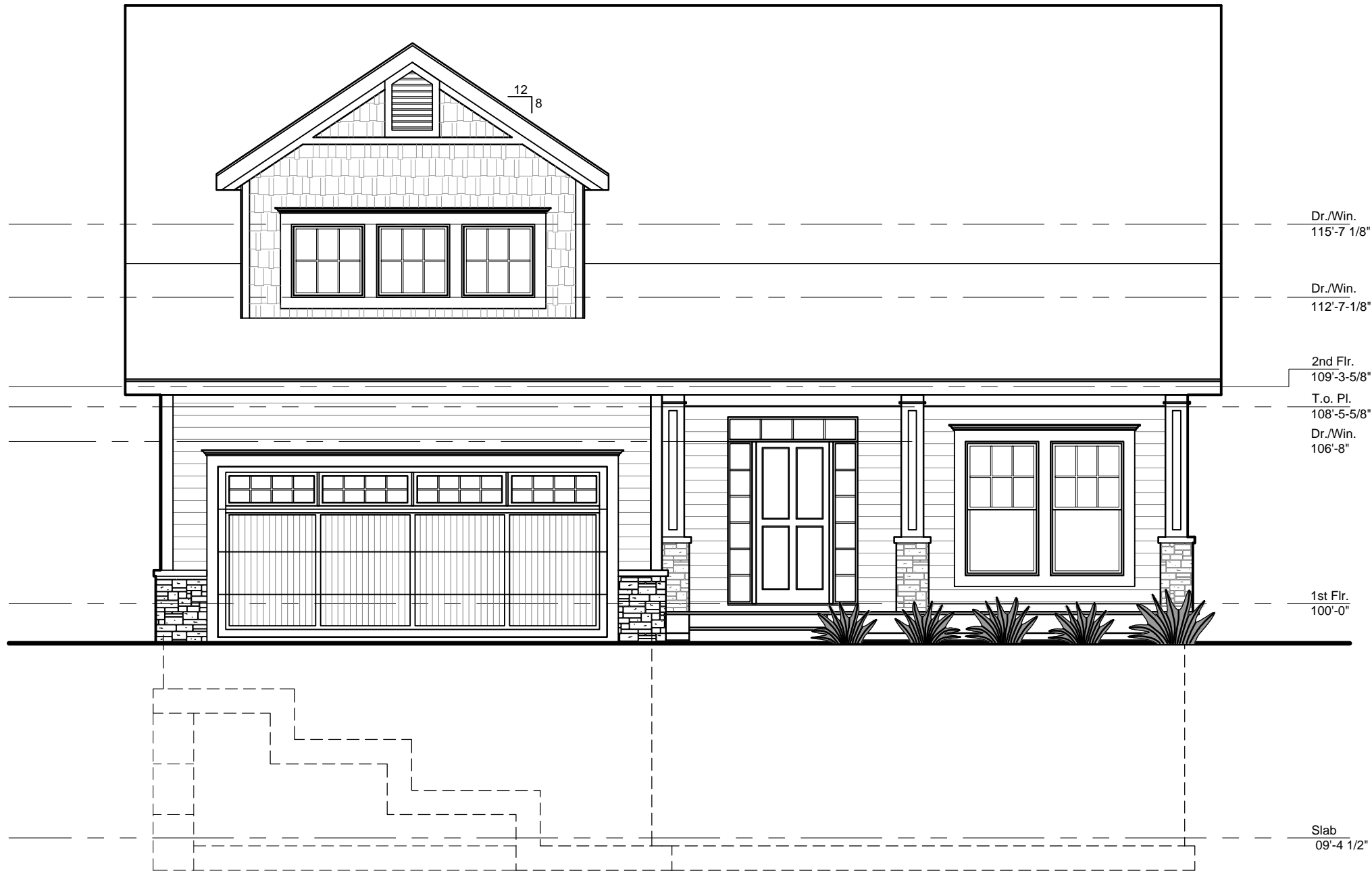
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Drive	✕	0.4 fc	5.5 fc	0.0 fc	N/A	N/A
Grade @ 0'	+	0.0 fc	6.8 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	Lithonia Lighting	DSX0 LED P6 40K RCCO MVOLT	DSX0 LED P6 40K RCCO MVOLT	LED	9739	0.9	134
	B	1	Lithonia Lighting	DSX0 LED P6 40K T3M MVOLT	DSX0 LED P6 40K T3M MVOLT	LED	15508	0.9	134



1
A2.1

FRONT ELEVATION - BASE

Scale: 3/16" = 1'-0"

2 STORY

Dr./Win.
115'-7 1/8"

Dr./Win.
112'-7-1/8"

2nd Flr.
109'-3-5/8"

T.o. Pl.
108'-5-5/8"

Dr./Win.
106'-8"

1st Flr.
100'-0"

Slab
09'-4 1/2"

REVIEW 09.08.21

Front Elevation
Base

JBMA Project No.

221150

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PRELIMINARY NOT FOR CONSTRUCTION

A2.1



REVIEW 09.08.21

Side Elevation
Base

JBMA Project No.

221150

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PRELIMINARY NOT FOR CONSTRUCTION A2.2



1 REAR ELEVATION - BASE
A2.3 Scale: 3/16" = 1'-0"

2 STORY

REVIEW	09.08.21

Rear Elevation
Base

JBMA Project No.
221150
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1 SIDE ELEVATION - BASE
A2.4

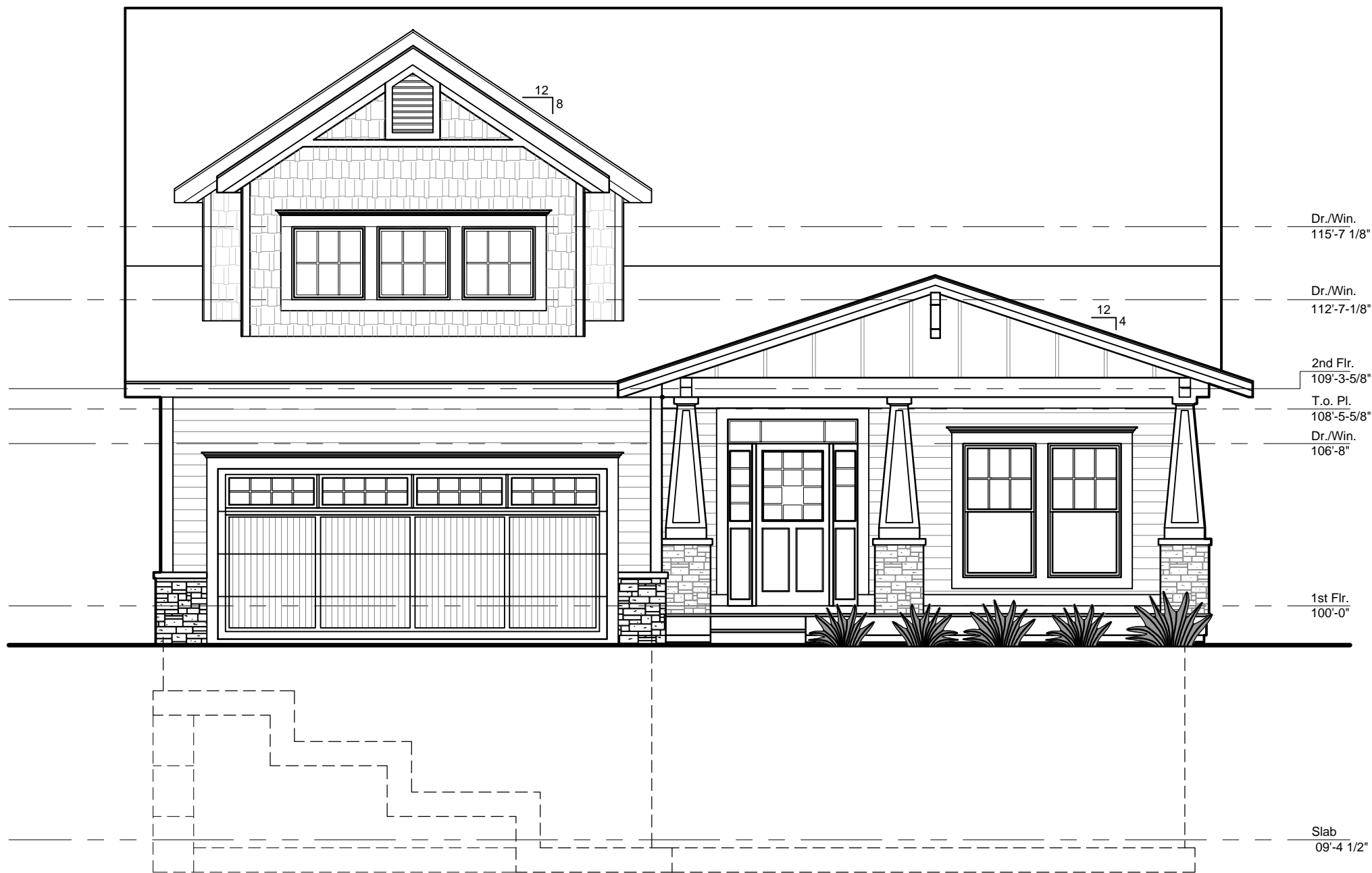
Scale: 3/16" = 1'-0"

2 STORY

REVIEW	09.08.21

Side Elevation
Base

JBMA Project No.
221150
©2021



1 FRONT ELEVATION - ALT 1
A2.5 Scale: 3/16" = 1'-0"

2 STORY

REVIEW 09.08.21

Front Elevation
Alt 1

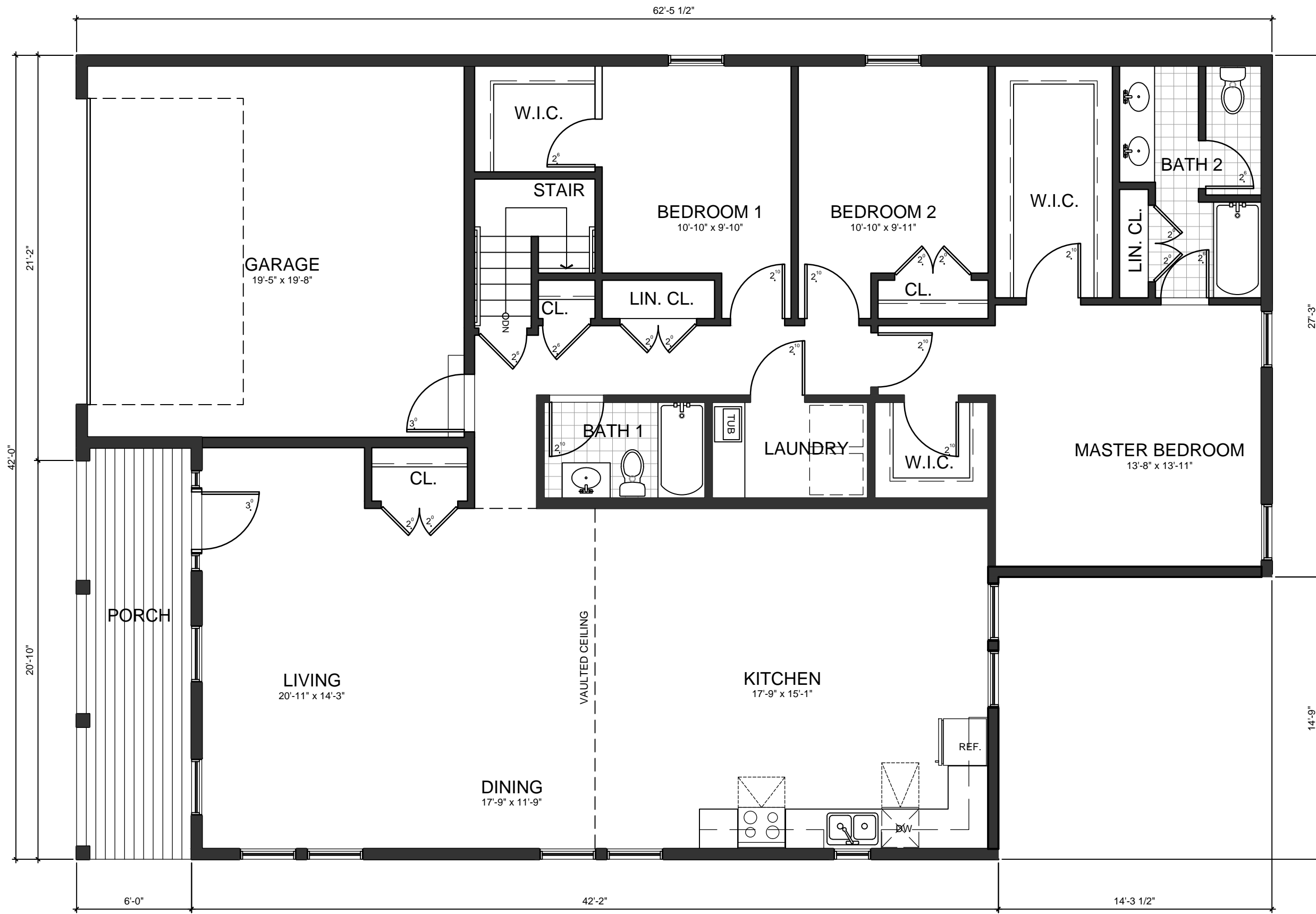
JBMA Project No.

221150

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PRELIMINARY NOT FOR CONSTRUCTION

A2.5



1 FIRST FLOOR PLAN - BASE
A1.1 Scale: 3/16" = 1'-0"

1 STORY

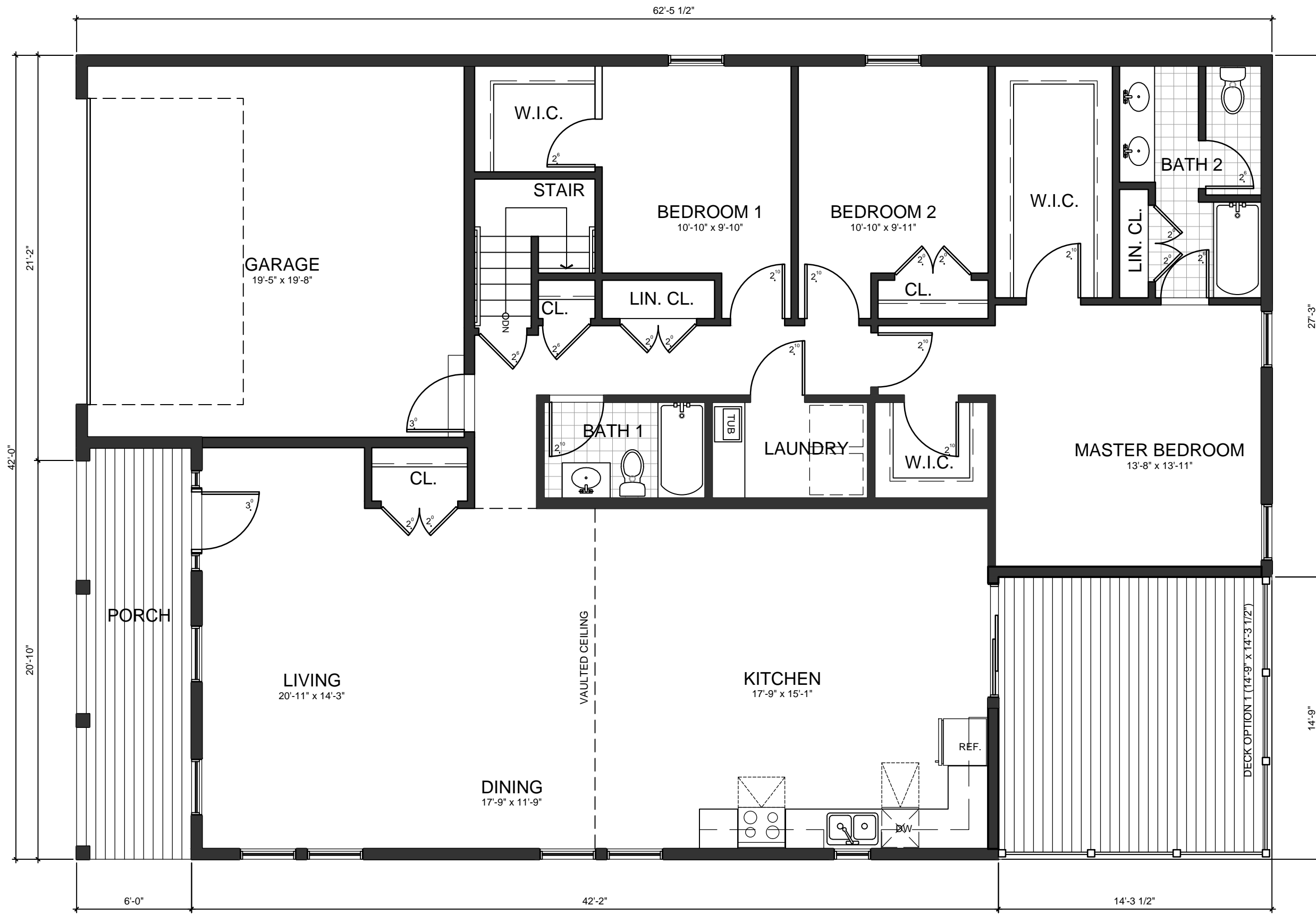
PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	08.16.21

First Floor
Base

JBMA Project No.
221150
2021

A1.1



1 FIRST FLOOR PLAN - BASE WITH DECK
A1.1a Scale: 3/16" = 1'-0" 1 STORY

PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	DATE

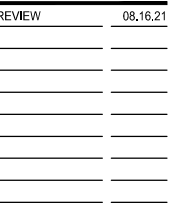
First Floor
Base
with Deck

JBMA Project No.

221150

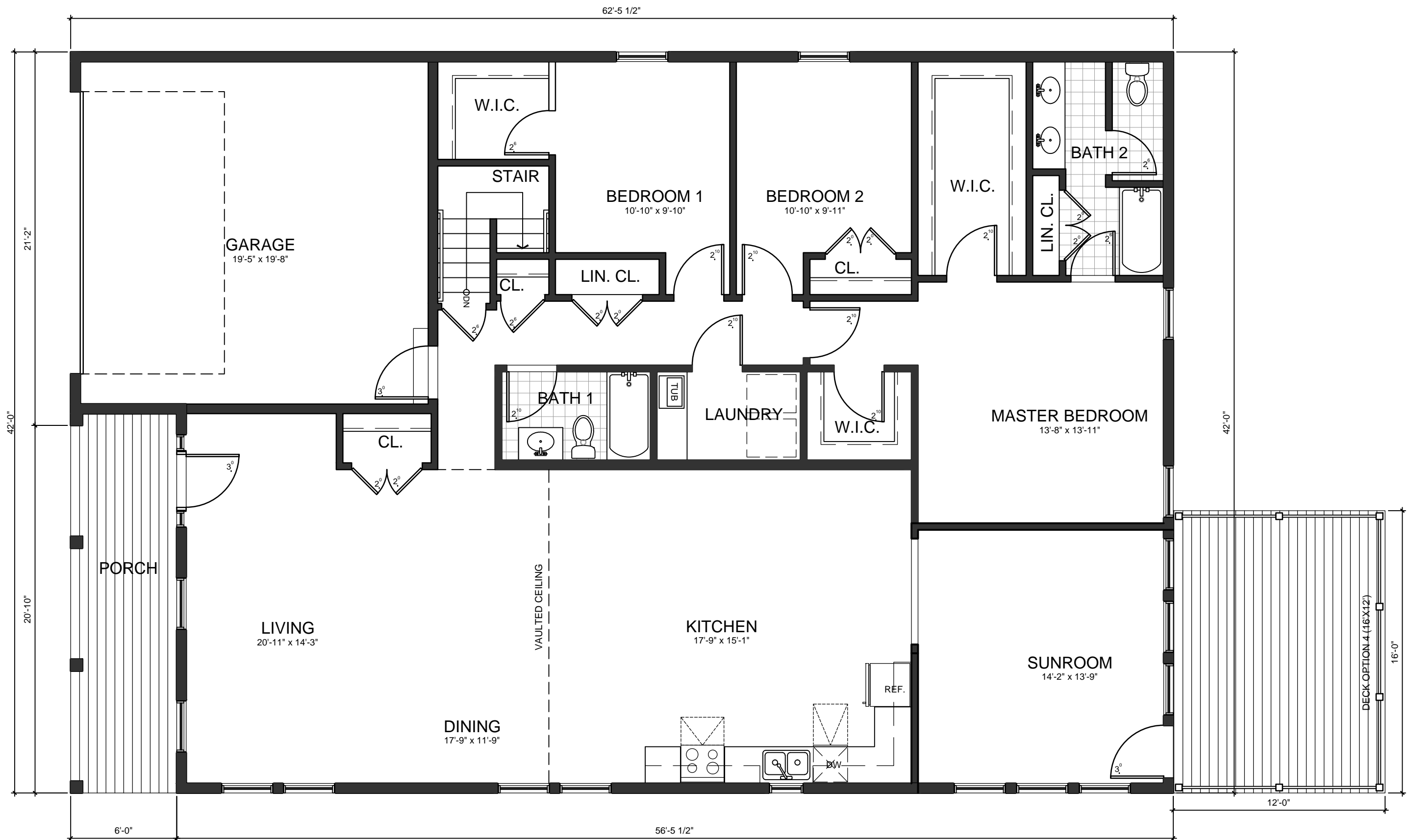
2021

A1.1a



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221150
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PRELIMINARY NOT FOR CONSTRUCTION A1.1b



1 FIRST FLOOR PLAN - SUNROOM WITH DECK
A1.1c Scale: 3/16" = 1'-0" 1 STORY

PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	08.16.21

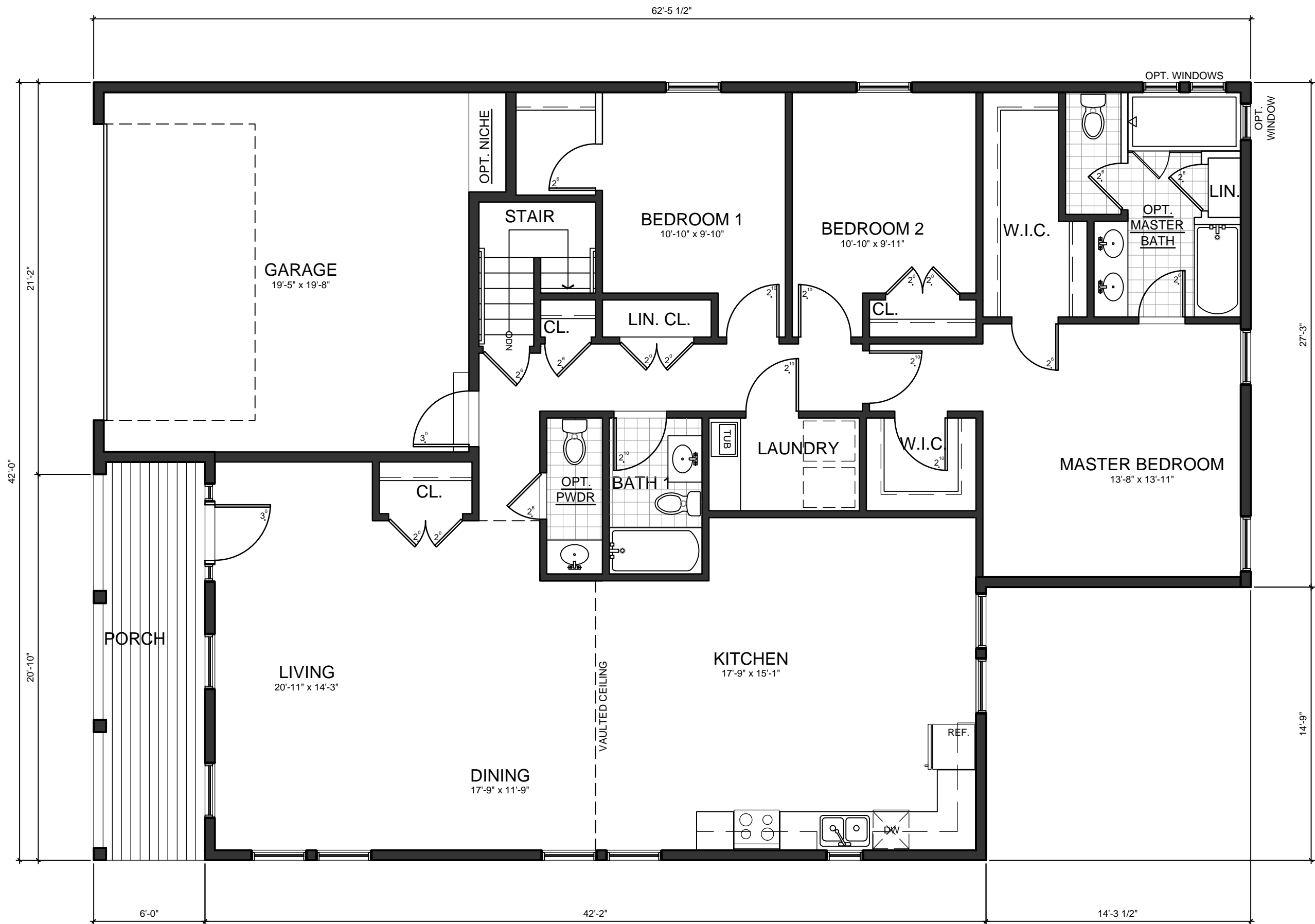
First Floor Plan
Sunroom with
Deck

JBMA Project No.

221150

2021

A1.1c



1 FIRST FLOOR PLAN - BASE - INTERIOR LAYOUT OPTIONS
A1.1d Scale: 3/16" = 1'-0" 1 STORY

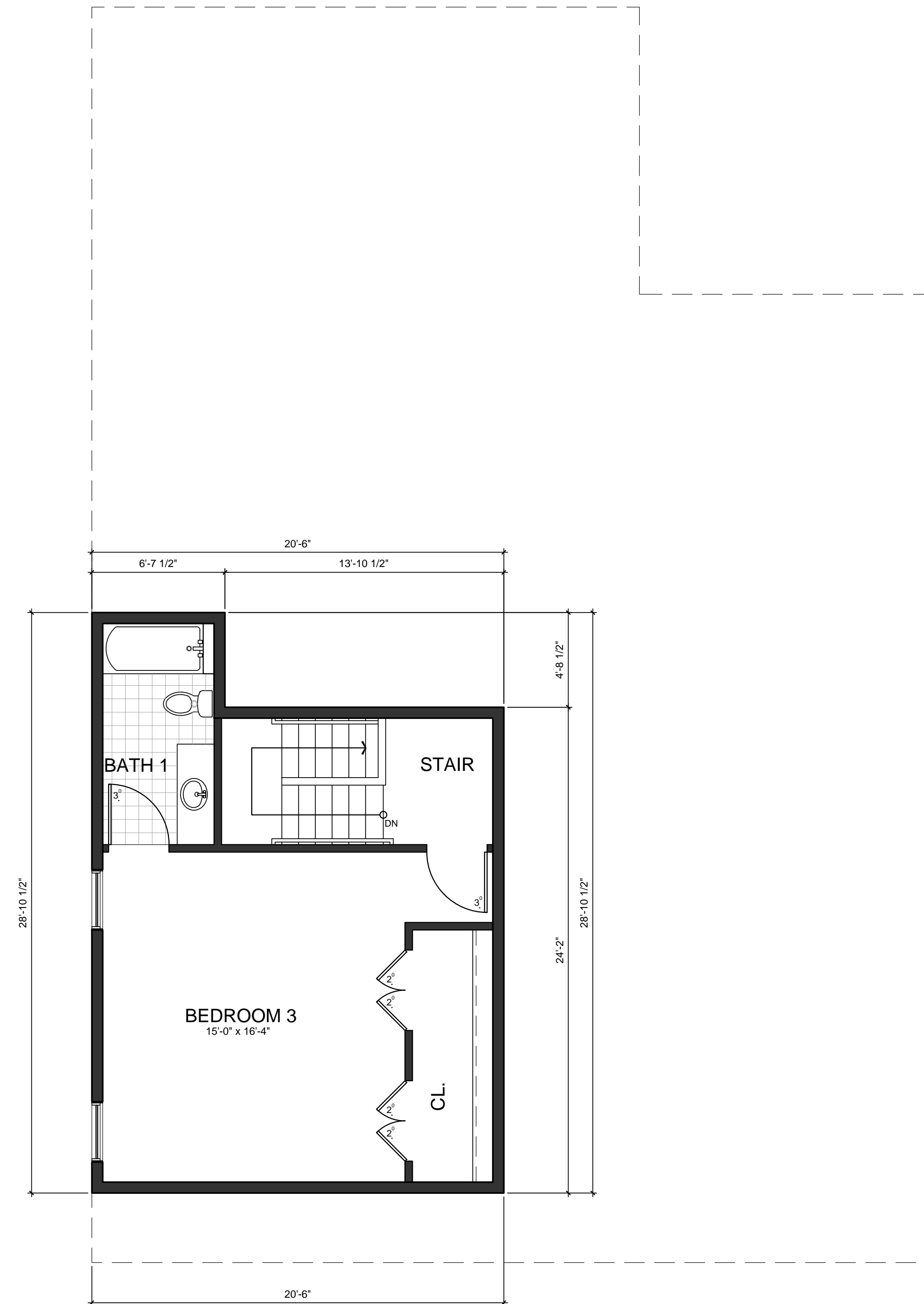
PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	08.16.21

First Floor Plan
Base - Interior
Layout Options

JBMA Project No.
221150
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A1.1d



1 SECOND FLOOR PLAN - BASE
A1.2 Scale: 1/4" = 1'-0" 2 STORY

Review	07.13.21

2nd Floor Plan
Base

JBMA Project No.
221150
©2019

PRELIMINARY NOT FOR CONSTRUCTION

A1.2



2 SIDE ELEVATION - BASE
A2.1 Scale: 1/4" = 1'-0" 2 STORY



1 FRONT ELEVATION - BASE
A2.1 Scale: 1/4" = 1'-0" 2 STORY

REVIEW	07.16.21

Elevations
Michigan
Base Model

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PRELIMINARY NOT FOR CONSTRUCTION



2 SIDE ELEVATION - BASE
A2.2 Scale: 1/4" = 1'-0" 2 STORY



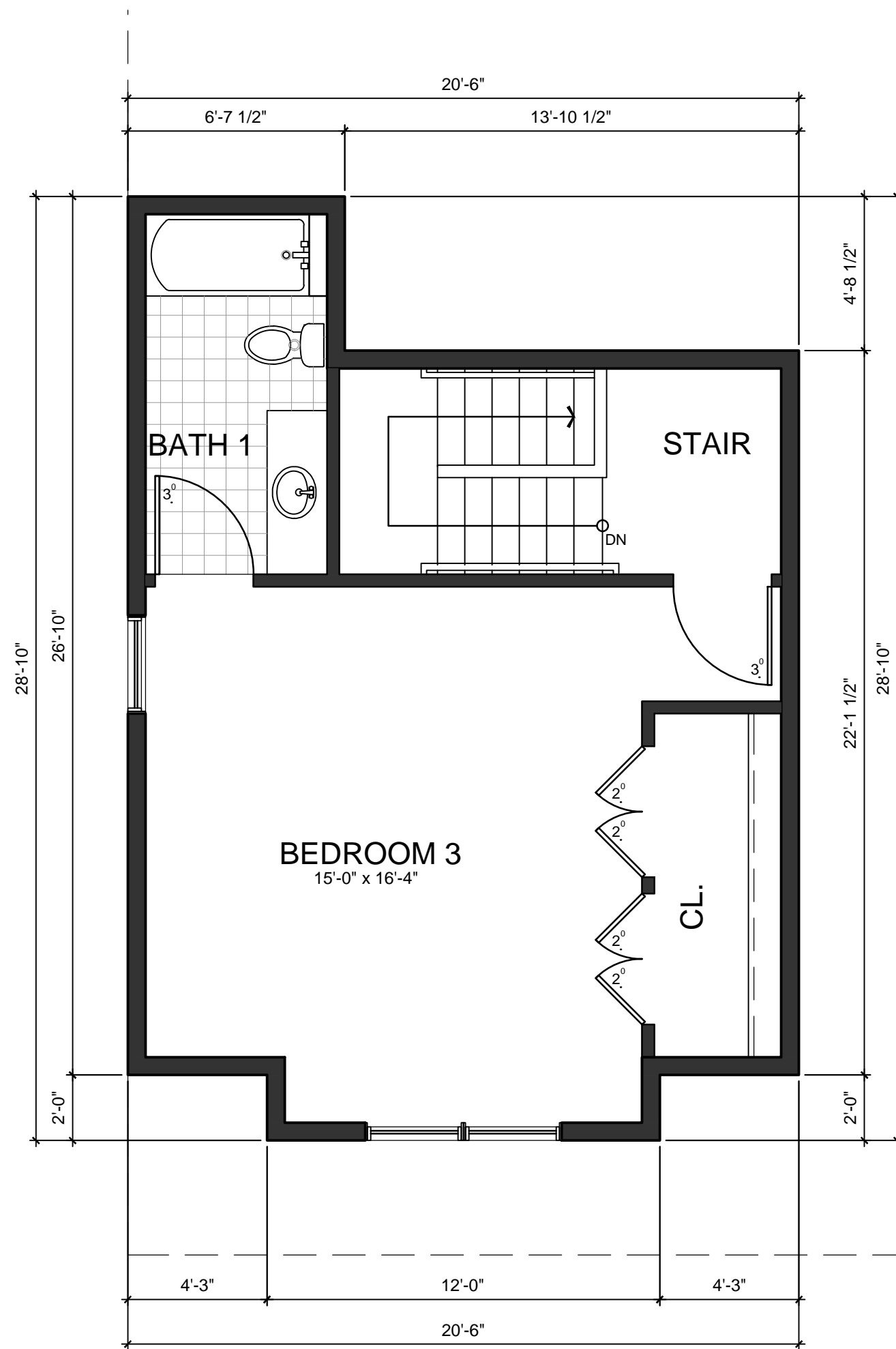
1 REAR ELEVATION - BASE
A2.2 Scale: 1/4" = 1'-0" 2 STORY

REVIEW	07.16.21

Elevations
Michigan
Base Model

JBMA Project No.
221150

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2 2nd FLOOR PLAN - ALT '1'

A2.3 Scale: 1/4" = 1'-0"

2 STORY OPTION



1 FRONT ELEVATION - ALT '1'

A2.3 Scale: 1/4" = 1'-0"

2 STORY OPTION

REVIEW 07.19.21

Elevation and
2nd Floor Plan
Michigan ALT '1'

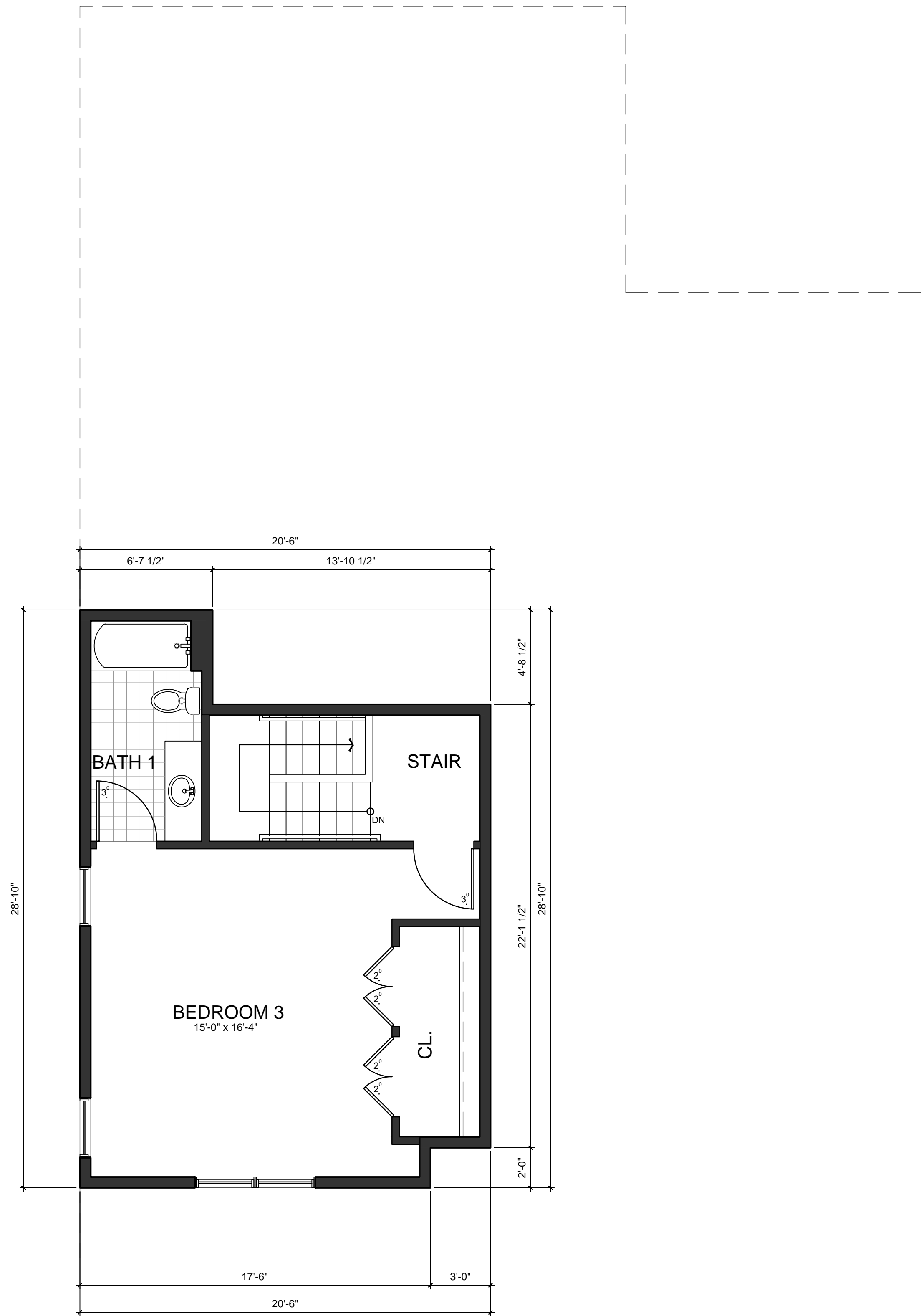
JBMA Project No.

221150

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A2.3



2 2nd FLOOR PLAN - ALT '2'
A2.4 Scale: 1/4" = 1'-0" 2 STORY OPTION



1 FRONT ELEVATION - ALT '2'
A2.4 Scale: 1/4" = 1'-0" 2 STORY OPTION

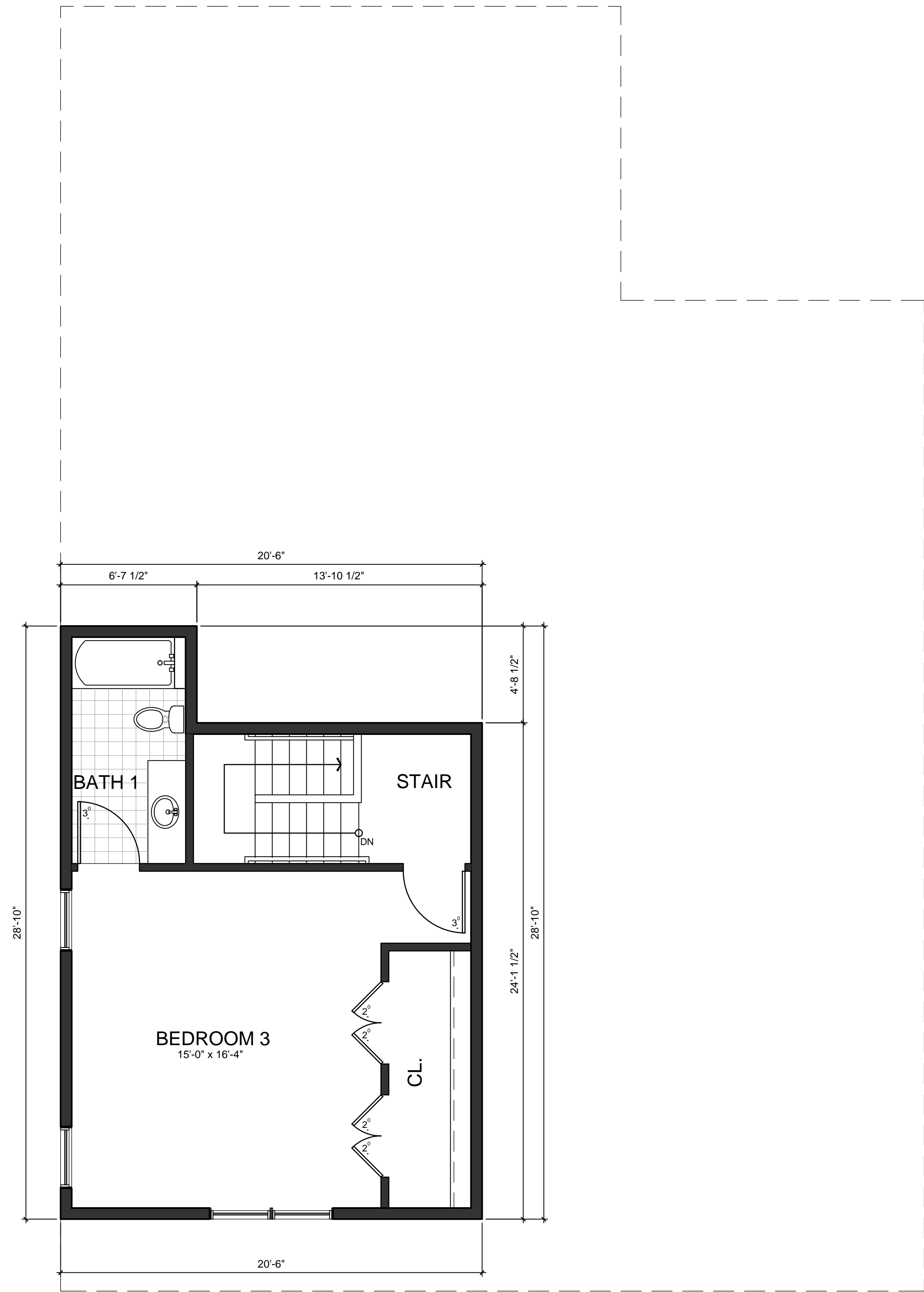
REVIEW	07.07.21

Elevation and
2nd Floor Plan
Michigan ALT '2'

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221150
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PRELIMINARY NOT FOR CONSTRUCTION

A2.4



2 2nd FLOOR PLAN - ALT '3'
A2.5 Scale: 1/4" = 1'-0" 2 STORY OPTION



1 FRONT ELEVATION - ALT '3'
A2.5 Scale: 1/4" = 1'-0" 2 STORY OPTION

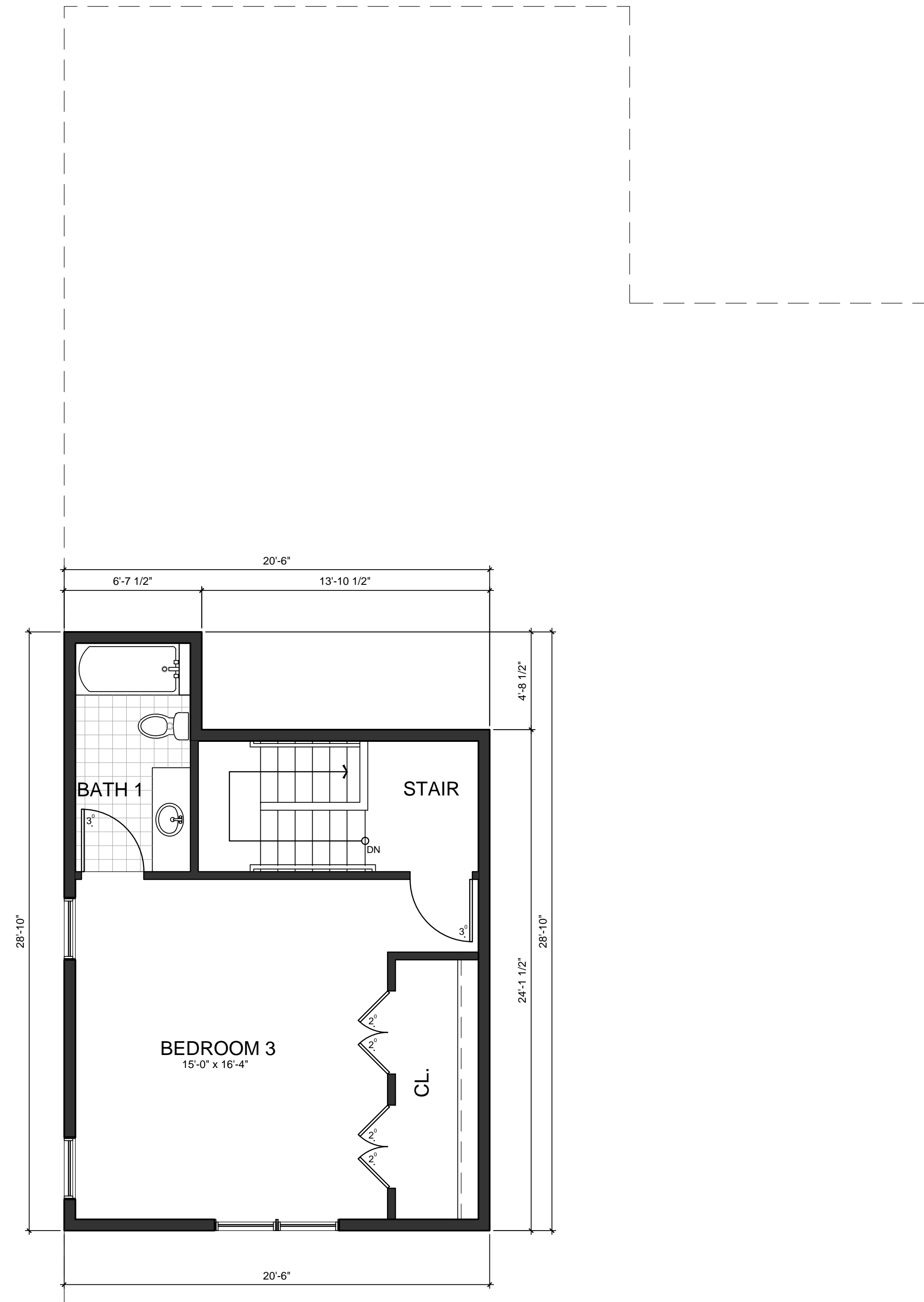
REVIEW	07.19.21

Elevation and
2nd Floor Plan
Michigan ALT '3'

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PRELIMINARY NOT FOR CONSTRUCTION

A2.5



2 2nd FLOOR PLAN - ALT '4'
A2.6 Scale: 1/4" = 1'-0" 2 STORY OPTION



1 FRONT ELEVATION - ALT '4'
A2.6 Scale: 1/4" = 1'-0" 2 STORY OPTION

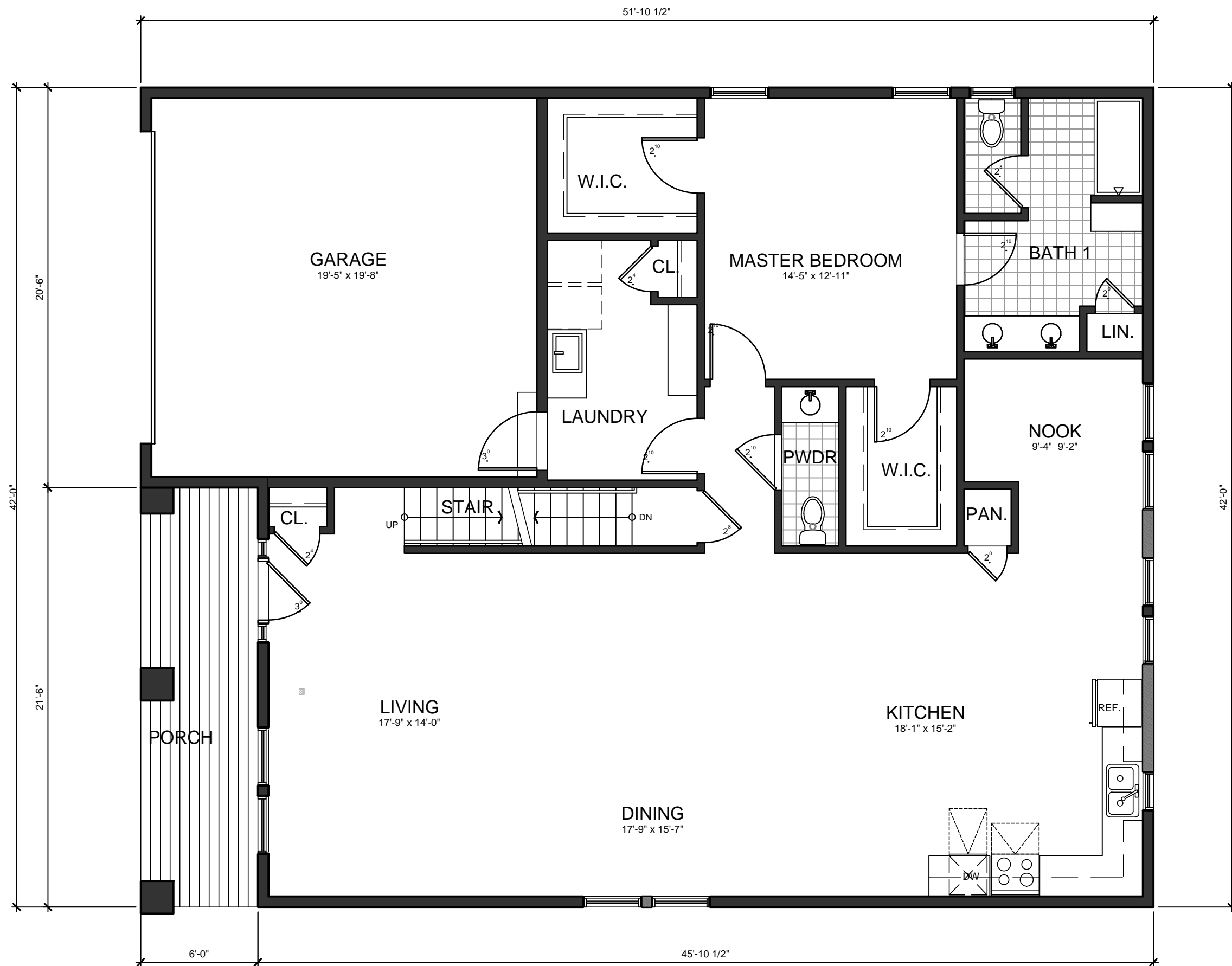
REVIEW	07.19.21

Elevation and
2nd Floor Plan
Michigan ALT '4'

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PRELIMINARY NOT FOR CONSTRUCTION

A2.6



1 FIRST FLOOR PLAN - BASE
A1.1 Scale: 3/16" = 1'-0"

2 STORY

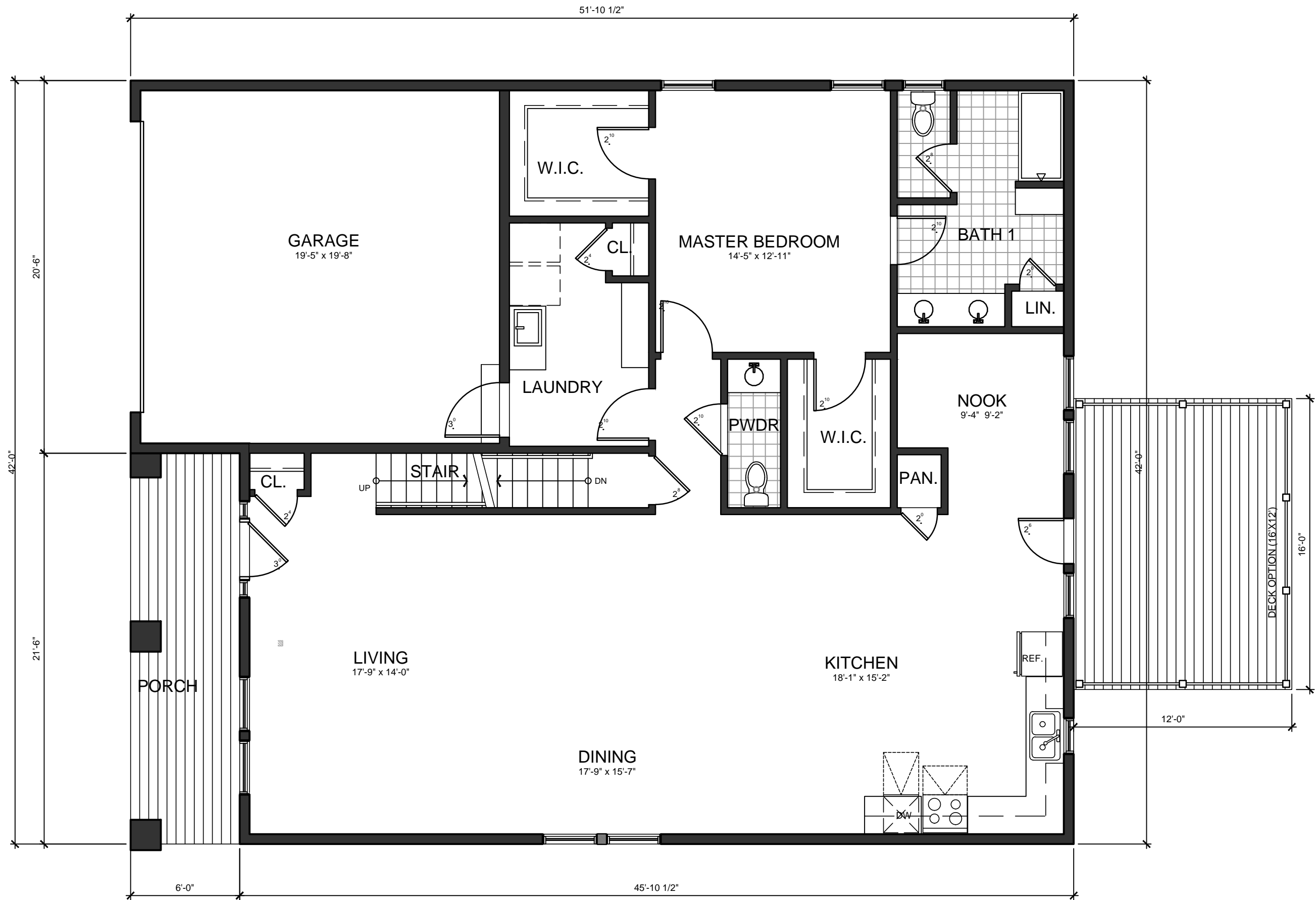
PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	08.26.21

First Floor Plan
Base

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221150
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A1.1



1 FIRST FLOOR PLAN - BASE WITH DECK
A1.1a Scale: 3/16" = 1'-0" 2 STORY

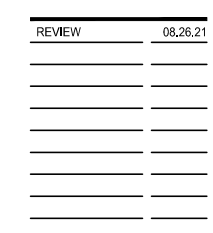
PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	08.26.21

First Floor Plan
Base with Deck

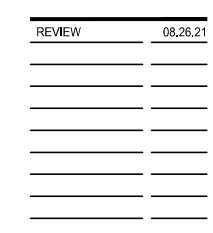
JBMA Project No.
221150
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A1.1a



JBMA Project No.
221150
©2021

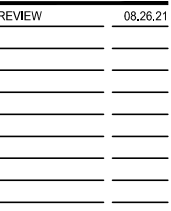
PRELIMINARY NOT FOR CONSTRUCTION A1.1b



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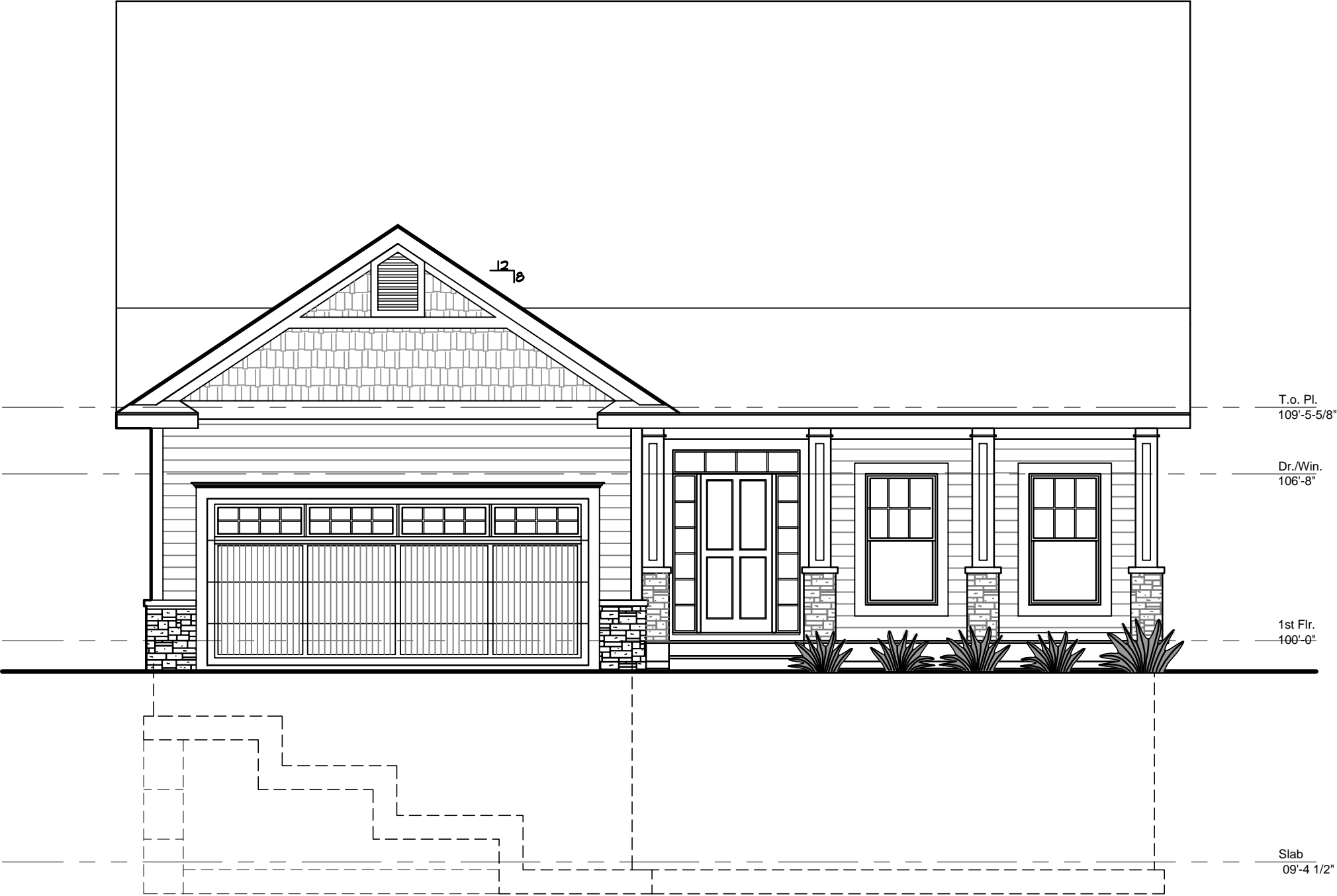
2 STORY

A1.1c



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A1.2



1
A2.1

FRONT ELEVATION - BASE

Scale: 3/16" = 1'-0"

1 STORY

PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	08.24.21

Front Elevation
Base

JBMA Project No.
221150
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A2.1



1 SIDE ELEVATION - BASE
A2.2

Scale: 3/16" = 1'-0"

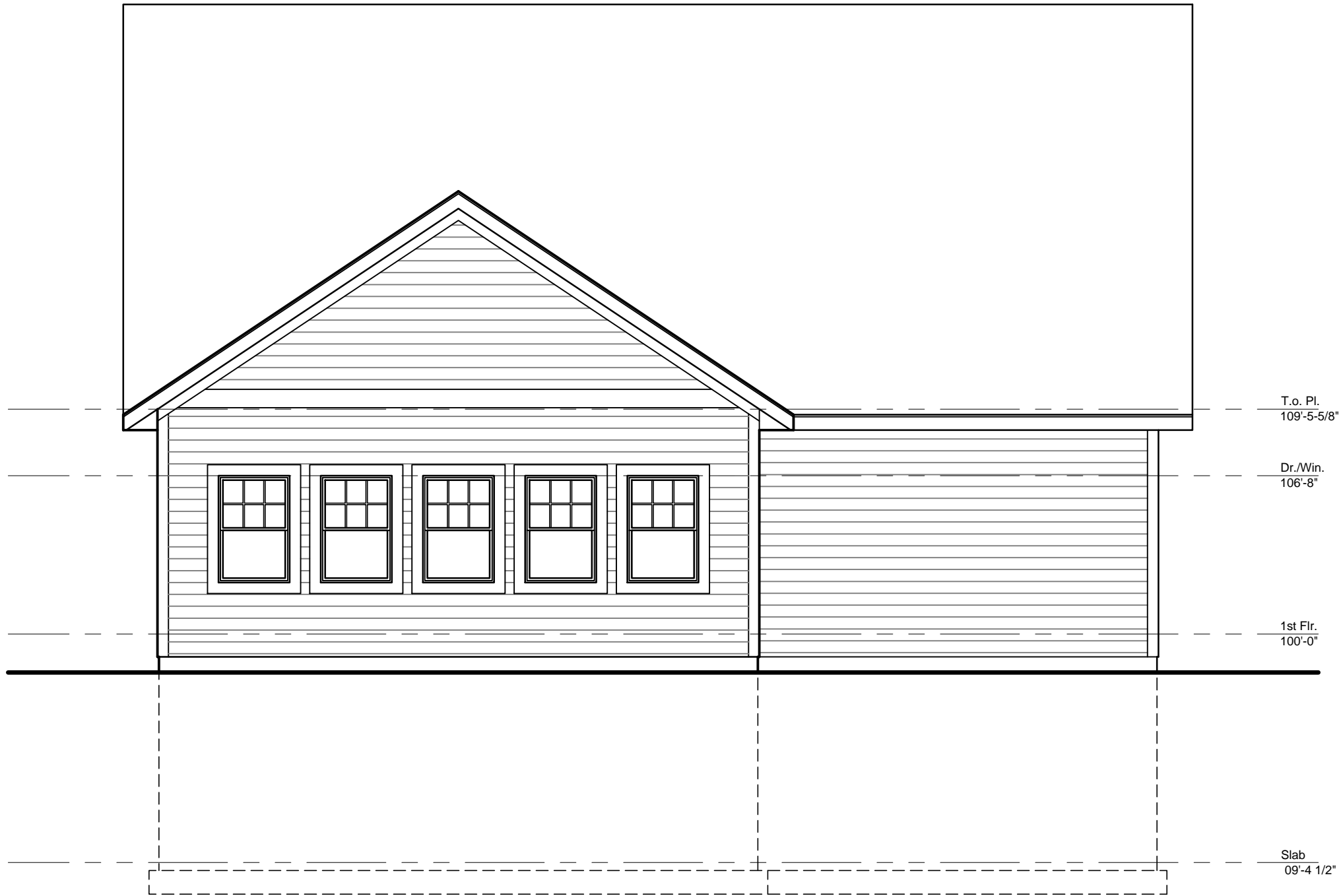
1 STORY

REVIEW	08.24.21

Front Elevation
Base

JBMA Project No.
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PRELIMINARY NOT FOR CONSTRUCTION A2.2



1
A2.3

REAR ELEVATION - BASE

Scale: 3/16" = 1'-0"

1 STORY

PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	08.24.21

Rear Elevation
Base

JBMA Project No.
221150
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A2.3



1
A2.4

SIDE ELEVATION - BASE

Scale: 3/16" = 1'-0"

1 STORY

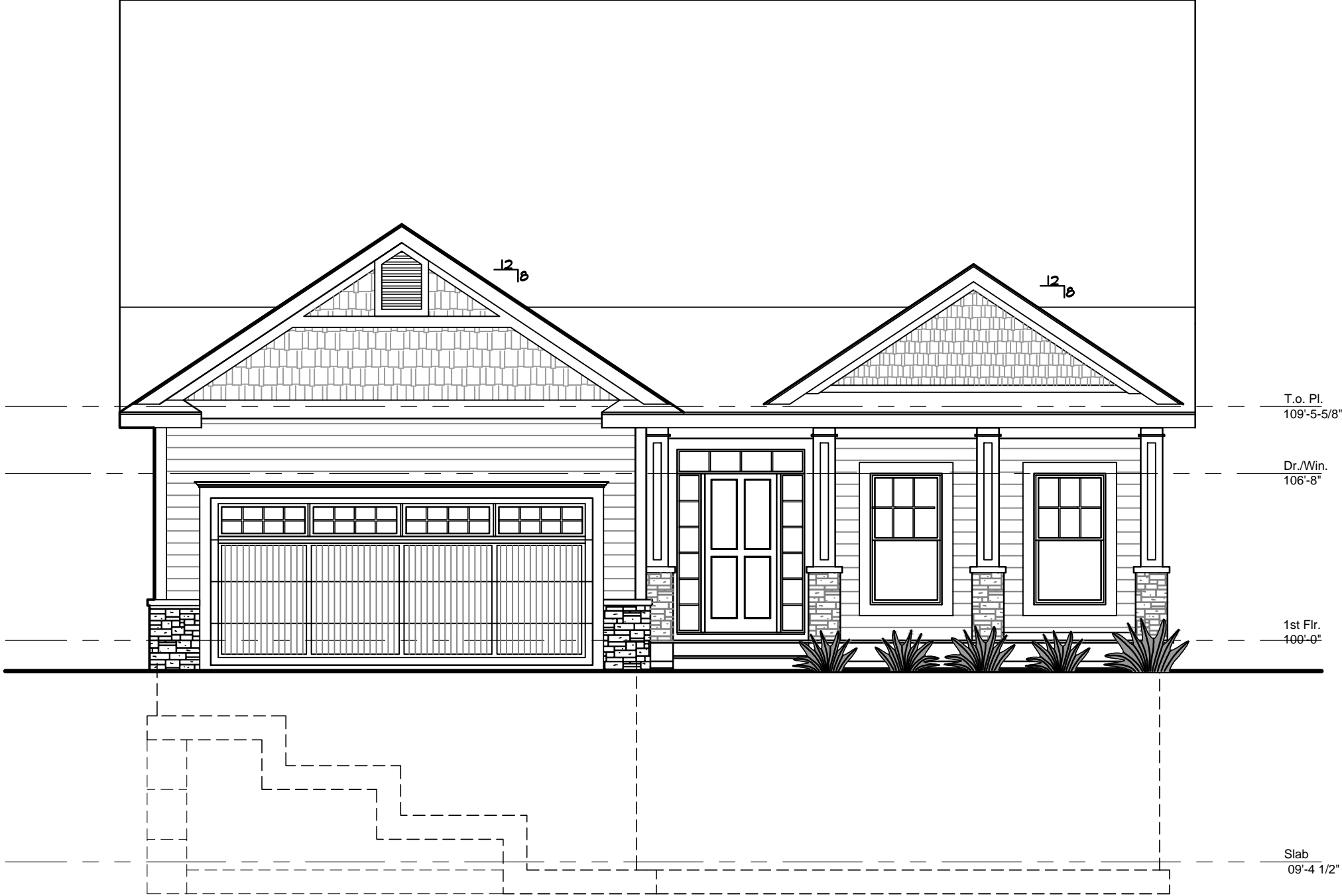
REVIEW	08.24.21

Side Elevation
Base

JBMA Project No.
221150
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PRELIMINARY NOT FOR CONSTRUCTION

A2.4



1 FRONT ELEVATION - ALT 1
A2.5 Scale: 3/16" = 1'-0" 1 STORY

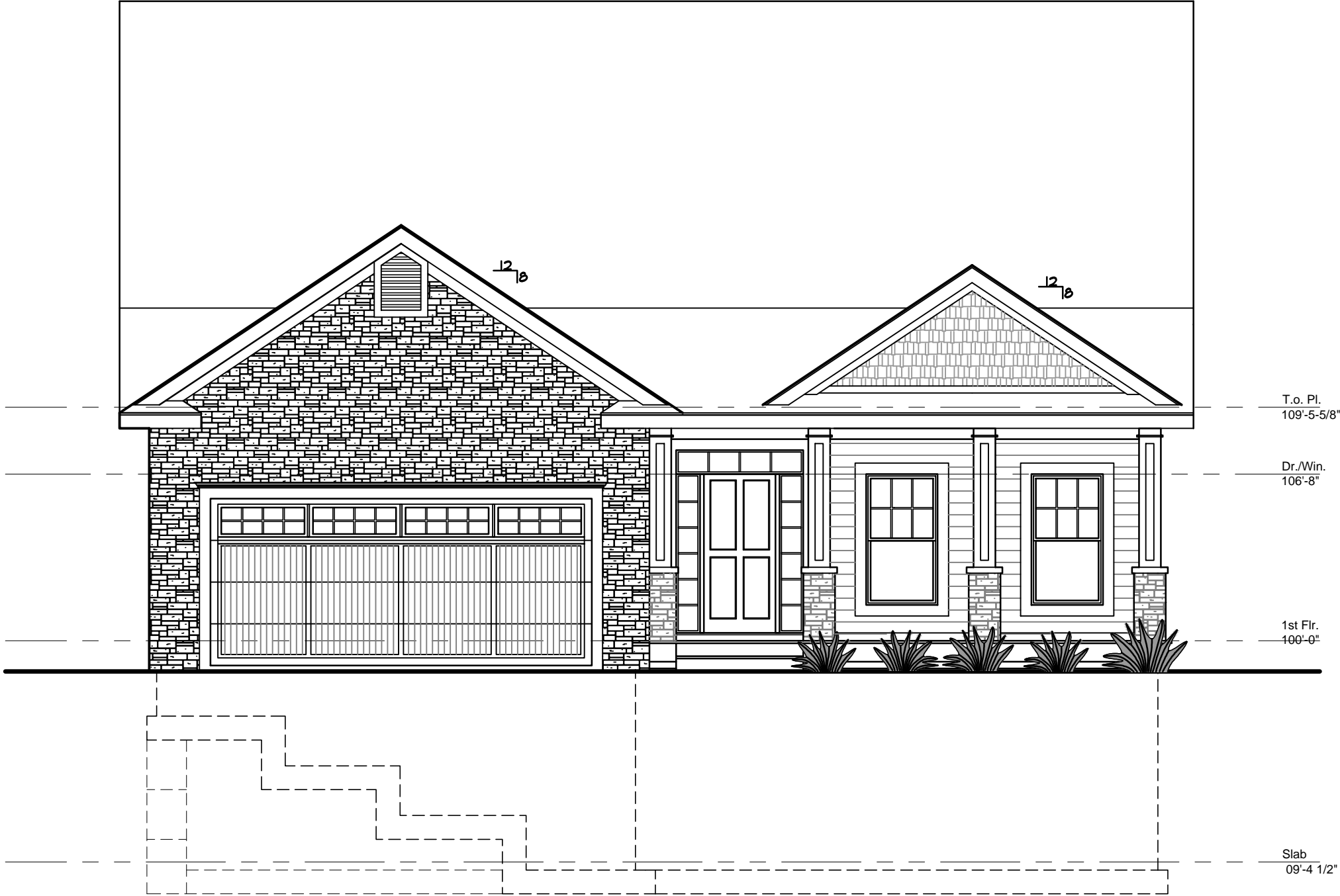
REVIEW	08.24.21

Front Elevation
Alt 1

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PRELIMINARY NOT FOR CONSTRUCTION

A2.5



1 FRONT ELEVATION - ALT 2
A2.6 Scale: 3/16" = 1'-0" 1 STORY

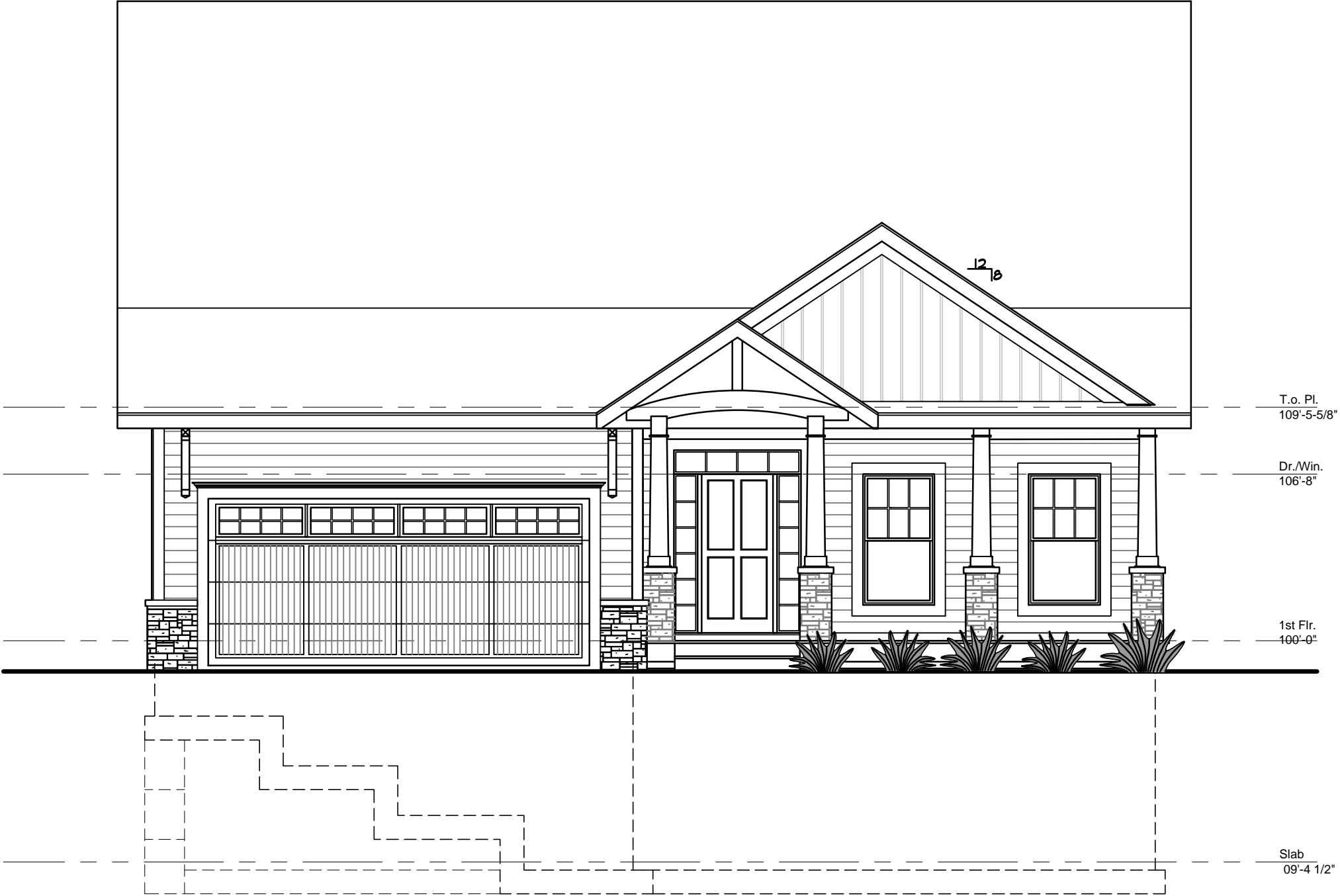
REVIEW	08.24.21

Front Elevation
Alt 2

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PRELIMINARY NOT FOR CONSTRUCTION

A2.6



1 FRONT ELEVATION - ALT 3
A2.7 Scale: 3/16" = 1'-0" 1 STORY

REVIEW	08.24.21

Front Elevation
Alt 3

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1 FRONT ELEVATION - ALT 4
A2.8 Scale: 3/16" = 1'-0" 1 STORY

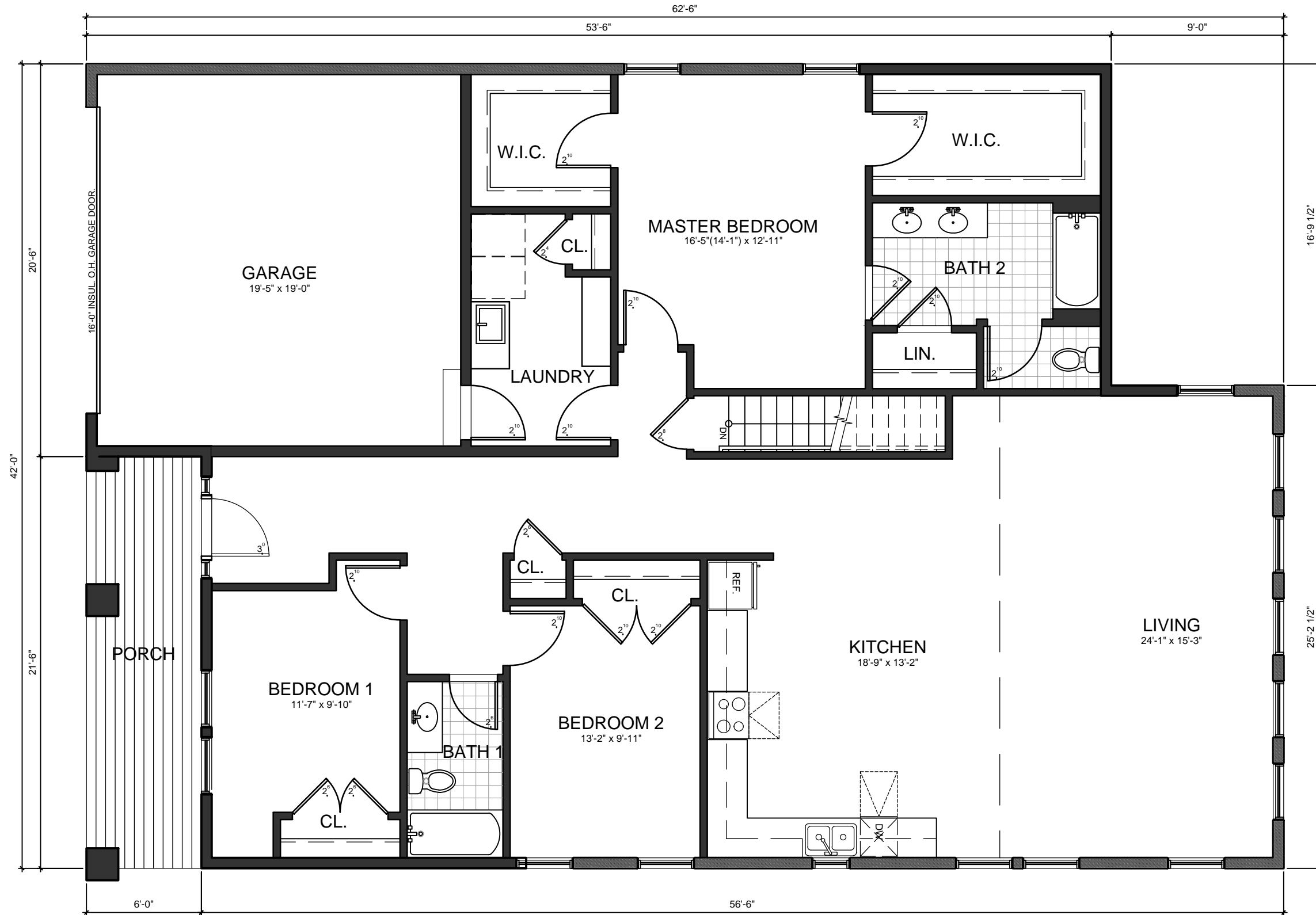
REVIEW	08.24.21

Front Elevation
Alt 4

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PRELIMINARY NOT FOR CONSTRUCTION

A2.8



1 FIRST FLOOR PLAN - BASE
A1.1 Scale: 3/16" = 1'-0"

1 STORY

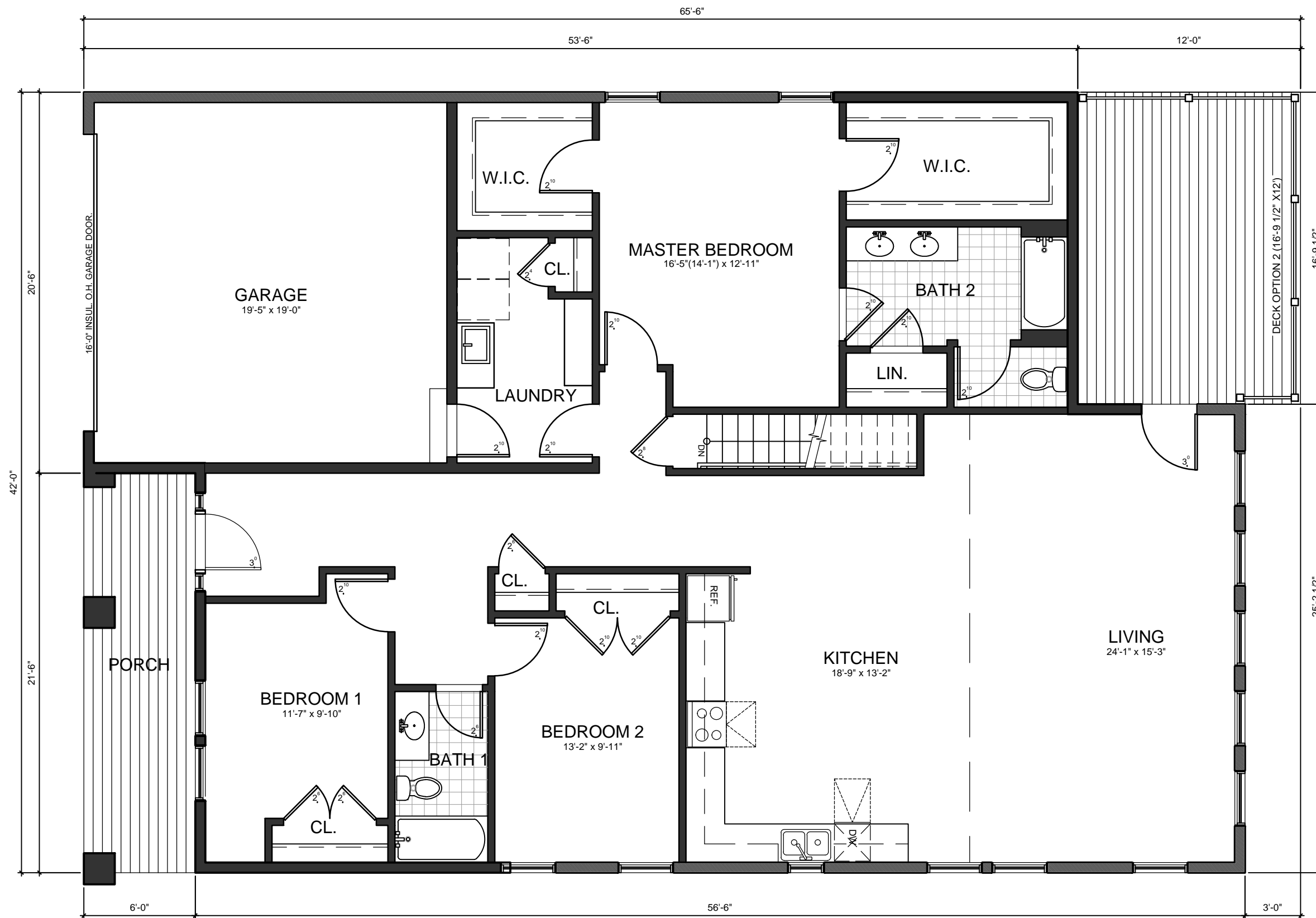
PRELIMINARY NOT FOR CONSTRUCTION

REVIEW 08.16.21

First Floor Plan
Base

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A1.1



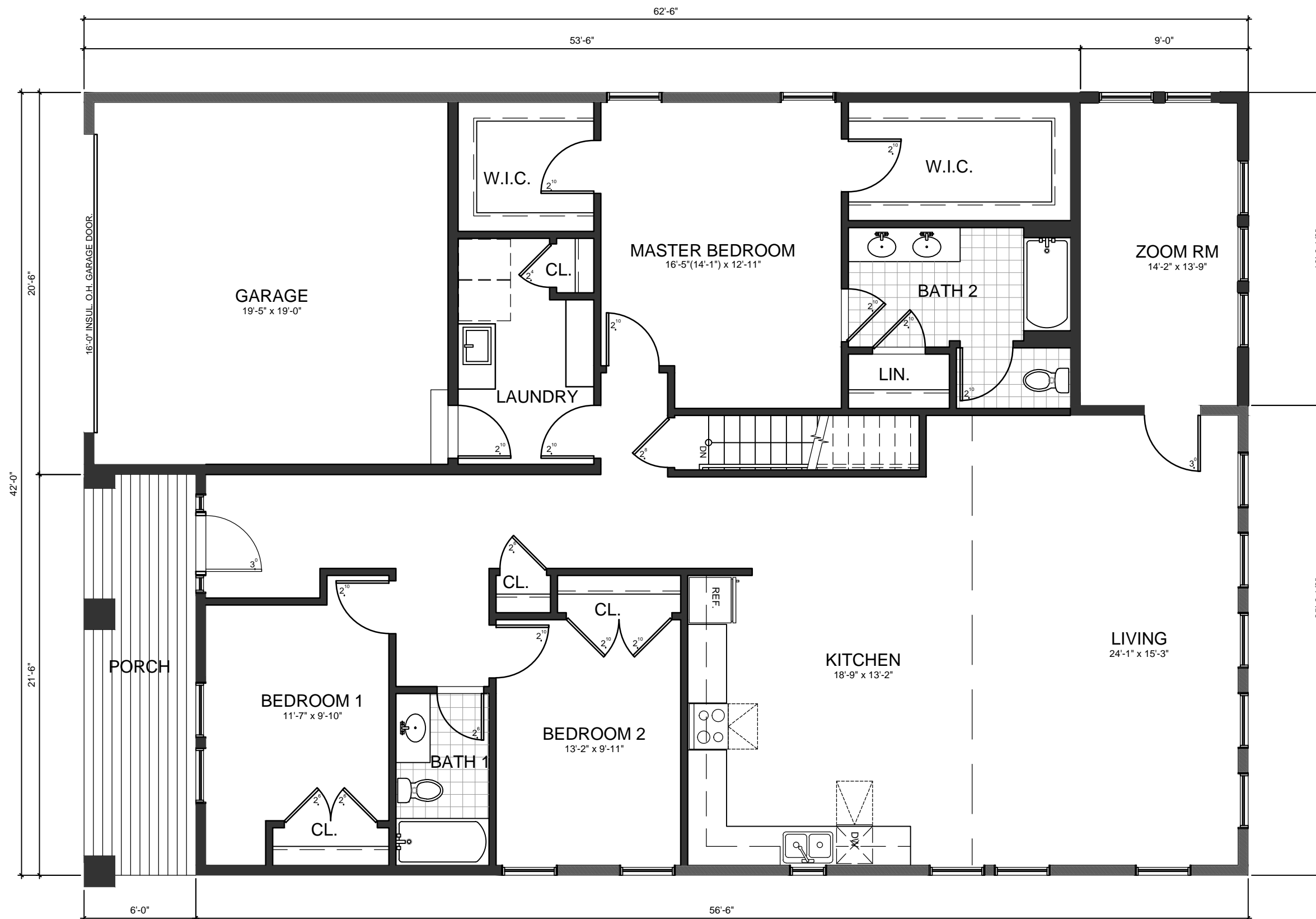
1 FIRST FLOOR PLAN - BASE WITH DECK
A1.1a Scale: 3/16" = 1'-0" 1 STORY

PRELIMINARY NOT FOR CONSTRUCTION A1.1a

REVIEW 08.16.21

First Floor Plan
Base
with Deck

JBMA Project No.
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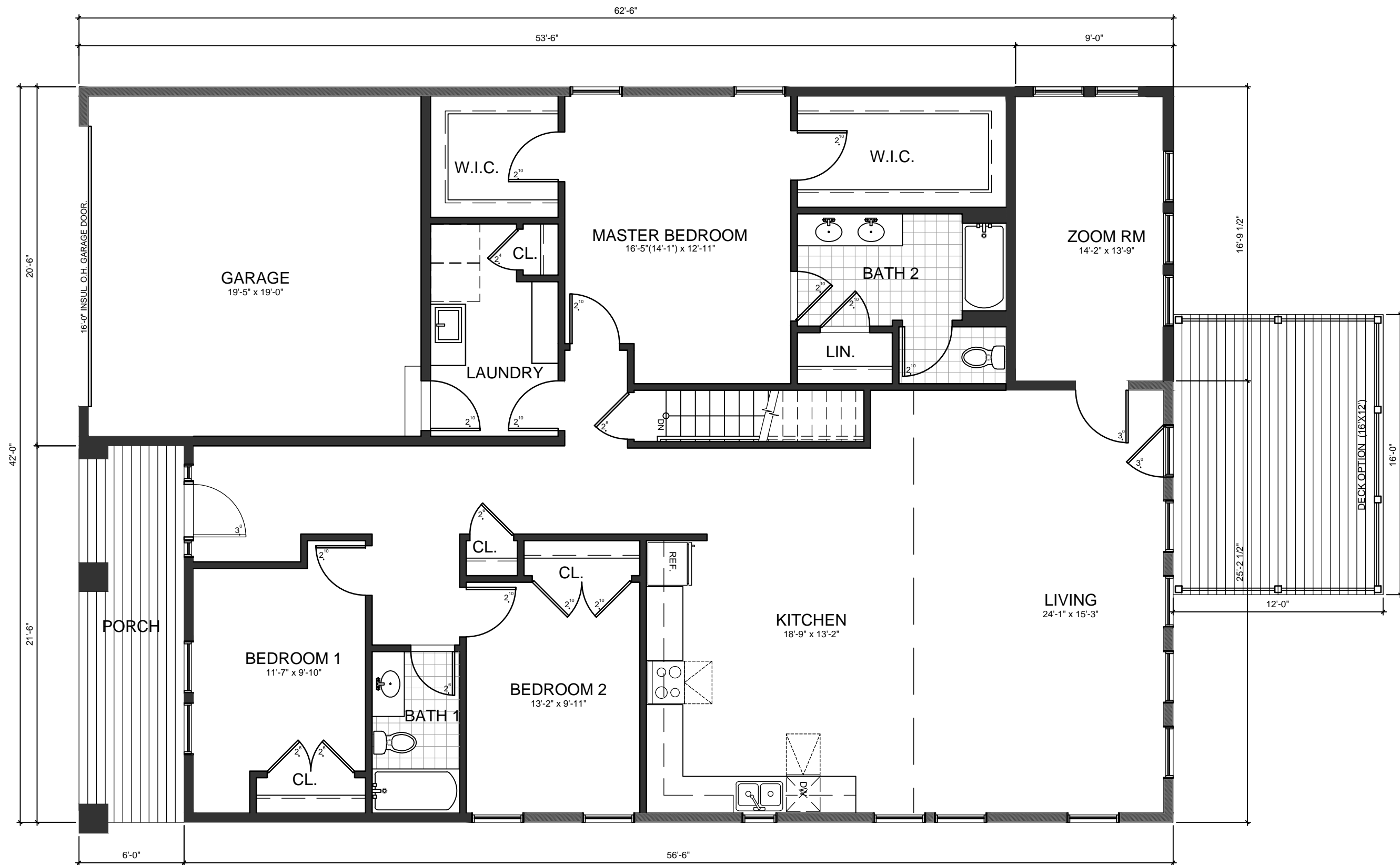
1 FIRST FLOOR PLAN - ZOOM ROOM
A1.1b Scale: 3/16" = 1'-0" 1 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.1b**

REVIEW 08.16.21

First Floor Plan
Zoom Room

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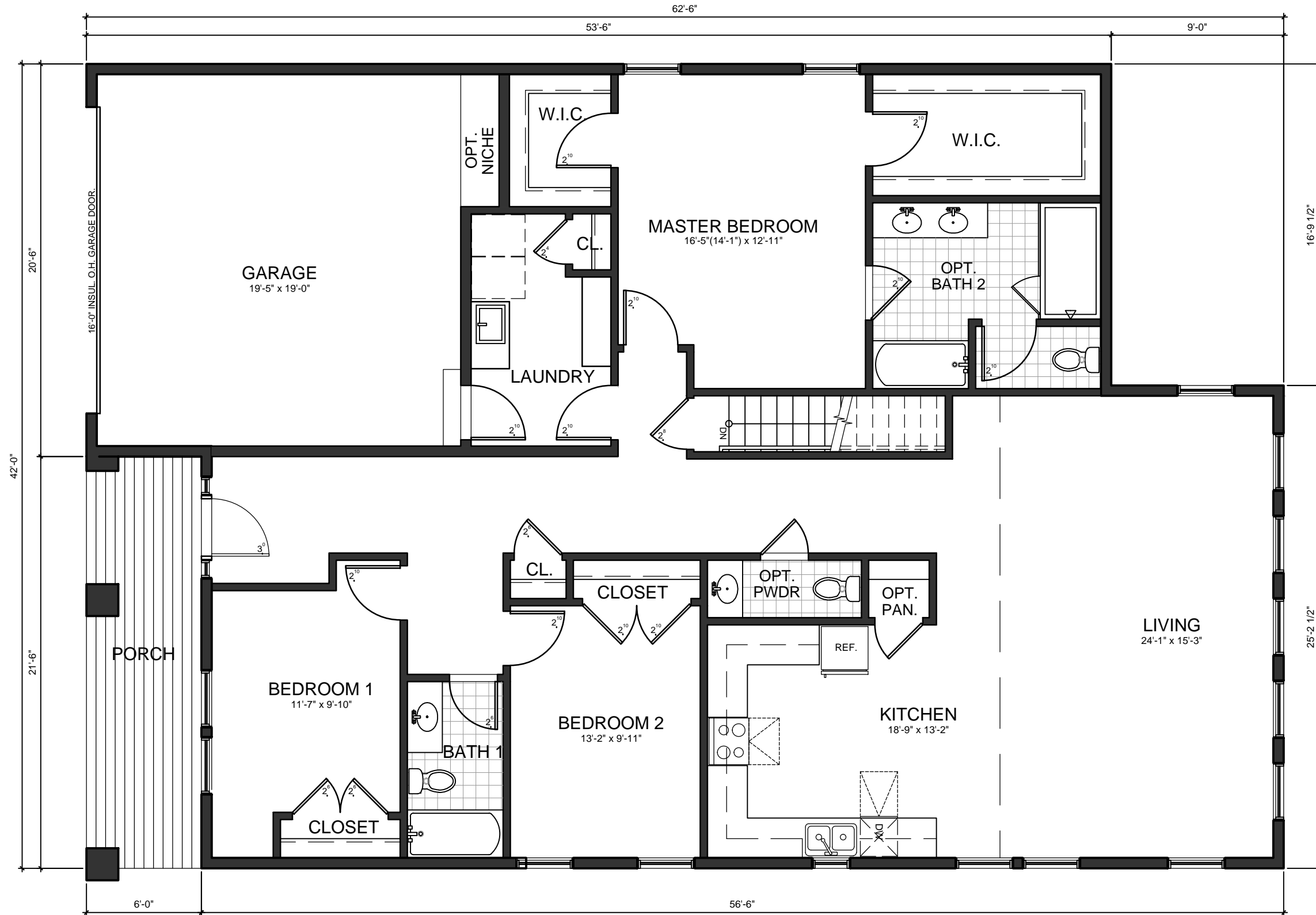
1 FIRST FLOOR PLAN - ZOOM ROOM WITH DECK
A1.1c Scale: 3/16" = 1'-0" 1 STORY

PRELIMINARY NOT FOR CONSTRUCTION A1.1c

REVIEW	08.16.21

First Floor Plan
Zoom Room
with Deck

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1 FIRST FLOOR PLAN - BASE - INTERIOR LAYOUT OPTIONS
A1.1d Scale: 3/16" = 1'-0" 1 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.1d**

REVIEW	08.16.21

First Floor Plan
Base - Interior
Layout Options

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From: [Anthony Kapas Kapas](#)
To: [Jackie Ferencz](#)
Subject: Proposed Eckford Woods
Date: Friday, January 14, 2022 1:18:35 PM

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

Jackie, thank you for providing the information regarding the Eckford Woods project and it's proposed date being delayed until after feb 3 in front of the planning board. As I explained to you when I came into the city, this project in addition to the yet to be proposed project across Eckford (the prior Darcy properties now owned by Mondrian properties LLC). I would like to provide the following preliminary comments should I some how miss the planning meeting.

I have spoken to Mr Savidant on a few occasions regarding both projects and although the Eckford woods project does show functional use of the land as well as represent quite a substantial additional tax revenue for the city, it does not fit the current typical property definitions for the street. We have all heard the old saying In real estate it all boils down to three things... Location, location, location. This builder recognizes this. That is why he is seeking to build where he is, it represents a very lucrative unique project in the city of Troy, within the highly desirable Troy high school limits. I recognize that it would adversely effect my property value in a number of ways.

1. The project (further impacted by the additional project across the street). Will completely change the look and feel of our small street. This portion of the street is currently composed of lots approximately 1 acre in size and the plans I have seen for the Eckford Woods (EW) reduce that to lots considerably smaller in size (approx 1/4 acre or less)
2. Our quaint dirt road will be required to be paved by the builders.
3. My lot and property will be sandwiched between the existing subdivision on my west, the newly proposed subdivision on the east and looking out my front door the yet to be proposed subdivision. Even the representative for Eckford Woods indicated that my property will be an island in a sea of new construction/new housing when completed.
4. Traffic will increase dramatically on our street due to the additional housing, and due to the removal of the dirt portion of the road, cut through traffic between Rochester rd, and Livernois road will increase as well.
5. I was approached by the builders agent regarding purchasing my property and to see if we would be interested in selling thus in effect flowing from the existing subdivision on the west side into a common style area through the end of (EW) but they are only willing to pay for the value of the land and do not recognize that to accept this for my 3200 sf home with its 6 car garage and 2 acres is well below market value. Indicating the only thing they are interested in was the land . (had I owned a small house, this would not have been a concern as the land value would have far exceeded the house value). And in fact the offer I received from them was originally almost 20% below the offer I received when Plulti builders were intending on building on the property 3 years ago (I do believe that all of us would agree that values in Troy have gone up dramatically within the last 3 years). I do believe that one thing all of us in the room will agree upon is the fact that property values have gone up dramatically within the last 3 years).

We have all seen it before, driven down a street and see a home surrounded by either a sub division , buildings, or some other type of improvement and thought that the owners were stupid for not selling when that construction

around them was being done. In my own mind I've thought that the owners must have been attempting to get astronomical amounts for their property to be included. I can assure you that in this instance, this is not the case. I derived my value by common real estate practices of looking to similar sized homes, took the average sale price then discounted that by the fact that I would not be required to pay real estate commissions. I did not account for the size of my garage, nor the additional out builder or many other factors when proposing my value.

As proof of this, I offer up 5 property addresses on Larchwood on the west side of John R road. 1910, 1920, 1930, 1950, and 1970 Larchwood. Each of these residential homes (that were originally on a residential street) are now surrounded by commercial properties. Each of these properties are in effect not able to be sold and have in fact been rental since as far back as I can research. Each of these house owners have attempted to sell their homes multiple times. Only to find that they are unsuccessful to receive any offers remotely near prevailing rates. In addition, I myself have argued this with the city council back in the early 90's. The property next to my then first home (31 Cloveridge) was being bought by the owner of the commercial property next to it on Livernois. City council argued with me indicating that a parking lot and brick wall was much better for my property values than the existing home was. I have attempted many times to sell my home (47 Cloveridge). But the prevailing reason I receive as the primary turn off to the house is the parking lot and brick wall that I am now stuck with. If I have received offered on the home they are typically 30% and in some cases up to 50% below market value. All of the offers I have received have been from investment companies with multiple rental properties. If allowed to build this project as currently proposed, this builder will in fact indirectly steal most of the appreciation in my property. The issue with this is I had intended on moving within the next 5 years anyway (I am getting older and no longer need the space this house has). but when I do, exactly who can I hold accountable for the decline in my property's value once the builder has completed this project taken his (and my) profits and moved to the next area? The city will shrug their shoulders and indicate that being locked between these subdivision did not adversely effect my value and (if anything) will attempt to point to some other unknown factors. The builder will be nowhere to be found and I will be left with a property that was once considered "living the dream" by one of the members on this board.

Just so you don't misunderstand, I recognize that Eckford will be developed at some point in time (most likely soon since this builder does own the property) but, I suggest that if they are unwilling to take the bad with the good, that they build properties lot that are comparable to the ones surrounding the land they intend to build on (as I stated prior approx 1 acre in size). This will ensure that they will not adversely effect any other property owners values and would be considered an acceptable compromise to me. (they currently own approx 9 acres so 9-10 lots in lue of the 26 proposed).

Lastely, The builders agent has indicated that this is a done deal with the city, I pray that is not the case. I hope you take my concerns seriously, and not just the additional tax dollars into account when looking at this project as well as other proposed projects in the area.

Thank you for the opportunity to provide this feedback,

Anthony Kapas
Owner / resident 501 Eckford, Troy mi

From: [Amy Garabedian](#)
To: [Planning](#)
Subject: Eckford Condos -No thank you
Date: Monday, April 25, 2022 10:32:59 AM

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

Hello,

I'm a 16 year Troy resident and was made aware of a project for yet more condos in what is a nice sub with large lots about a mile from my current home. Please do not approve this plan. The amount of building in Troy, especially massive condo complexes like the ones currently being built at Wattles/Crooks are not just going to cause traffic issues and more flooding but are, quite frankly, eye sores. We moved to Troy for the green spaces and good sized lots, but all of the development is greatly concerning.

Please vote to not approve this plan today.

Best,

Amy

Sent from my iPhone

From: beaueng@aol.com
To: [Planning](#)
Subject: Comments, Concerns, and Questions regarding 4/26/22 Planning Commission Hearing on Troy Eckford Woods (SP2123) Development
Date: Monday, April 25, 2022 11:18:46 PM

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

We would like to provide our questions, concerns, and comments regarding the proposed Troy Eckford Woods (SP2123) development of parcel 88-20-15-251-017 and 88-20-15-251-026.

1. We are concerned with the number of units (26) and the small lot sizes (57' x 115') proposed for these detached cluster condos within a 8.7 acre footprint. We recognize that Troy has been approving numerous detached cluster condo development projects, but nearly all of them utilized 75' or greater lot frontage sizes. Troy Eckford Woods is predominantly proposing 57' lot frontage sizes. Additionally, the (development acreage-to-# of units) is much lower than nearly all other cluster condo developments.

Troy Eckford Woods: (8.7 acres / 26 units) = 0.335

-This drops dramatically with the planned 45% green space due to the wetlands/floodways (4.785 acres / 26 units) = 0.184

West Troy Meadows SP1813: (19.4 acres / 35 units) = 0.554

GFA Ottawa Residential SP1804: (6.88 acres / 16 units) = 0.430

Meadows of Troy SP2013: (12.42 acres / 31 units) = 0.401

Adler Cove SP2120: (10 acres / 20 units) = 0.500

Whispering Pines SP1724: (18.08 acres / 54 units) = 0.335

GFA Hopedale SP1931: (2.76 acres / 7 units) = 0.394

Paradise Park at Raintree SC23: (18.11 acres / 59 units) = 0.307 **planned 32% green space**

Oak Forest SC25: (7 acres / 12 units) = 0.583

2. We have a major concern with the impact that the cluster development will have on storm water management. We have experienced several occurrences where the storm sewer drain #25997 located in the back of our property adjacent to the DPW south property line has backed up causing significant flooding of several backyards.

In addition, the storm water ditches that run along Eckford Drive are nearly flooded during major rain storms. The addition of this cluster development will increase the amount of rain water runoff into the Eckford storm ditches and storm sewer drains located north of all the properties.

Will the City of Troy planned/future regional storm management basin to be located north of the properties adequately manage all the storm water and prevent storm sewer drain backups resulting in property flooding of existing properties on Eckford?

Reminder: The storm water management problems that the new homes on Leetonia Drive caused to the homes on Tallman Drive and the resulting need for a major renovation of the retention pond that is adjacent to Leonard Elementary School.

3. How will the developer construct the private road and Condo Units #2, 25, and 26 which are shown to be built on top of the Houghton Drain Floodway?
4. What concern has the Planning Commission expressed regarding the cluster development grading will have on the existing wetlands and floodplains along Eckford?
5. We are very concerned with the volume of traffic and the resulting excessive speeding on Eckford Dr once the cluster development is completed and the dirt portion of Eckford Drive is paved. This will become a major cut-through straightaway to Rochester Road.

The added vehicle traffic and speeding presents a significant danger to vehicles pulling out onto Eckford and for walking pedestrians as there are no sidewalks along Eckford Drive. Can speed bumps or a set of stop signs be planned along Eckford to control speeding?

The added vehicle traffic just adds to the hazardous conditions on Tallman Drive during the start and end of the school day at Leonard Elementary School. Stopped vehicles line up along Tallman Drive and creates a backup onto Eckford Drive. The increased vehicle traffic will also cause backups at the traffic light at the intersection of Eckford Drive and Rochester Road.

6. What is the proposed market price points for the cluster detached condos? To be zoned as a condominium development, what services will the condo HOA be responsible for and cover? Snow removal of road, sidewalks, and driveways? Lawn service? Exterior maintenance such as exterior painting, roofing replacement?
7. What are the construction hours and days of the week that the developer/builder is required to observe? We already deal with considerable noise pollution at all hours of the day and night from the City of Troy DPW facility for Eckford properties on the north side.

We would prefer not to see a cluster development or any kind of development on this property as we have enjoyed the ambience and charm that the dirt portion of Eckford Drive has provided over the last 29 years. We recognize that Troy has been seeing a significant

growth of new residential developments, especially cluster detached condos (single family homes). We would just like to see a balanced vision that takes into consideration the existing home property layouts and ambience in the surrounding area and not negatively impact the property values and salability of the existing homes. Ideally, cluster developments should be located adjacent to community parks and useable green spaces where families and children have places to enjoy and play safely.

Thank you.

Ronald Eng and Donna Beauregard
749 Eckford Drive

From: [Cindy D](#)
To: [Planning](#)
Subject: Eckford Condo Dev.
Date: Monday, April 25, 2022 2:59:51 PM

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

Dear Planning Commission Board,

Please deny the Eckford Condominium Development. This does not fit into the single family residential area. I believe that this type of development should not be inserted into the current single family homes.

Thank you,

Cynthia Desmon
Troy Resident

From: [Megan Donnelly](#)
To: [Planning](#)
Subject: eckford condos
Date: Monday, April 25, 2022 12:25:51 PM

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

Good afternoon,

I hope this finds you well. I am reaching out regarding the condos that are seeking plan approval on Eckford Dr.. As a resident of this Leonard Elementary neighborhood, I was shocked when I originally heard of this plan. As someone who drives down Eckford every day, you will always see lawns already flooded, and drainage ditches already full, as there is nowhere for the water to go. That property specifically is massively mapped as floodpains\wetlands already! Aside from my concern regarding the water, I am honestly more devastated that adding twice as many homes to an existing street is going to drastically change the overall aesthetic of the area. So many of us neighbors enjoy peaceful walks on this dirt road as it gives an "up north" kind of vibe. We have families of deer that we see and enjoy every day. It's rare to find a little slice of heaven like this in a heavily populated city and I'd hate to see it go. The city has already approved condos on every open square inch of property it seems, and I don't understand why we have to add another 25ish here in the middle of a single home residential street! I would hope you could put yourself in the shoes of all these property owners on the street and see how the value of their homes will also be impacted by this decision. Please consider keeping this land as single home residential and allow us to maintain this little treasure we have here in Troy. I understand the city must maintain growth and development, but at what cost?

I'm sure you receive several calls and emails regarding all of the open projects and truly do appreciate you taking the time to read through these emails. I will try to be at the meeting tomorrow, but with my work schedule it is uncertain, and I don't want to go unheard.

Have a wonderful day and hope to see you tomorrow!

Megan Donnelly
325 Randall Dr
586 405 5782

From: [Monica Ferguson](#)
To: [Planning](#)
Subject: Eckford Oaks Condos
Date: Sunday, April 24, 2022 5:50:08 PM

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

I am a Troy resident and have been for over 30 years. I am writing to ask you to stop putting up any more condos In Troy, particularly Eckford. The density in this city is no longer acceptable and we need to reassess future sites. It will create traffic issues and impact quality of life for home owners. Please do the right thing and say no.

Monica Ferguson
6737 Michael Dr, Troy MI 48098
248 202 6512.

From: [Janet Gambalan](#)
To: [Planning](#)
Subject: Proposed Eckford condo development
Date: Monday, April 25, 2022 8:04:39 AM

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

Dear City of Troy Planning Department,

We have been residents on Eckford Drive since 2005. We selected this quiet and safe area to raise our three boys. Over the years we have enjoyed the peaceful and safe neighborhood. We have spotted so much wildlife enjoying their sanctuary around the woods surrounding Eckford Drive- large groups of deer, turkeys, cats, foxes, and even coyotes. The construction of a condominium complex in the middle of such a serene and natural area will have a very sad impact on the community. There will be a large increase in traffic through the neighborhood. This traffic will put the safety of our children playing outside, walking to school, and riding their bikes at risk. The wildlife will be forced to move elsewhere. The quiet street that attracted us and many neighbors to the area will be gone and property values of existing houses will decrease. A condo development placed where Sugar Maple Village meets the quiet dirt road portion of Eckford Drive will be out of place and an eyesore. We will no longer be able to sit on our deck and enjoy the naturalistic view and sounds of birds chirping as we have for the past 16 years. Please consider the current residents of Eckford Drive and the surrounding streets when voting on the condo proposal. As an alternative, a few new single family homes on at least 1 acre apiece would blend into the current pattern of the surrounding area and provide appeal to upcoming home buyers.

Sincerely,

Michael and Janet Gambalan
441 Eckford Dr

From: [Irys German](#)
To: [Planning](#)
Subject: Eckford Road Project
Date: Monday, April 25, 2022 12:12:43 AM

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

Dear City of Troy Planning Department,

As a resident of Eckford Drive for over 42 years I have seen our city and neighborhood flourish over many decades.

As a child who used to walk to school down a dirt road, or ride my bike through the trails on the corner of Eckford and Tallman, Eckford was always an ideal area to live in Troy. I always had the hopes that my son would have the opportunity to have the same experiences down this road that I have.

Now as a parent, I wave at speeders flying by to slow down when the neighborhood kids are at the bus stop. Despite of parents efforts at our bus stop, the same speeders still continue to speed despite rain, snow and sleet. Calling the Troy Police every at least once a school year to voice our concerns over the safety helps for only one or two days they come out for the call. We had 3 near miss incidents during bus pick up times because of the heavy traffic and speeders. One specific incident, almost hitting a first grade students when a speeder was going past a school bus when it was at stop.

The Project going up on Eckford near Tallman does not conform with the neighborhood in many ways. It also brings a bigger safety issue to the families that live here. With plans to pave the road, Eckford will become an even more desired Autobahn for speeders. Bringing the volume of homes to an already congestion corner, with an elementary school just a block away, this will only aggravate the issues the neighborhood already has with traffic.

The Eckford Oak Construction does not scale and conform to the homes on Eckford Drive. From Rochester Road through Sugar Maple Village to Livernois. This construction site will NOT improve the quality of the neighborhood but rather decline the quality of public safety. From the traffic issues to the drainage issues this neighborhood has, please consider these factors.

Sincerely,

Irys German
Eckford Resident

From: [josephine.grider](#)
To: [Planning](#)
Subject: Proposed condos on Eckford Dr
Date: Tuesday, April 26, 2022 7:05:34 AM

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

I am opposed to the development of condominiums in the middle of this residential area. Please preserve our single family neighborhood communities.

Sent from my iPhone

From: [GSH](#)
To: [Planning](#)
Subject: Eckford plan
Date: Monday, April 25, 2022 9:30:33 AM

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

To Whom it may concern, I Live in Rochester Hills, and have rental properties near the Eckford development. I often search for houses for sale near this area to relocate and live. Please do not let this one crazy development ruin the GEM of Troy. We all need that space to create a cushion between the crazy building going on and green space.
This development would be a knock against Troy and an insult to every single resident. Money grabs should be stopped. We need you to do the right thing and protect the city from over development.

Thanks
Glenn Hark

From: [Anthony Kapas Kapas](#)
To: [Jackie Ferencz](#)
Subject: Proposed Eckford Woods
Date: Friday, January 14, 2022 1:18:35 PM

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

Jackie, thank you for providing the information regarding the Eckford Woods project and it's proposed date being delayed until after feb 3 in front of the planning board. As I explained to you when I came into the city, this project in addition to the yet to be proposed project across Eckford (the prior Darcy properties now owned by Mondrian properties LLC). I would like to provide the following preliminary comments should I some how miss the planning meeting.

I have spoken to Mr Savidant on a few occasions regarding both projects and although the Eckford woods project does show functional use of the land as well as represent quite a substantial additional tax revenue for the city, it does not fit the current typical property definitions for the street. We have all heard the old saying In real estate it all boils down to three things... Location, location, location. This builder recognizes this. That is why he is seeking to build where he is, it represents a very lucrative unique project in the city of Troy, within the highly desirable Troy high school limits. I recognize that it would adversely effect my property value in a number of ways.

1. The project (further impacted by the additional project across the street). Will completely change the look and feel of our small street. This portion of the street is currently composed of lots approximately 1 acre in size and the plans I have seen for the Eckford Woods (EW) reduce that to lots considerably smaller in size (approx 1/4 acre or less)
2. Our quaint dirt road will be required to be paved by the builders.
3. My lot and property will be sandwiched between the existing subdivision on my west, the newly proposed subdivision on the east and looking out my front door the yet to be proposed subdivision. Even the representative for Eckford Woods indicated that my property will be an island in a sea of new construction/new housing when completed.
4. Traffic will increase dramatically on our street due to the additional housing, and due to the removal of the dirt portion of the road, cut through traffic between Rochester rd, and Livernois road will increase as well.
5. I was approached by the builders agent regarding purchasing my property and to see if we would be interested in selling thus in effect flowing from the existing subdivision on the west side into a common style area through the end of (EW) but they are only willing to pay for the value of the land and do not recognize that to accept this for my 3200 sf home with its 6 car garage and 2 acres is well below market value. Indicating the only thing they are interested in was the land . (had I owned a small house, this would not have been a concern as the land value would have far exceeded the house value). And in fact the offer I received from them was originally almost 20% below the offer I received when Plulti builders were intending on building on the property 3 years ago (I do believe that all of us would agree that values in Troy have gone up dramatically within the last 3 years). I do believe that one thing all of us in the room will agree upon is the fact that property values have gone up dramatically within the last 3 years).

We have all seen it before, driven down a street and see a home surrounded by either a sub division , buildings, or some other type of improvement and thought that the owners were stupid for not selling when that construction

around them was being done. In my own mind I've thought that the owners must have been attempting to get astronomical amounts for their property to be included. I can assure you that in this instance, this is not the case. I derived my value by common real estate practices of looking to similar sized homes, took the average sale price then discounted that by the fact that I would not be required to pay real estate commissions. I did not account for the size of my garage, nor the additional out builder or many other factors when proposing my value.

As proof of this, I offer up 5 property addresses on Larchwood on the west side of John R road. 1910, 1920, 1930, 1950, and 1970 Larchwood. Each of these residential homes (that were originally on a residential street) are now surrounded by commercial properties. Each of these properties are in effect not able to be sold and have in fact been rental since as far back as I can research. Each of these house owners have attempted to sell their homes multiple times. Only to find that they are unsuccessful to receive any offers remotely near prevailing rates. In addition, I myself have argued this with the city council back in the early 90's. The property next to my then first home (31 Cloveridge) was being bought by the owner of the commercial property next to it on Livernois. City council argued with me indicating that a parking lot and brick wall was much better for my property values than the existing home was. I have attempted many times to sell my home (47 Cloveridge). But the prevailing reason I receive as the primary turn off to the house is the parking lot and brick wall that I am now stuck with. If I have received offered on the home they are typically 30% and in some cases up to 50% below market value. All of the offers I have received have been from investment companies with multiple rental properties. If allowed to build this project as currently proposed, this builder will in fact indirectly steal most of the appreciation in my property. The issue with this is I had intended on moving within the next 5 years anyway (I am getting older and no longer need the space this house has). but when I do, exactly who can I hold accountable for the decline in my property's value once the builder has completed this project taken his (and my) profits and moved to the next area? The city will shrug their shoulders and indicate that being locked between these subdivision did not adversely effect my value and (if anything) will attempt to point to some other unknown factors. The builder will be nowhere to be found and I will be left with a property that was once considered "living the dream" by one of the members on this board.

Just so you don't misunderstand, I recognize that Eckford will be developed at some point in time (most likely soon since this builder does own the property) but, I suggest that if they are unwilling to take the bad with the good, that they build properties lot that are comparable to the ones surrounding the land they intend to build on (as I stated prior approx 1 acre in size). This will ensure that they will not adversely effect any other property owners values and would be considered an acceptable compromise to me. (they currently own approx 9 acres so 9-10 lots in lue of the 26 proposed).

Lastely, The builders agent has indicated that this is a done deal with the city, I pray that is not the case. I hope you take my concerns seriously, and not just the additional tax dollars into account when looking at this project as well as other proposed projects in the area.

Thank you for the opportunity to provide this feedback,

Anthony Kapas
Owner / resident 501 Eckford, Troy mi

From: [Kelly Kaye](#)
To: [Planning](#)
Subject: Eckford Oaks Condominiums
Date: Sunday, April 24, 2022 8:49:36 PM

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

Hello,

I currently reside at 4332 Bristol, Dr. And I am emailing to oppose the above-mentioned condo development. It is already too congested when the kids go to and from school and adding 26 condos (approx 52) more cars would make it so much worse. I also read that the development is going to be building on a flood plane? I am not sure if that is true, but if it is it's a bad idea to build so many homes on there.

Thanks,

Kelly

From: [Satyanarayana Kodali](#)
To: [Planning](#)
Subject: Oxford condominiums
Date: Monday, April 25, 2022 12:21:42 PM

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

I am totally opposed to the development of "Oxford condominiums" in Troy in the middle of single family homes. My wife and I are the residents of Troy since 1978. In the recent past, it appears, that the Troy planning Commission is acting under the influence of commercial builders.

Once again I want to reiterate my opposition to the building of the subject condominiums.

Satyanarayana Kodali

6061 Elmoor dr, Troy, MI 48068my iPad

From: [Satyanarayana Kodali](#)
To: [Planning](#)
Subject: Oxford condominiums
Date: Monday, April 25, 2022 12:21:41 PM

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

I am totally opposed to the development of "Oxford condominiums" in Troy in the middle of single family homes. My wife and I are the residents of Troy since 1978. In the recent past, it appears, that the Troy planning Commission is acting under the influence of commercial builders.

Once again I want to reiterate my opposition to the building of the subject condominiums.

Satyanarayana Kodali

6061 Elmoor dr, Troy, MI 48068 my iPad

From: [Robert M](#)
To: [Planning](#)
Subject: Proposed development on Eckford Drive (Eckford Oaks)
Date: Monday, April 25, 2022 11:01:23 AM

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

Hello, I'm Robert Mikulan and I live in Troy on Eckford Drive. I am in opposition to the tentative plan of allowing 26 condominiums to be built on Eckford. I am asking that you reject that project.

There are many reasons I oppose this project.

- That area of Eckford is unique. It is all single-family homes amongst the woods, spaced-out with large lots on a dirt road. There is also much wildlife. Also the entire area around it is single family homes, spaced apart with many trees about them. A complex with 26 homes crammed together (on a long street that has about 29 homes total) would negatively change the makeup of the existing neighborhood.
- Leonard Elementary is nearby and there is already too much traffic at drop off and pickup. Adding 26 dwellings will exacerbate this issue. I don't want to see anybody hurt by auto accidents in the neighborhood.
- As I mentioned there is much wildlife in the area. Deer, owls, turtles, fox, you name it. We don't need any more displaced wildlife in the area. Let's let the animals keep some of the little land they have left.
- Big Beaver Creek also runs through the area of the proposed development. I can foresee much negative effects of putting 26 homes on a floodplain like that.

However, I'm not unreasonable. I understand the property was sold, so whoever bought it wants to develop it. I (and I'm assuming my neighbors) would be open to development that would fit in with the existing area. Something along the lines of a half dozen or so homes that would be built to keep most of the woods intact and spaced-apart in a similar fashion to the homes already on that part of Eckford.

In summary, that area of Eckford Drive is an inappropriate area for a development like what is proposed. I urge you to reject that project and recommend the property owners develop it in a way that would maintain the makeup of the area, as I suggested above.

Thank you,
Robert Mikulan

From: [Ashish Modi](#)
To: [Planning](#)
Subject: Proposed cluster development on the North side of Eckford, West of Rochester road
Date: Monday, April 25, 2022 12:02:52 PM

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

Hello City of Troy,

I am Ashish Modi, resident of Troy (Streamview, Troy) since 2015.

We are very concerned with the negative impacts on our quality of life and environment with the recent developments in Troy.

Very recently a senior living home was commissioned near Wattles & Crooks despite great resistance from the neighborhood.

This new development of 26 single family homes on North-side of Eckford (West of Rochester Road) will further negatively impact this zone.

Our block (2 miles radius between Wattles and Long Lake & Crooks and Rochester) is getting very dense which will cause the following impact to our quality of lives and neighborhoods -

- **Environmental damage** - deforestation, pollution (quality of air) due to development and dense neighborhoods, and shelter to preserved animals (deers, raccoons, fox, cats).
- **Competing for the same resources** - Needless to say, residents of nearby communities will be competing for the same resources thereby causing longer delays and negatively impacting our quality of lives. Schools, Retail stores, traffic, parks, tennis courts, libraries, etc
- **Property prices** will be negatively impacted due to crowded neighborhoods.

As a resident of Troy and lawful taxpayer, I express my strong reservation against this new development in our neighborhood.

Kindly consider my request and push these developments out to open city areas towards Square Lake or beyond.

Regards,
Ashish Modi
313-580-8683

From: [Diane Paul](#)
To: [Planning](#)
Subject: Eckford Oaks Condominiums
Date: Monday, April 25, 2022 7:58:29 AM

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

Planning commission:

We strongly object to the proposed Eckford Oaks Condominiums. This current neighborhood is quiet, with larger lots and a unique character that should be maintained. The idea of squeezing another 26 or so homes into this neighborhood will cause damage in so many ways. As other over-building in Troy has produced problems with flooding, traffic, overcrowding and loss of home-based privacy, the same will happen here.

Please stop this over crowding of our once pleasant city.

Sincerely,

Mark and Diane Paul

From: [Pravin Pingle](#)
To: [Planning](#)
Cc: [sugar maple](#)
Subject: City of Troy : Public Hearing Notice North side of Eckford and West of Rochester Road
Date: Monday, April 25, 2022 12:27:43 PM

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

Hello,

We have been residents on Eckford Drive since 2017. We selected this quiet and safe area to raise our young family.

Over the years we have enjoyed the peaceful and safe neighborhood.

We have spotted so much wildlife enjoying their sanctuary around the woods surrounding Eckford Drive- large groups of deer, turkeys, cats, foxes, and even coyotes.

The construction of 26 houses in the middle of such a serene and natural area will have a negative impact on the community.

There will be a large increase in traffic through the neighborhood. This traffic will put the safety of our children playing outside, walking to school, and riding their bikes at risk.

The wildlife will be forced to move elsewhere. The quiet street that attracted us and many neighbors to the area will be gone and property values of existing houses may decrease.

We will no longer be able to sit on our deck and enjoy the naturalistic view and sounds of birds chirping as we have for the past 5 years.

Please consider the current residents of Eckford Drive and the surrounding streets when voting on the proposal.

--

Regards,
Pravin Pingle

Secretary
Sugar maple Homeowners Association

429 Eckford Dr
Troy, MI 48085

From: [Heena Shah](#)
To: [Planning](#)
Date: Monday, April 25, 2022 11:59:39 AM

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

We are not supporting development on Rochester Eckford Oaks Condominium's. The planning department meeting for this is Tuesday April 26th at 7pm.

Love

Heena and Jayant shah
1701 Caliper Troy Mi 48084

From: [Kelly Kaye](#)
To: [Planning](#)
Subject: Eckford Oaks Condo Proposal
Date: Sunday, April 24, 2022 8:42:05 PM

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

Hello,

I am emailing my opposition to the condo development near Leonard elementary. This will make an already congested road even more congested when the kids go to and from school. I have also heard that this development will also be in a flood plane. If that is true this is truly not a good idea.

Thank you,

Kelly Shelton



500 West Big Beaver
Troy, MI 48084
troymi.gov

K-01b

CITY COUNCIL AGENDA ITEM

Date: May 16, 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 – PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0028) - Proposed Golden Villas One Family Residential Cluster, South side of Square Lake, West of Dequindre (PIN 88-20-12-200-031 & 88-20-12-200-035), Section 12, Currently Zoned R-1C (One Family Residential) District

The petitioner Golden Homes submitted the above referenced Preliminary Site Plan application for a 12-unit One Family Residential Cluster on a 3-acre parcel. The development proposes to preserve 33% of dedicated open space. The petitioner is proposing homes with a maximum square footage of 1,900 square feet, with first floor master bedroom and laundry.

City Council has the authority to approve these types of developments following a recommendation by the Planning Commission. The Planning Commission held a public hearing on this item on December 14, 2021 and recommended approval of this item by a vote of 6-1, including the following design considerations:

1. Applicant shall provide two (2) additional housing elevation options.
2. Applicant shall provide twenty (20) additional trees along Square Lake Road.
3. Applicant will not use vinyl siding on any part of the exterior of the homes.
4. Applicant shall provide an Open Space Preservation Agreement prior to Final Site Plan approval, which ultimately includes construction of 1,900 square foot homes with master bedroom and bath on the main floor.

The petitioner submitted a Landscape Plan with the additional twenty (20) trees along Square Lake Road. The petitioner is required to provide a minimum of two (2) additional housing elevation options prior to submitting building permits, per Section 4.06.D.4. The petitioner has agreed that the exterior elevations will not include vinyl siding. An Open Space Preservation Agreement will be required to be submitted and approved prior to Final Site Plan Approval.

A City Council public hearing has been scheduled for June 13, 2022.

Attachments:

1. Maps
2. Minutes from May 10, 2022 Planning Commission Regular meeting (excerpt)
3. Agenda item from May 10, 2022 Planning Commission Regular meeting.

PUBLIC HEARING

5. **PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0028)** – Proposed Golden Villas One Family Residential Cluster, South side of Square Lake, West of Dequindre (PIN 88-20-12-200-031 and 88-20-12-200-035), Section 12, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the background of the Preliminary Site Plan application for Golden Villas cluster development as relates to location, parcel size, adjacent zoning, access and natural features. Mr. Carlisle reported eight (8) units could be constructed as indicated on the parallel plan, and the applicant is seeking four (4) additional units above the parallel plan for a total of twelve (12) by doing a cluster. He said the plan preserves 33% of the total site as open space and 1,900 square foot homes with first floor master bedroom and bath would be constructed. Mr. Carlisle said the 33% of open space is a collar around the property and a T-turnaround would be provided at the end of the road.

Mr. Carlisle reported the application is deficient twenty (20) trees along Square Lake. He noted the applicant has resubmitted a landscape plan to correct the deficiency but at this time the administration has not had the opportunity to review it.

Mr. Carlisle addressed the applicant's request to seek waivers of the rear lot and perimeter setback requirements to construct decks. He addressed elevations and building materials. He said the applicant is required to submit three diverse elevations and has only provided one elevation. Mr. Carlisle reviewed the Cluster Standards as set forth in Section 10.04.I of the Zoning Ordinance.

In summary, Mr. Carlisle said the Planning Commission shall determine if requirements are met to qualify for cluster development option, if the required standards have been met, and if the additional number of units is commensurate with open space being preserved and the provision of smaller homes. He asked the Planning Commission to consider the applicant's request to seek relief for the required setbacks for the construction of decks, and that the applicant provide two additional housing elevations and the required trees along Square Lake.

Discussion among Administration and Board members:

- Housing elevations; 1,900 square foot maximum, diversity, first floor master bedroom.
- Open space; amenities, grading, preservation of trees, buffer, maintenance, as relates to parallel plan.
- Parallel plan vs cluster development option; as relates to open space, setback encroachments for decks, size of homes, lot size, connectivity to residential to the south.
- Potential to require additional trees on site.

Mr. Savidant said the applicant would be required to submit an Open Space Preservation Agreement prior to Final Site Plan approval. He said the applicant is not required to plant additional trees under the Woodland Protection Ordinance and by Resolution only could the Planning Commission request additional trees.

Present were owner/applicant Sam DiMercurio and John Thompson of Professional Engineering Association (PEA).

Mr. Thompson said the open space would not be an active area but a natural buffer collar around the property, enhanced with additional trees and, with time, an improved buffer for properties. He stated the amenities offered are the 33% preservation of open space and the construction of 1,900 square foot homes in response to the City desire for smaller homes. Mr. Thompson said they would engage the project architect to prepare additional elevations for administrative approval.

Mr. DiMercurio estimated the price point for homes on the market in the subdivision located south of the proposed development at \$800,000 to \$900,000. He indicated the price point for homes in the cluster development would be \$500,000 to \$600,000. Mr. DiMercurio addressed building materials as brick, Hardie board and lap siding. It was brought to his attention that vinyl siding is not a preferred material.

PUBLIC HEARING OPENED

- Murthy Kowsika, 5874 Colleen; addressed traffic concerns should the proposed development connect with the subdivision to the south.

PUBLIC HEARING CLOSED

There was discussion on:

- No vehicular connection to subdivision to the south with T-turnaround as proposed.
- Open space preservation; as relates to amenity features.
- Cluster development calculations, as relates to bonus density.
- Administrative approval of submission of additional elevations.
- Confirmation of home size; designation of 1,900 square feet would be inclusive in Open Space Preservation Agreement.
- Price point of homes; market-driven, high construction costs, whether consideration of Planning Commission in review process.

Ms. Perakis voiced concerns with the price point of the homes, that the application does not meet the Open Space requirements of the Zoning Ordinance as relates to recreational facilities and the preservation of common open space or creation of natural features. She said the perimeter buffer along Square Lake and the berm on the west side of the development are natural buffers.

Resolution # PC-2022-05-028

Moved by: Krent

Support by: Tagle

RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed Golden Villas Site Condominium (One Family Residential Cluster), 12 units/lots, South side of Square Lake, West of Dequindre (Parcels 88-20-12-200-031 and 88-20-12-200-035), Section 12, approximately 3.0 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
2. The cluster development is compatible with adjacent properties.
3. The site can be adequately served with municipal water and sewer.
4. The cluster development preserves 33% open space, to remain open space in perpetuity.
5. The cluster development offers 1,900 square foot units with first floor master bedroom and bath, a housing type desired in Troy.

BE IT FURTHER RESOLVED, The Planning Commission recommends approval of granting relief from the required rear yard setback and required perimeter setback as per Section 10.04.E.5, as outlined in the report.

BE IT FINALLY RESOLVED, The Planning Commission offers the following design considerations:

1. Applicant shall provide two (2) additional housing elevation options.
2. Applicant shall provide twenty (20) additional trees along Square Lake Road.
3. Applicant will not use vinyl siding on any part of the exterior of the homes.
4. Applicant shall provide an Open Space Preservation Agreement prior to Final Site Plan approval, which ultimately includes construction of 1,900 square foot homes with master bedroom and bath on the main floor.

Discussion on the motion on the floor.

Chair Lambert addressed the homes as relates to price point and desired square footage. He stated he's not necessarily enthused by the proposed green space but it's a better option than what green space would be provided with a conventional development plan.

Mr. Buechner noted it appears there is no opposition from neighboring properties of the proposed development.

Vote on the motion on the floor.

Yes: Buechner, Faison, Krent, Lambert, Rahman, Tagle
No: Perakis
Absent: Hutson, Malalahalli

MOTION CARRIED

DATE: May 6, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0028) -
Proposed Golden Villas One Family Residential Cluster, South side of Square
Lake, West of Dequindre (PIN 88-20-12-200-031 & 88-20-12-200-035), Section
12, Currently Zoned R-1C (One Family Residential) District

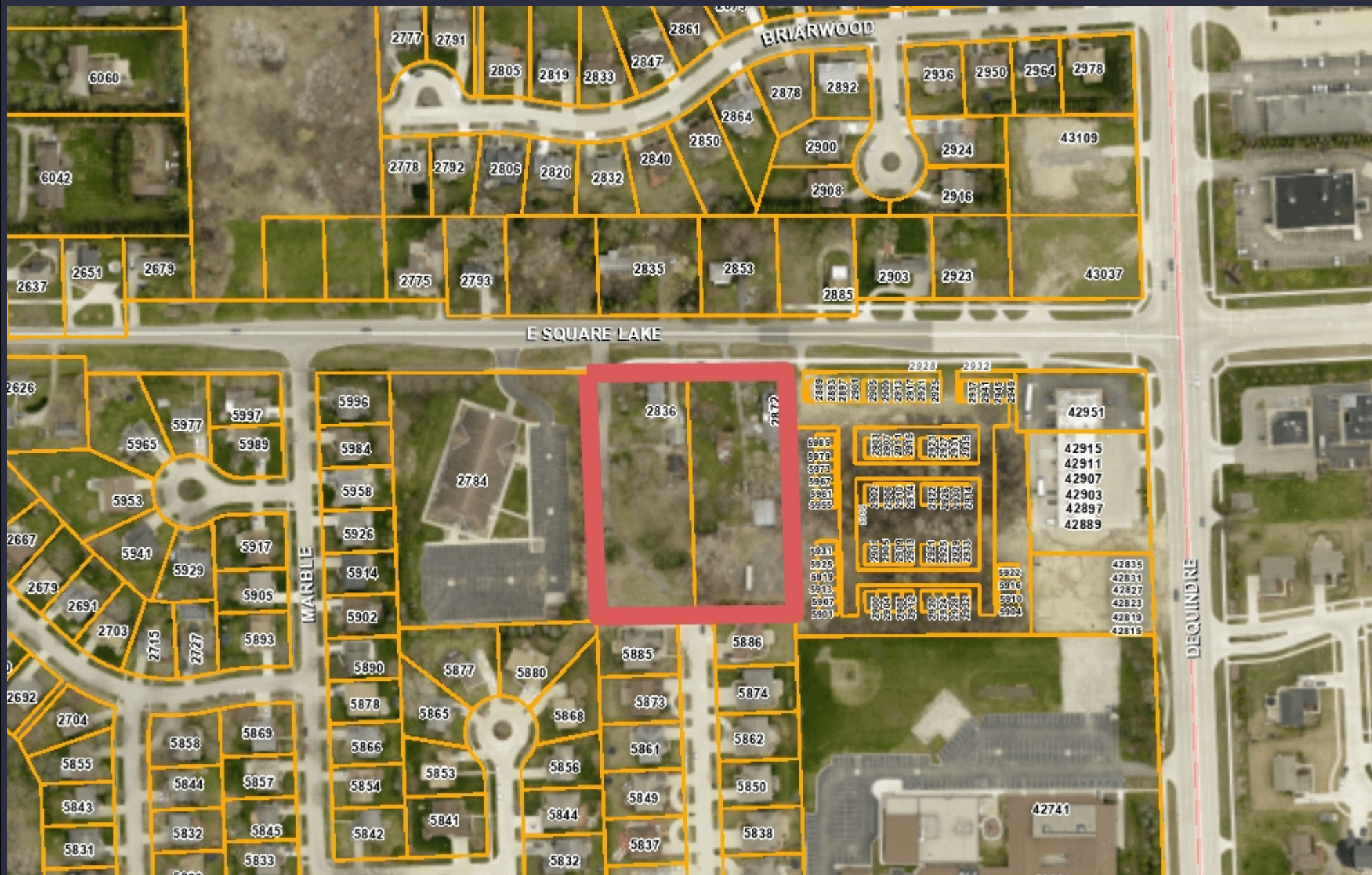
The petitioner Golden Homes submitted the above referenced Preliminary Site Plan application for a 12-unit One Family Residential Cluster. The development proposes to preserve 33% open space on the 3.0-acre parcel. The Planning Commission is responsible for providing a recommendation to City Council for this item.

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. Report prepared by Carlisle/Wortman Associates, Inc.
3. Preliminary Site Plan Application

G:\SITE PLANS\SP JPLN2021-0028 GOLDEN VILLAS\PC Memo 2022 05 10.docx



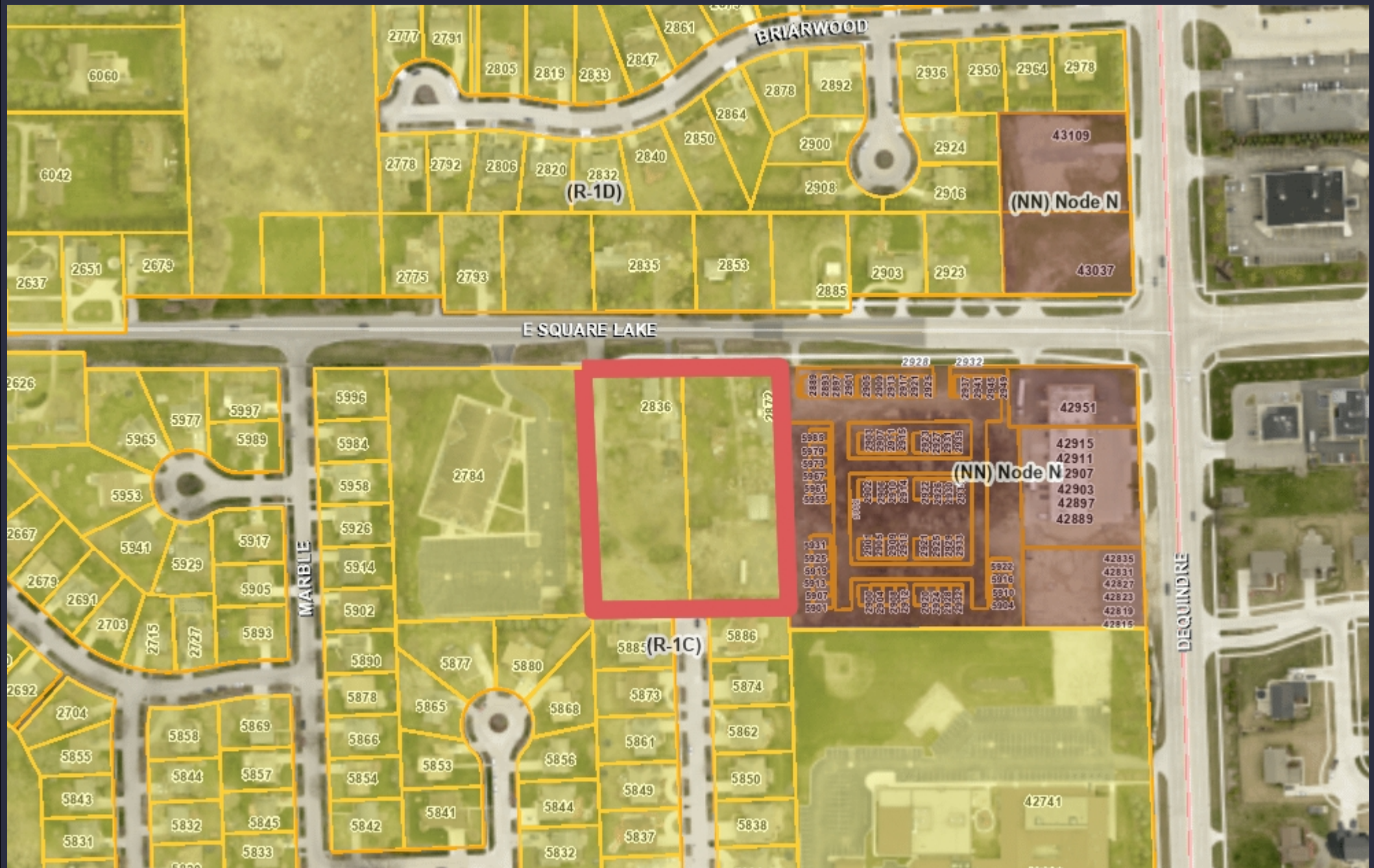
595 0 297 595Feet



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

Date: April 26, 2022

Preliminary Site Condominium Cluster Review For City of Troy, Michigan

Project Name:	Golden Villas
Plan Date:	February 28, 2022
Location:	South of E. Square Lake, west of Dequindre
Zoning:	R-1C, One-family Residential District
Action Requested:	Preliminary Site Condominium Cluster Approval
Required Information:	Deficiencies noted.

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan application for a twelve (12) unit detached single-family condominium cluster development. The twelve (12) new lots will be accessed from a new private road that is located off E. Square Lake Road. The site is two parcels and is a total of 3.0 acres. The site has been improved with two single-family homes and a number of accessory buildings. The applicant has not identified any wetlands on site.

The property is surrounded by R-1C on the north, west, south, and boarded by neighborhood node to the east. The applicant proposes a cluster development. The applicant proposes a T-turnaround with no vehicular connection to Colleen Drive to south. The applicant proposes pedestrian connection to Colleen Drive.

The base density base under the R-1C, One-Family Residential as determined by the submission of a parallel plan is eight (8) units. The applicant is seeking four (4) additional units above the parallel plan density by doing a cluster, providing 33% of the total site as open space and providing 1,900 sq/ft homes with first floor master bedroom and bath.

Figure 1. - Location and Aerial Image of Subject Site



Size of Subject Property:

The parcel is 3.0 acres

Proposed Uses of Subject Parcel:

Twelve (12) detached single family condominium cluster development.

Current Use of Subject Property:

The subject property is currently improved with two (2) single family homes

Current Zoning:

The property is currently zoned R-1C, One-Family Residential District.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1D, One-family Residential District	Single-family homes
South	R-1C, One-family Residential District	Single-family homes
East	NN, Neighborhood Node	Townhomes (under development)
West	R-1C, One-family Residential District	Place of Worship

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet P-1. The site is relatively flat.

Wetlands: There are no identified wetlands on site.

Floodplain: The site is not located within a floodplain.

Woodlands: A tree survey has been provided to inventory the natural features that exist onsite. The survey identified a total of 81 trees on site. Many of the trees are invasive. There is an especially high number of Cottonwoods. The applicant has identified a total of 9 landmark trees and 40 woodland trees, preserving 2 and 14, respectively. Full replacement and preservation details are shown in **Table 2**.

Table 2. – Woodland Protection Ordinance

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	151 inches	151 inches
Woodland	257 inches	129 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	36 inches	72 inches
Woodland	124 inches	248 inches
Total	0 inches required for replacement. The number of inches preserved and credited exceed the mitigation required.	

Items to be addressed: None.

SITE ARRANGEMENT

The proposed one-family cluster development consists of twelve (12) units. All twelve (12) new lots will be accessed from a new private road off E. Square Lake Road. The proposed lots range between 5,617 sq. ft. and 6,115 sq. ft.

The applicant has submitted a parallel plan to establish a base density and portray the visual difference between traditional site design versus a cluster development. The cluster option is offered as an alternative to traditional residential development. The cluster option is intended to:

1. Encourage the use of property in accordance with its natural character.
2. Assure the permanent preservation of open space and other natural features.
3. Provide recreational facilities and/or open space within a reasonable distance of all residents of the Cluster development.
4. Allow innovation and greater flexibility in the design of residential developments.
5. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.
6. Ensure compatibility of design and use between neighboring property.
7. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.
8. Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other City goals

Items to be addressed: Planning Commission shall determine if requirements are met to qualify for cluster development options and if the additional number of units is commensurate with open space being preserved.

AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY

The intent of the cluster development provisions is to relax the typical R-1C district bulk requirements in order to encourage a less sprawling form of development that preserves open space and natural resources. As set forth in 10.04.E the applicant is able to seek specific departures from the dimensional requirements of the Zoning Ordinance for yards and perimeter setback as a part of the approval process.

Table 1. – Bulk Requirements

	Required/Allowed	Provided	Compliance
Density	Overall density shall not exceed the number of residential cluster units as developed under a conventional site condominium, unless a density bonus has been granted by City Council.	Base Density = 8 units + Cluster bonus (33% bonus) + Housing Diversity = 17 units are allowed The applicant is seeking 12 units.	Complies. 12 units are permitted with City Council approval.
Perimeter Setback	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border = 40 feet perimeter setback	Decks for Units 1-3 encroach up to 10- into the required perimeter setback	Decks for Units 1-3 encroach up to 10- into the required perimeter setback
Lot Size	10,500 sq. ft.	The proposed lots range between 5,617 sq. ft. and 6,115 sq. ft.	Complies with approval of Cluster by City Council
Front Setback (building)	20 feet	22 feet	Complies
Rear Setback (building)	25-feet setback	25-feet minimum 10-feet with deck	Building envelopes comply. All decks encroach 15-feet into required rear yard. Applicant seeking relief to have minimum rear yard less than 25-feet due to deck.
Side Setback (building)	7.5-feet setback	7.5-feet minimum	Complies
Open Space Requirements: Minimum Percentage	20%	Proposing to preserve 1 acre of the 3 acre parcel, or 33%, for open space.	Complies. Applicant must submit open space preservation covenant.

The applicant is showing decks on the rear of all properties. As set forth in Section 7.08.B:

An open, unenclosed, and uncovered porch, raised deck, or patio structure may project into a required rear yard for a distance not to exceed fifteen (15) feet, subject further to the requirement that the distance remaining between the encroaching facility and the rear lot line shall in no instance be less than twenty-five (25) feet. Porch, deck, patio, or terrace facilities encroaching into required front or rear yards shall not include fixed canopies, gazebos or permanent enclosures, and shall be at a grade no higher than that of the first or main floor of the building to which they are attached.

Lots 1-3 encroach up to 10-feet into the required 40-foot perimeter setback. In addition, all decks extend 15-feet from home and encroach 15-feet into the required 25-foot rear yard. Please note that provision 7.08.B was drafted for a conventional R 1 through R-5 lot that requires a 40-foot setback. Hence for a typical R-lot, the 40-foot rear yard requirement would allow a 15-foot deck and still maintain at least a 25-foot rear yard setback. However, due to the required additional perimeter setback required by the cluster provisions, the decks are further away from the northern property line via cluster than conventional layout.

The City Council, based upon a recommendation from the Planning Commission, may waive the rear lot and perimeter setback provisions provided that the applicant has demonstrated innovative and creative site and building designs and solutions, which would otherwise be unfeasible or unlikely to be achieved absent this provision. The Planning Commission should consider the purpose and intent of the Cluster Development option in considering the setback deviations.

Items to be addressed: Consider the deck encroachment into rear setback and perimeter buffer

OPEN SPACE REQUIREMENTS

A requirement of the Cluster Option is to provide at least one (1) of the following open space benefits:

- a. Significant Natural Features. Preservation of significant natural features contained on the site, as long as it is in the best interest of the City to preserve the natural features that might be negatively impacted by conventional residential development. The determination of whether the site has significant natural features shall be made by the City Council, after review of a Natural Features Analysis, prepared by the applicant, that inventories these features; or
- b. Recreation Facilities. If the site lacks significant natural features, it can qualify with the provision of usable recreation facilities to which all residents of the development shall have reasonable access. Such recreation facilities include areas such as a neighborhood park, passive recreational facilities, soccer fields, ball fields, bike paths, or similar facilities that provide a feature of community-wide significance and enhance

residential development. Recreational facilities that are less pervious than natural landscape shall not comprise more than fifty (50) percent of the open space. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, that inventories these features; or

- c. Preservation of Common Open Space or Creation of Natural Features. If the site lacks significant natural features, a proposed development may also qualify if the development will preserve common open space or create significant natural features such as wetlands. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, which inventories these features.

The site is 3 acres, and the applicant is proposing to reserve 1.0 acres for common open space, or 33% of the total site. Open space is provided within an open space collar around the northern, western, eastern, and southern property line. The open space collar ranges from 13-feet in depth along the northwest portion of the site, 50+ feet along the eastern property line, and 10-feet along the southern property line. As part of the review, the Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan meets the intent and standards of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees, wetland, and floodplain) or provide quality open space.

Guarantee of Open Space and Tree Preservation:

The applicant shall provide documentation to guarantee that all open space portions of the development will be preserved and maintained as approved and that all commitments for such preservation and maintenance are binding on successors and future owners of the subject property. All such documents shall be subject to approval by the City Attorney. No structures (pools, sheds) or equipment (play structures, etc.) are permitted within the dedicated open space area.

Items to be addressed: Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan, and/or natural features meet the intent of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees) or provide quality open space.

SITE ACCESS AND CIRCULATION

Vehicular

Access to the site will be from a single location off Square Lake Road. The development will be served by an internal twenty-eight (28) foot wide private road, located inside of a forty (40) foot roadway easement. The applicant proposes a T-turn around at the end of the private road. The City Streets Department and Fire Department has reviewed the T-turnaround and finds it complies with city requirements.

Pedestrian

The applicant proposes a five (5) foot wide concrete sidewalk along the perimeter of the private road. The internal sidewalk will connect to existing sidewalk on Square Lake Road. In addition, the applicant proposes a sidewalk connection Colleen Drive to the south.

Items to be Addressed: None

STORMWATER

Stormwater will be managed by a regional detention system.

Items to be Addressed: None.

LANDSCAPING

One-Family Cluster development landscaping requirements are regulated by Section 13.02.F.2.

Table 2. – Landscaping Requirements

Frontage	Required	Provided	Compliance
Proposed Private Rd.	One (1) deciduous tree for every 50 lineal feet. $890 / 50 = 18$ trees	18 trees	Complies
E. Square Lake Road 120-foot ROW (section 13.02 F.2.c)	One (1) large evergreen tree per ten (10) lineal feet. $329 \text{ lf} / 10 \text{ lf} = 33$ evergreen trees	13 proposed	Does not Complies

The applicant is deficient of twenty (20) trees along Square Lake.

Items to be Addressed: Provide twenty (20) additional trees along Square Lake Road.

ELEVATIONS AND FLOOR PLANS

The applicant has submitted one housing options with a square footage up to 1,900. The applicant shall supply additional housing elevation options. Materials include brick, stone, and cedar veneer.

Items to be Addressed: Provide additional housing elevation options

CLUSTER STANDARDS

As set forth in section 10.04.I, the applicant shall demonstrate that through the use of the Cluster option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

- a. Long-term protection and preservation of natural resources, natural features, and open space of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- b. Innovative and creative site design through flexibility in the siting of dwellings and other development features that would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- c. Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.
- d. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.
- e. Sustainable design features and techniques, such as green building, stormwater management best practices, and low impact design, which will promote and encourage energy conservation and sustainable development.
- f. A means for owning common open space and for protecting it from development in perpetuity.
- g. Any density bonus is commensurate with the benefit offered to achieve such bonus.
- h. The cluster development shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.
- i. The architectural form, scale, and massing shall ensure buildings are in proportion and complementary to those of adjacent properties and the selected building materials are of high, durable quality. The garage shall not be the dominant feature of a residential building.

The applicant is seeking four (4) additional units above the parallel plan density by doing a cluster, providing 33% of the total site as open space and providing 1,900 sq/ft homes with first floor master bedroom and bath.

RECOMMENDATIONS

Planning Commission shall determine if requirements are met to qualify for cluster development option, if the required standards have been met, and if the additional number of units is commensurate with open space being preserved and the provision of smaller homes.

Items to consider include:

- Applicant is seeking following relief:
 - Decks encroaching 15-foot into the required 25-foot rear yard
 - Lots 1-3 encroach up to 10-feet into the required 40-foot perimeter setback
- Provide additional housing elevation options
- Provide twenty (20) additional trees along Square Lake Road.

The Planning Commission may request that either the applicant address aforementioned items or make a recommendation for City Council consideration.



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

PRELIMINARY SITE PLANS

GOLDEN VILLAS

EAST SQUARE LAKE ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



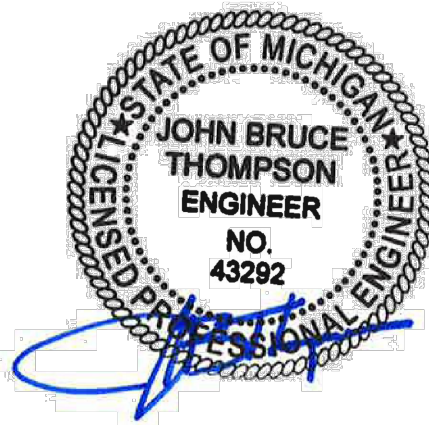
INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1	TOPOGRAPHIC SURVEY
P-2	PRELIMINARY SITE PLAN
P-2.1	PARALLEL SITE PLAN
P-3	PRELIMINARY GRADING PLAN
P-4	PRELIMINARY UTILITY PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
T-1	TREE PRESERVATION PLAN
	1ST FLOOR PLAN
	2ND FLOOR PLAN
	2ND FLOOR PLAN
	FRONT ELEV.

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
GOLDEN HOMES 48661 HAYES ROAD SHELBY TOWNSHIP, MI 48315 CONTACT: SAM DIMERCURIO PHONE: 586.566.8990 EMAIL: OFFICE@GOLDENHOMESMI.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
GOLDEN HOMES 48661 HAYES ROAD SHELBY TOWNSHIP, MI 48315 CONTACT: SAM DIMERCURIO PHONE: 586.566.8990 EMAIL: OFFICE@GOLDENHOMESMI.COM	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIETZEL@PEAGROUP.COM

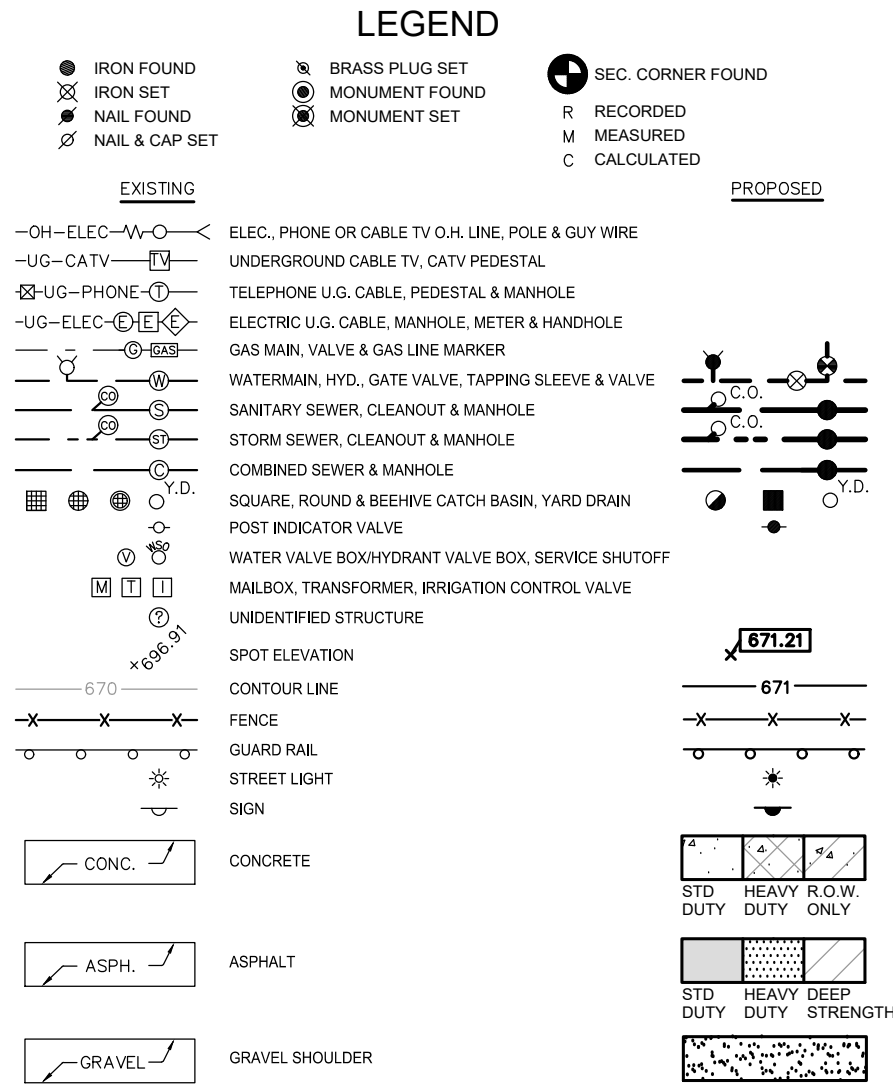
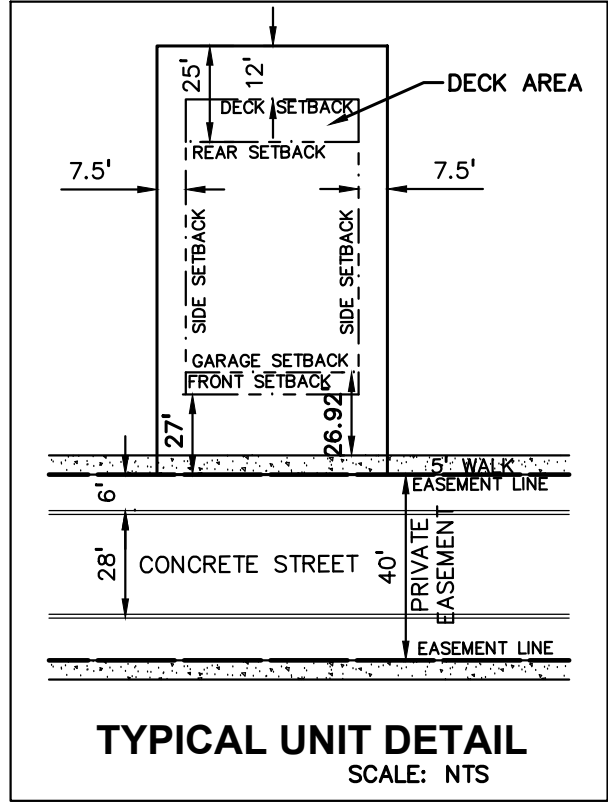
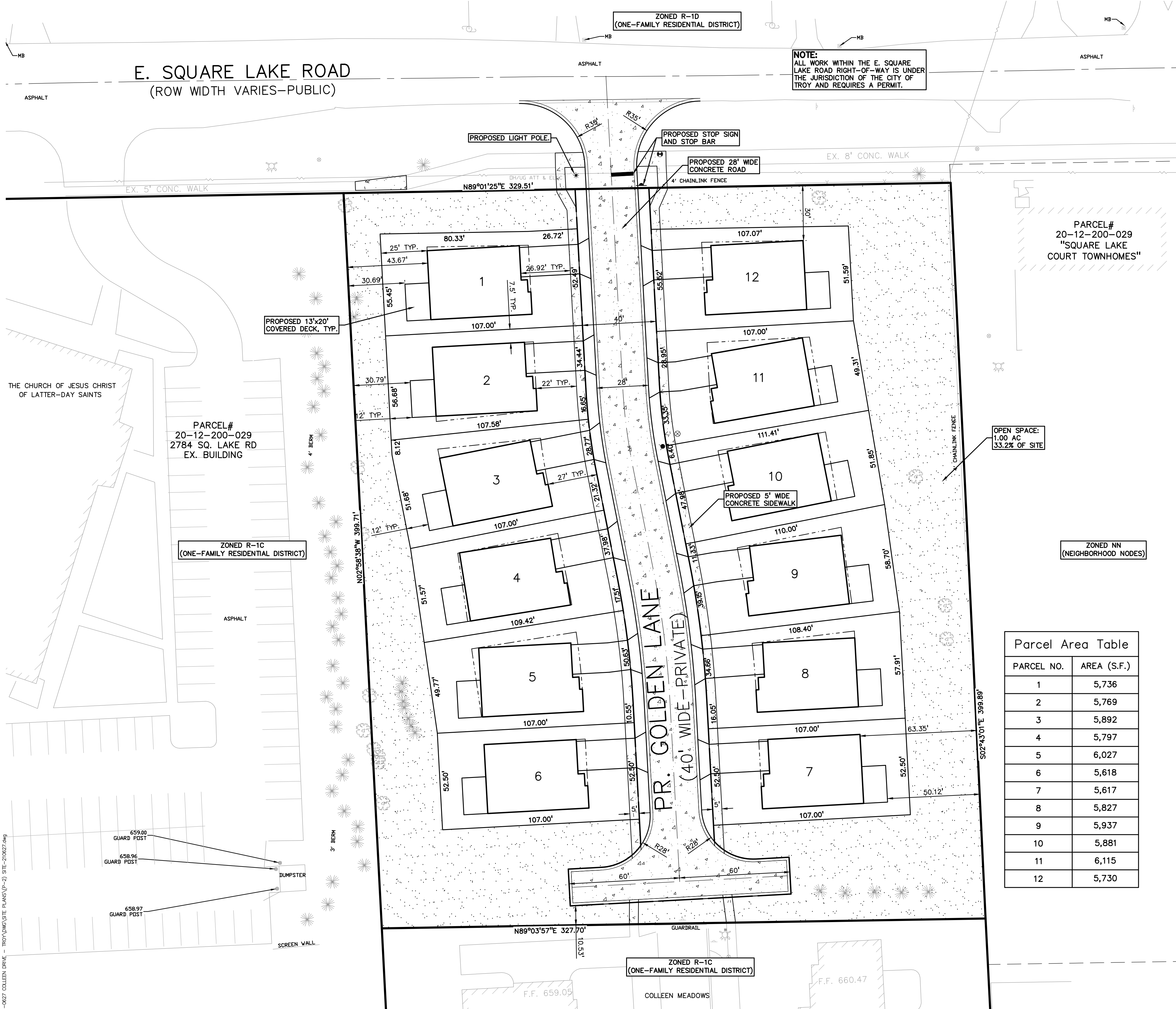


REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	12/22/2021
ADDED HAMMERHEAD	2/28/2022





S:\PROJECTS\2021\0221-0627 COLLEEN MEADOWS - TOWN AND SITE PLANS (P=2) BIE-210627.dwg



SITE DATA:

LOCATION OF PROJECT:
SOUTH SIDE OF E SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD

SIZE OF PROPERTY: 3.01 ACRES

AREA DEVELOPED: 2.01 AC (66.8%)
TOTAL UNDEVELOPED AREA: 1.00 AC (33.2%)

PROPOSED USE OF PROPERTY: TWELVE (12) DETACHED, SINGLE FAMILY HOMES

CURRENT ZONING: R-1C, ONE-FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-1C, ONE-FAMILY RESIDENTIAL DISTRICT, CLUSTER OPTION

CLUSTER OPTION CALCULATION:

- BASE NUMBER OF UNITS - PARALLEL PLAN = 8 UNITS
- 20% DENSITY BONUS PER 10.04D = 1 UNITS (OPEN SPACE PROVIDED = 1.00 ACRES, 33.2%) (OPEN SPACE INCLUDES UTILITY EASEMENTS)
- HOUSING DIVERSITY = 2 X PARALLEL PLAN = 16 (MAXIMUM SQUARE FOOTAGE NOT TO EXCEED 1,900 FIRST FLOOR MASTER BEDROOM AND LAUNDRY)
- TOTAL UNITS ALLOWED = 17 UNITS
- TOTAL UNITS PROVIDED = 12 UNITS

SURROUNDING PROPERTY DETAILS:

DIRECTION	ZONING	USE
NORTH	R-1D, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
SOUTH	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
EAST	NN-K, NEIGHBORHOOD NODE	MULTI-FAMILY
WEST	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	CHURCH

REQUIRED AND PROVIDED LOT DIMENSIONS:

	REQUIRED (CLUSTER):	PROVIDED:
FRONT	20 FOOT SETBACK*	22 FOOT SETBACK
REAR	25 FOOT SETBACK	25 FOOT SETBACK
SIDES	7.5 FOOT MIN. (ONE), 15 FOOT TOTAL	7.5 FOOT MIN. (ONE), 15 FOOT TOTAL
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2.5 STORY
LOT WIDTH	85 FEET (R-1C)	60 FEET MIN.
OPEN SPACE	20%	33.2%
* 25' (MIN) FOR GARAGE SETBACK (EDGE WALK TO GARAGE DOOR)		

PROJECT AND SITE DESCRIPTION:
PROPOSED CONSTRUCTION OF A 12-LOT SINGLE FAMILY DETACHED SITE CONDOMINIUM PROJECT ON THE SOUTH SIDE OF E SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO E SQUARE LAKE ROAD. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE R-1C DISTRICT. THE SITE IS CURRENTLY PRIVATE RESIDENCES.

SITE ARRANGEMENT:
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 12 LOTS (17 LOTS ALLOWED) WITH MINIMUM LOT SIZE OF 5,617 SQUARE FEET. THE AVERAGE LOT SIZE IS 5,829 SQUARE FEET. ALL UNITS FRONT ON A NEW PRIVATE STREET. THE PROPOSED LOTS ARE REGULAR IN SHAPE, ALLOW FOR ADEQUATE SETBACKS, AND PERMIT SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT ACCORDING TO THE CLUSTER OPTION. A MINIMUM OF 30% OPEN SPACE HAS BEEN PROVIDED.

NATURAL RESOURCES:
THE SITE CURRENTLY HAS MINIMAL TREE COVER.

FLOODPLAIN:
THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE NUMBER 26125C0551F AND 26125C0552F BOTH DATED SEPTEMBER 29, 2006.

ACCESS AND CIRCULATION:

VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW STREET LOCATED OFF E SQUARE LAKE ROAD. THE NEW ROADWAY WILL HAVE A FORTY (40) FOOT WIDE PRIVATE ROAD EASEMENT.

PEDESTRIAN ACCESS AND CIRCULATION:
A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROADWAY.

UTILITIES:
UTILITIES ARE PLACED WITHIN STREET RIGHT-OF-WAY, OR WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENTION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

DETENTION WAS PROVIDED FOR THIS DEVELOPMENT IN THE COLLEEN MEADOWS STORM SEWER DETENTION CALCULATIONS.



0 15 30 60
SCALE: 1" = 30'



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
GOLDEN HOMES
48661 HAYES ROAD
SHELBY TWP, MICHIGAN

PROJECT TITLE
GOLDEN VILLAS
EAST SQUARE LAKE ROAD
CITY OF TROY, MICHIGAN

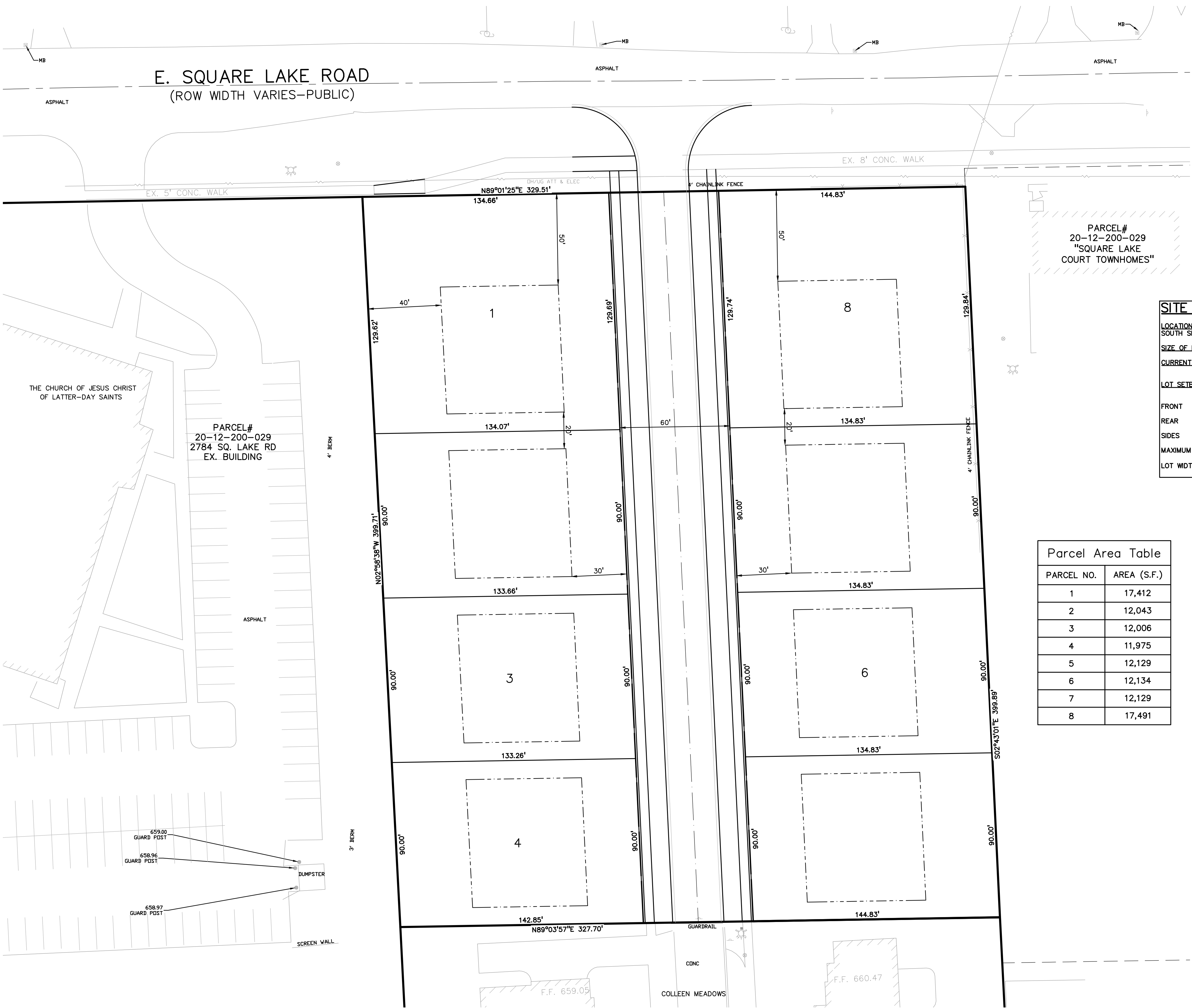
REVISIONS
ADDED HAMMERHEAD 02-28-22

ORIGINAL ISSUE DATE:
DECEMBER 22, 2021
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO. 2021-0627
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\0627 COLLEEN DRIVE - TROY\DWG\SITE PLANS\0-2.1 PARALLEL-210627.dwg



LEGEND

EXISTING

- 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

PROPOSED

- 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 MAIN, VALVE & GAS LINE HAMMER
- WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY 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
- MANHOLE, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER

PROPOSED

- 310 HEAVY FLOW DUTY ONLY
- 310 HEAVY DEEP DUTY STRENGTH

SITE DATA:

LOCATION OF PROJECT:
SOUTH SIDE OF E SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD

SIZE OF PROPERTY: 3.01 ACRES

CURRENT ZONING: R-1C, ONE-FAMILY RESIDENTIAL DISTRICT

LOT SETBACK DIMENSIONS:

FRONT	30 FOOT SETBACK
REAR	40 FOOT SETBACK
SIDES	10 FOOT EACH SIDE
MAXIMUM HEIGHT	30 FEET, 2.5 STORY
LOT WIDTH	85 FEET (R-1C)

Parcel Area Table	
PARCEL NO.	AREA (S.F.)
1	17,412
2	12,043
3	12,006
4	11,975
5	12,129
6	12,134
7	12,129
8	17,491

PEA GROUP

t: 844.813.2949
www.peagroup.com

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

GOLDEN HOMES
48661 HAYES ROAD
SHELBY TWP, MICHIGAN

PROJECT TITLE

GOLDEN VILLAS
EAST SQUARE LAKE ROAD
CITY OF TROY, MICHIGAN

REVISIONS	
ADDED HAMMERHEAD	02-28-22

ORIGINAL ISSUE DATE:
DECEMBER 22, 2021

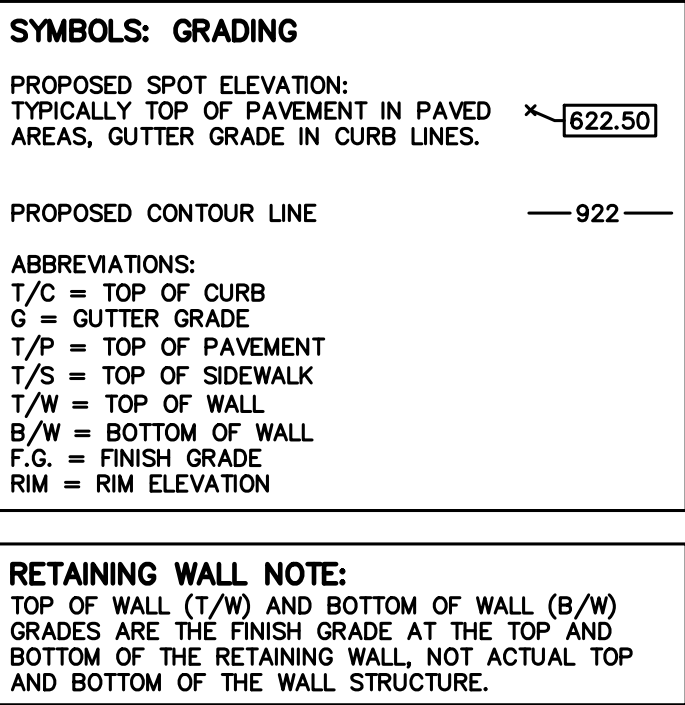
DRAWING TITLE
PARALLEL SITE PLAN

PEA JOB NO.	2021-0627
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

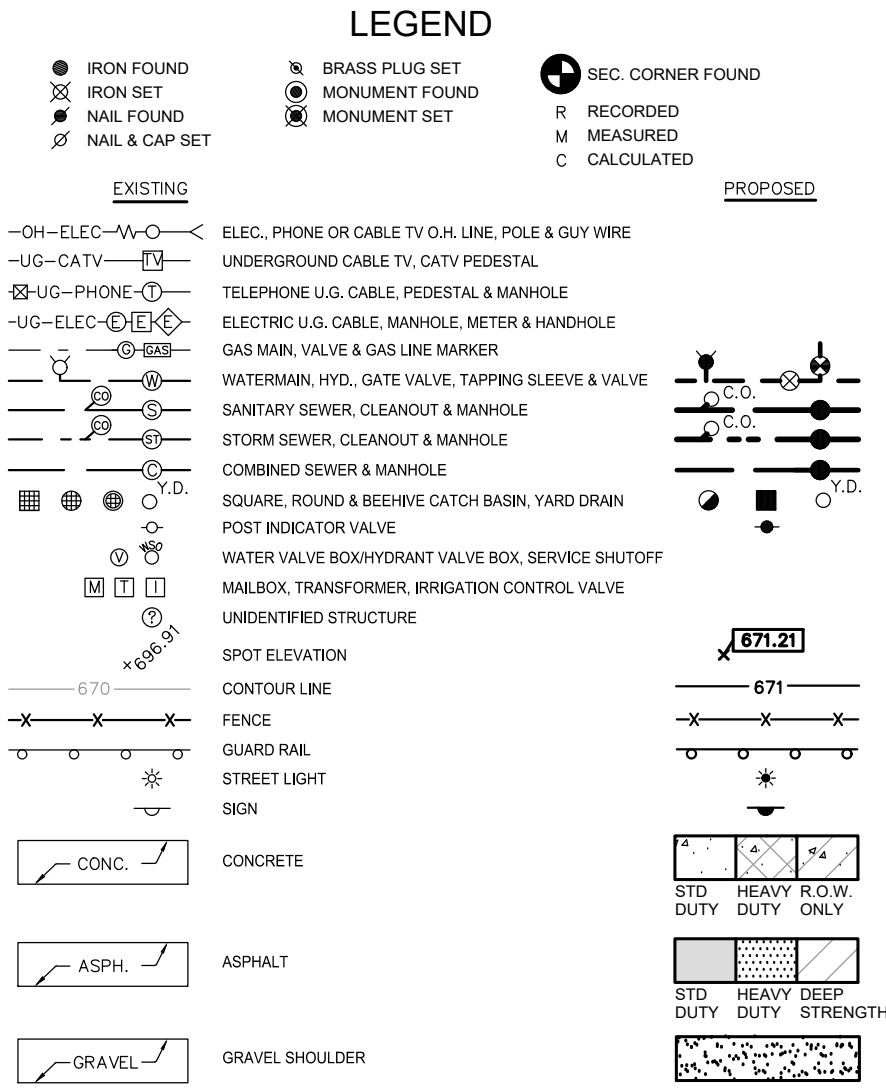
PROJECT TITLE
GOLDEN VILLAS
EAST SQUARE LAKE ROAD
CITY OF TROY, MICHIGAN

ORIGINAL ISSUE DATE:
DECEMBER 22, 2021

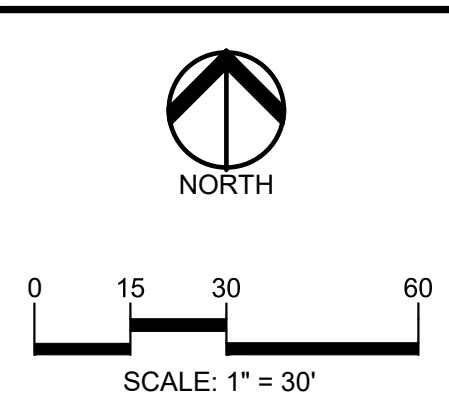
PEA JOB NO. 2021 06

DRAWING NUMBER:

S:\PROJECTS\2021\0221-0627 COLLEEN MEADOWS - 3RD/4TH SITE PLANS (P=4) UTIL-210627.dwg



NOTE:
DETENTION FOR THIS DEVELOPMENT
WAS INCLUDED IN THE DESIGN OF
THE COLLEEN MEADOWS STORM
WATER DETENTION CALCULATIONS.



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48661 HAYES ROAD
SHELBY TWP, MICHIGAN

PROJECT TITLE
GOLDEN VILLAS
EAST SQUARE LAKE ROAD
CITY OF TROY, MICHIGAN

REVISIONS	
ADDED HAMMERHEAD	02-28-22
ORIGINAL ISSUE DATE: DECEMBER 22, 2021	
DRAWING TITLE PRELIMINARY UTILITY PLAN	

PEA JOB NO.	2021-0627
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE: R-1C



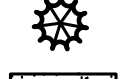
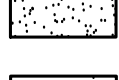
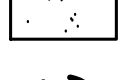

INTERNAL PUBLIC ROADS STREET TREES:
REQUIRED: 1 TREE / 50 LF (BOTH SIDES RD.) 445 LF / 50 LF = 9 TREES EACH SIDE.
PROVIDED: 18 TREES TOTAL
NOTE: TREES SHALL BE PLACED AT A MINIMUM OF 5' AWAY FROM UTILITY LEADS.

GREENBELT TREES
REQUIRED: 1 LARGE EVG. TREE / 10 LF OF STREET FRONTAGE. 330' OF RIGHT OF WAY/ 30 = 33 LARGE EVG. TREES REQUIRED.
PROVIDED: 31 LARGE EVG TREES PROVIDED, AND 2 EXISTING TREES
NOTE: TREES SHALL BE PLANTED MIN. 5' AWAY FROM UTILITIES.

TREE REPLACEMENT:
REQUIRED: NO TREE REPLACEMENT REQUIRED
SEE TREE PRESERVATION PLAN, T-1.0, FOR TREE REMOVALS AND CALCULATIONS.

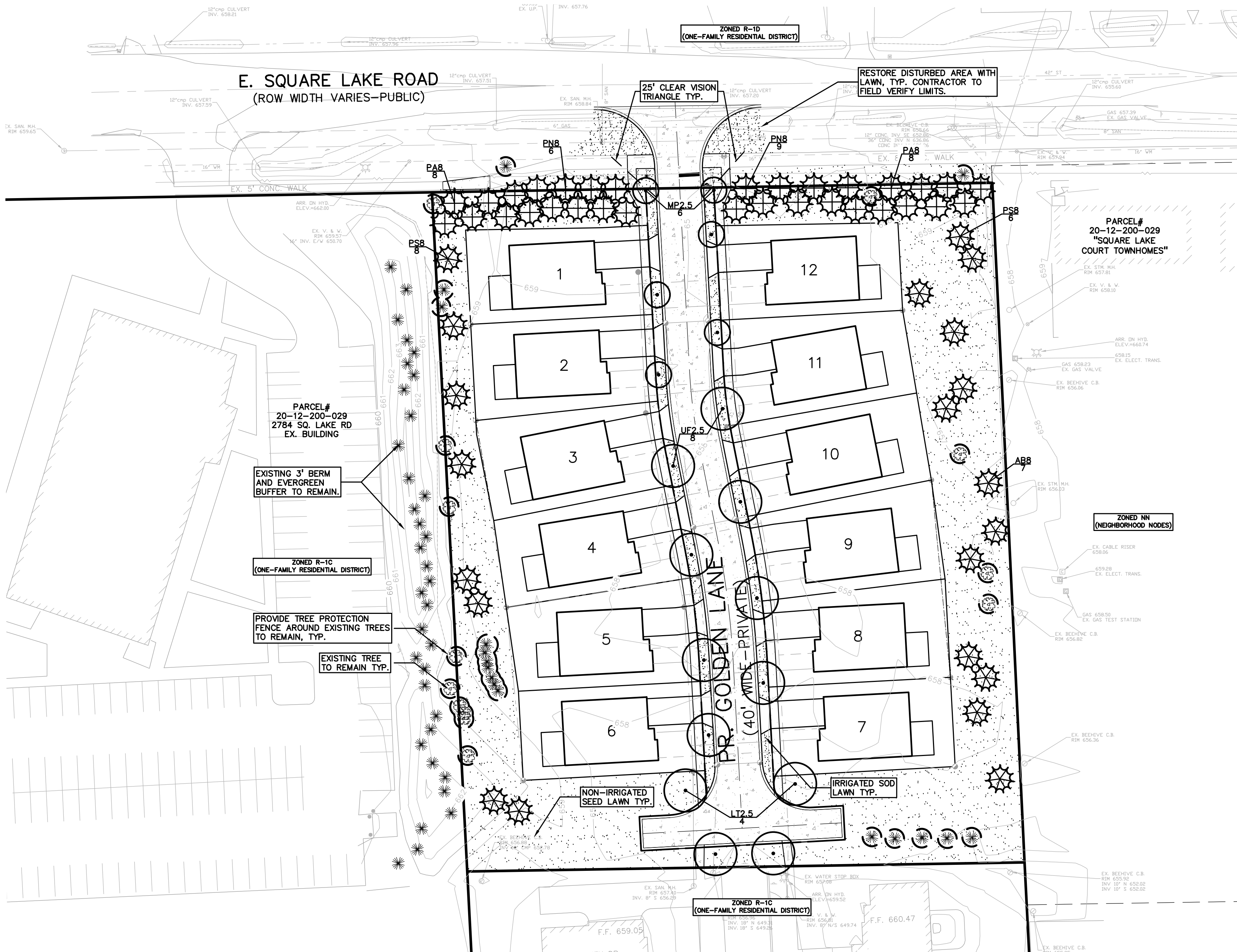
ADDITIONAL PARK SPACE TREES:
NOT REQUIRED, PROVIDING SUBSTANTIAL TREE INFILL TO FURTHER IMPROVE OPEN LANDSCAPE AREA BETWEEN SINGLE FAMILY RESIDENCES AND ADJACENT PROPERTIES.

KEY:

- = INTERNAL DRIVE TREES
- = GREENBELT TREES
- = ADDITIONAL OPEN-SPACE TREES
- = IRRIGATED SOD LAWN
- = NON-IRRIGATED SEED LAWN
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

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.
- 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.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



0 20 40 80
SCALE: 1" = 40'



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EAST SQUARE LAKE ROAD
CITY OF TROY, MICHIGAN

REVISIONS

ADDED HAMMERHEAD 02-28-22

ORIGINAL ISSUE DATE:
DECEMBER 22, 2021

DRAWING TITLE

**PRELIMINARY
LANDSCAPE
PLAN**

PEA JOB NO. 2021-0627

P.M. JBT

DN. TMK

DES. TMK

DRAWING NUMBER:

NOT FOR CONSTRUCTION

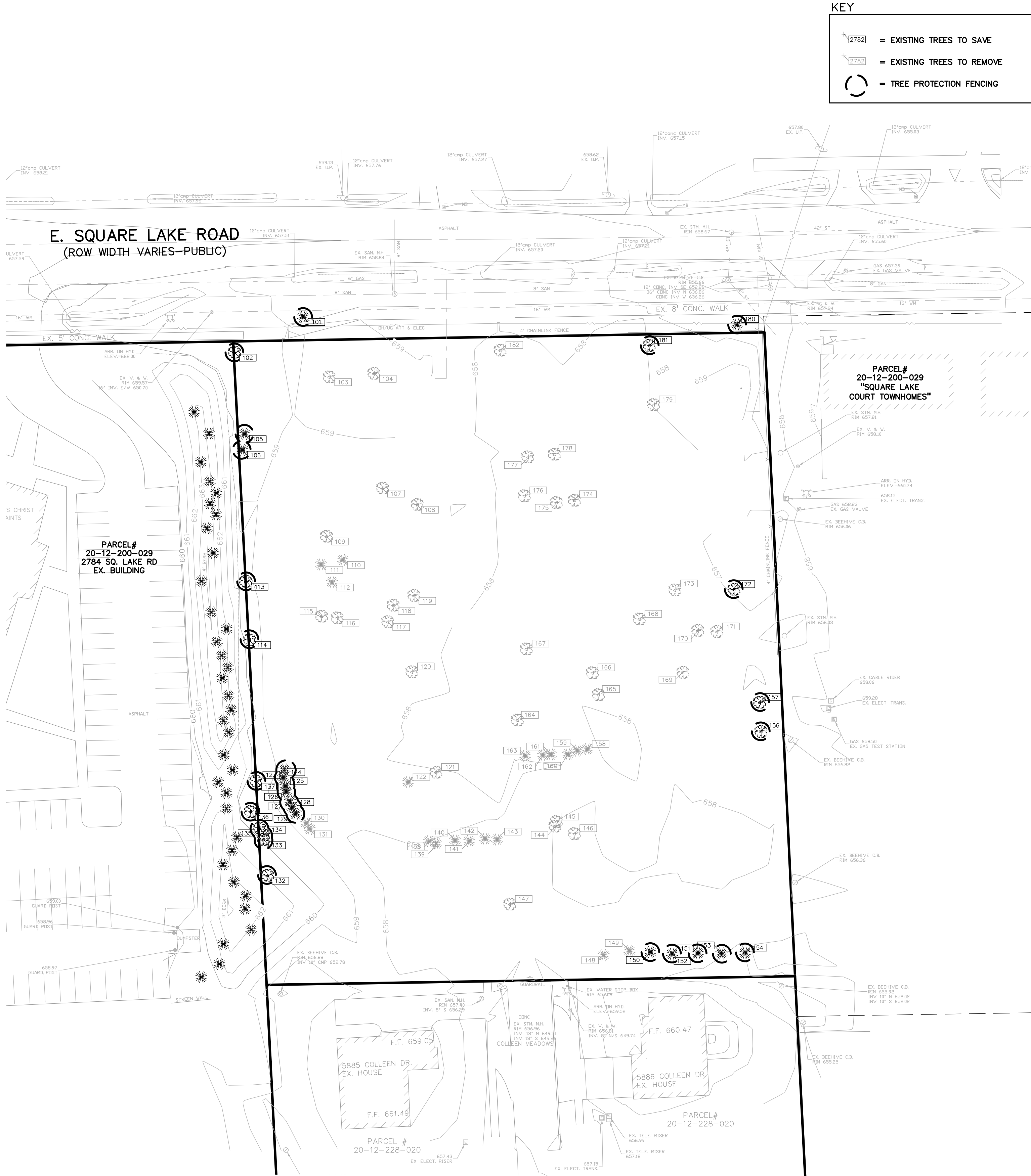
L-1

TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES				
WOODLAND TREES REMOVED:	26	(REPLACE AT 50% OF REMOVED DBH)		
257" DBH x 0.5 =	129"	REPLACEMENT		
WOODLAND TREES SAVED:	14	(CREDIT OF 2X DBH)		
124" DBH x 2 =	248"	CREDIT		
128.5 -	248	=	-119.5	
0 "	DBH REQUIRED FOR WOODLAND REPLACEMENT			

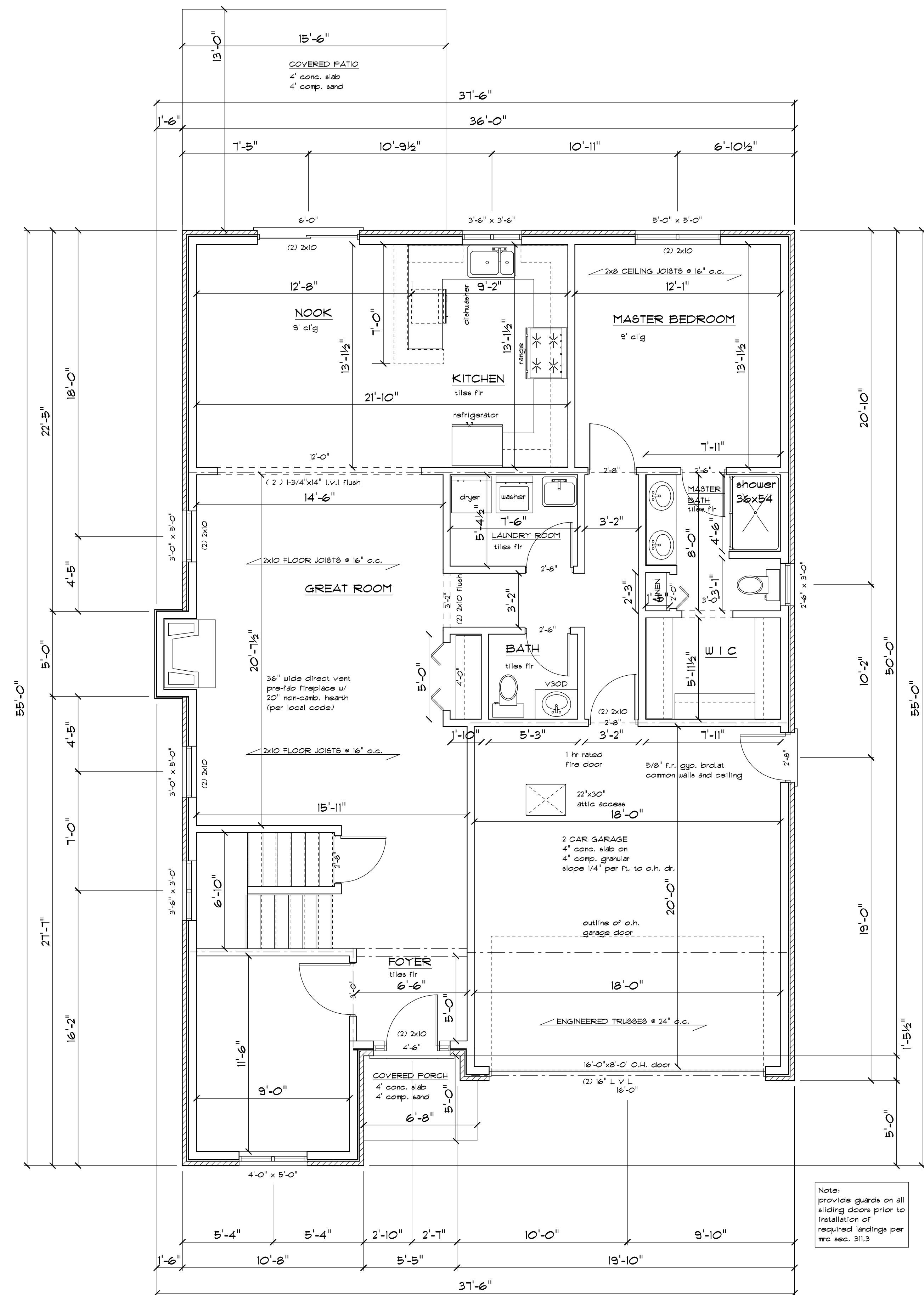
LANDMARK TREES				
LANDMARK TREES REMOVED:	7	(REPLACE AT 100% OF REMOVED DBH)		
151" DBH x 1 =	151"	REPLACEMENT		
LANDMARK TREES SAVED:	2	(CREDIT OF 2X DBH)		
36" DBH x 2 =	72"	CREDIT		
151	72	=	79	
0 "	TOTAL DBH REQUIRED FOR REPLACEMENT			
-119.5 (WOODLAND CREDIT) + 79" LANDMARK =	-40.5	(CREDIT)		

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
101	WP	18	(Eastern) White Pine	Pinus strobus	Good		LANDMARK	S	Y	-
102	CT	27	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
103	B	10	Boxwood	Filia americana	Good	x3	WOODLAND	R	Y	REPLACE
104	MR	10	Red Mulberry	Morus rubra	Good		INVASIVE	R	Y	-
105	WP	12	(Eastern) White Pine	Pinus strobus	Good		WOODLAND	S	Y	-
106	WP	15	(Eastern) White Pine	Pinus strobus	Good		WOODLAND	S	Y	-
107	RB	15	River Birch	Betula nigra	Good	x3	LANDMARK	R	Y	REPLACE
108	BL	20	Black Locust	Robinia pseudacacia	Good		INVASIVE	R	Y	-
109	RM	24	Red Maple	Malus sylvestris	Good		LANDMARK	R	Y	REPLACE
110	BS	12	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y	REPLACE
111	WP	12	(Eastern) White Pine	Pinus strobus	Good		WOODLAND	R	Y	REPLACE
112	BS	10	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y	REPLACE
113	CT	27	Cottonwood	Acer negundo	Good		INVASIVE	S	Y	-
114	CT	24	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
115	MR	18	Red Mulberry	Morus rubra	Good		INVASIVE	R	Y	-
116	WA	15	White Ash	Fraxinus americana	Good		INVASIVE	R	Y	-
117	SM	24	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
118	SM	30	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
119	BX	32	Box elder	Acer negundo	Good		INVASIVE	R	Y	-
120	RM	42	Red Maple	Acer rubrum	Good		LANDMARK	R	Y	REPLACE
121	AP	10	Domestic Apple	Malus sylvestris	Good	x3	WOODLAND	R	Y	REPLACE
122	WP	18	(Eastern) White Pine	Pinus strobus	Good		LANDMARK	R	Y	REPLACE
123	RP	10	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
124	RP	6	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
125	RP	8	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
126	RP	10	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
127	RP	6	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
128	RP	10	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
129	RP	8	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
130	RP	15	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y	REPLACE
131	RP	10	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y	REPLACE
132	CT	26	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
133	CT	18	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
134	CT	15	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
135	CT	15	Cottonwood	Populus deltoides	Good	x2	INVASIVE	S	Y	-
136	CT	12	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
137	CT	24	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
138	RP	15	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y	REPLACE
139	RP	10	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y	REPLACE
140	RP	22	Red Pine	Pinus resinosa	Good		LANDMARK	R	Y	REPLACE
141	RP	18	Red Pine	Pinus resinosa	Good		LANDMARK	R	Y	REPLACE
142	RP	8	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y	REPLACE
143	RP	15	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y	REPLACE
144	CT	20	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
145	CT	20	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
146	CT	26	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
147	CT	28	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
148	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y	REPLACE
149	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y	REPLACE
150	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
151	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
152	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
153	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
154	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
156	BX	13	Box elder	Acer negundo	Good		INVASIVE	S	Y	-
157	BX	2.5	Box elder	Acer negundo	Good	x8	INVASIVE	S	Y	-
158	BS	10	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y	REPLACE
159	BS	6	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y	REPLACE
160	BS	10	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y	REPLACE
161	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y	REPLACE
162	BS	12	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y	REPLACE
163	BS	10	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y	REPLACE
164	WA	6	White Ash	Fraxinus americana	Good		INVASIVE	R	Y	-
165	AP	8	Domestic Apple	Malus sylvestris	Good		WOODLAND	R	Y	REPLACE
166	AP	12	Domestic Apple	Malus sylvestris	Good		LANDMARK	R	Y	REPLACE
167	SM	20	Silver Maple	Acer saccharinum	Good	x2	INVASIVE	R	Y	-
168	AP	6	Domestic Apple	Malus sylvestris	Good		WOODLAND	R	Y	REPLACE
169	CT	36	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
170	CT	32	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
171	CT	30	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
172	CT	27	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
173	W	8	Willow	Salix Spp.	Good		INVASIVE	R	Y	-
174	PR	10	Pear	Pyrus communis	Good		WOODLAND	R	Y	REPLACE
175	PR	10	Pear	Pyrus communis	Good		WOODLAND	R	Y	REPLACE
176	PR	8	Pear	Pyrus communis	Good		WOODLAND	R	Y	REPLACE
177	AP	8	Domestic Apple	Malus sylvestris	Good	x3	WOODLAND	R	Y	REPLACE
178	PR	8	Pear	Pyrus communis	Good		WOODLAND	R	Y	REPLACE
179	WA	36	White Ash	Fraxinus americana	Good		INVASIVE	R	Y	-
180	WP	18	(Eastern) White Pine	Pinus strobus	Good		LANDMARK	S	Y	-
181	WA	32	White Ash	Fraxinus americana	Good		INVASIVE	S	Y	-
182	WA	15	White Ash	Fraxinus americana	Good		INVASIVE	R	Y	-



NOT FOR CONSTRUCTION

T-1



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0" 1452 sq ft

Revisions
12/2/21
relocate 2nd
floor bedrooms

Date issued:
11/5/21

Project:
1892 sq ft split level

Client:
Golden Homes

Sheet title:
Floor plan

Project Number:
#35 (revised)

Issue:
Preliminary
Construction (x)
Record

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Sheet no.- 1

Sheet no.- 2

roof design loads
snow : 30 p.s.f.
gyp. bd. : 10 p.s.f.
dead load : 7 p.s.f.
total load : 47 p.s.f.

floor design loads
live load : 40 p.s.f.
dead load : 10 p.s.f.
total load : 50 p.s.f.

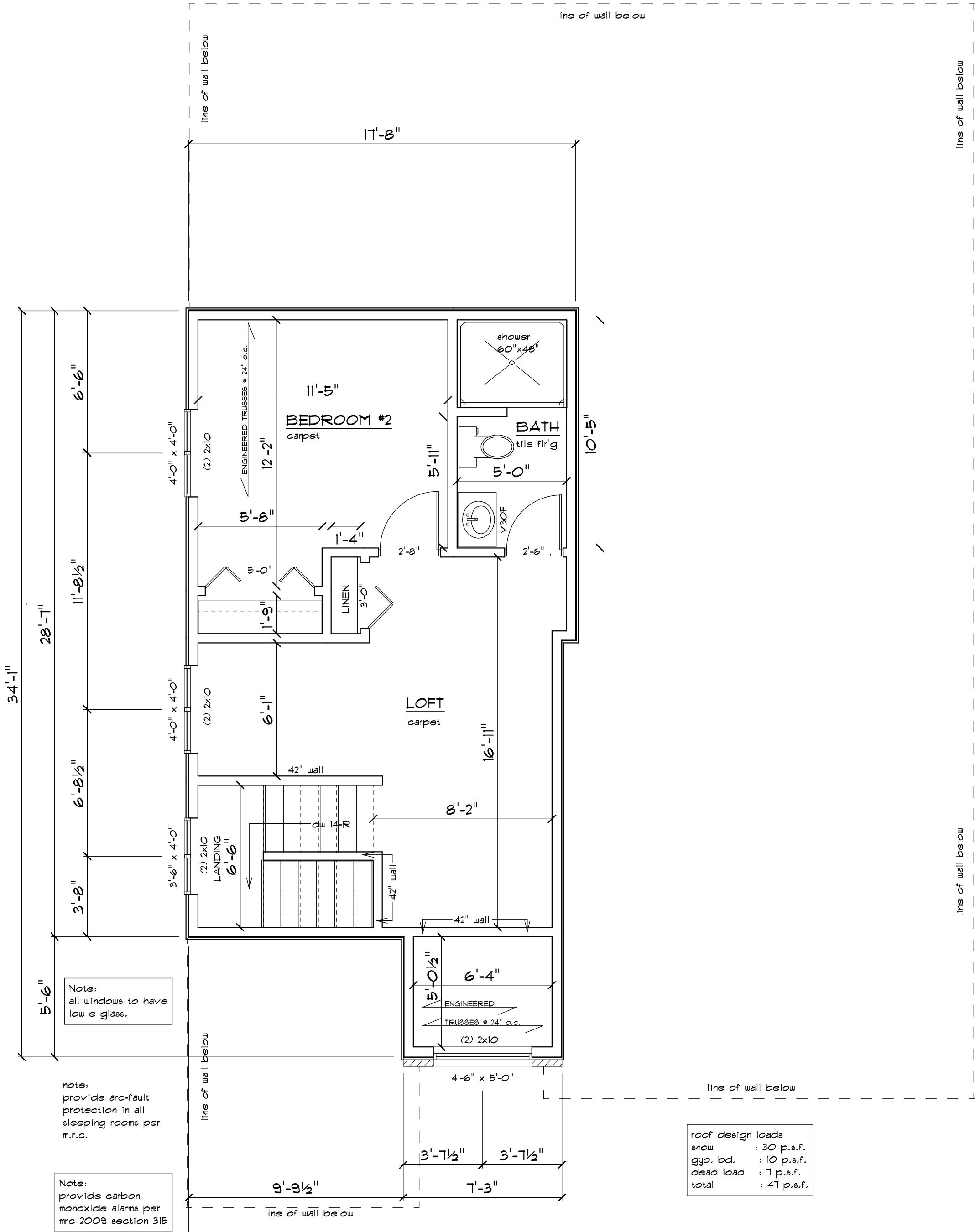
Note:
all windows to have
low e glass.

Note:
provide carbon
monoxide alarms per
mrc 2009 section 315

Note:
air leakage test to be
provided per msc
2009 sec. 402.4.

structural post note
(1) 6x6 solid bearing ext.
unless
noted otherwise (typ.)

Square Footage
first floor: 599 sq. ft.
second floor: 553 sq ft
total: 1152 sq ft



Revisions
12/2/21
relocate bedrooms

Date issued:
11/5/21

Project:
1892 sq ft split level

Client:
Golden Homes

Sheet title:
2nd Floor plan

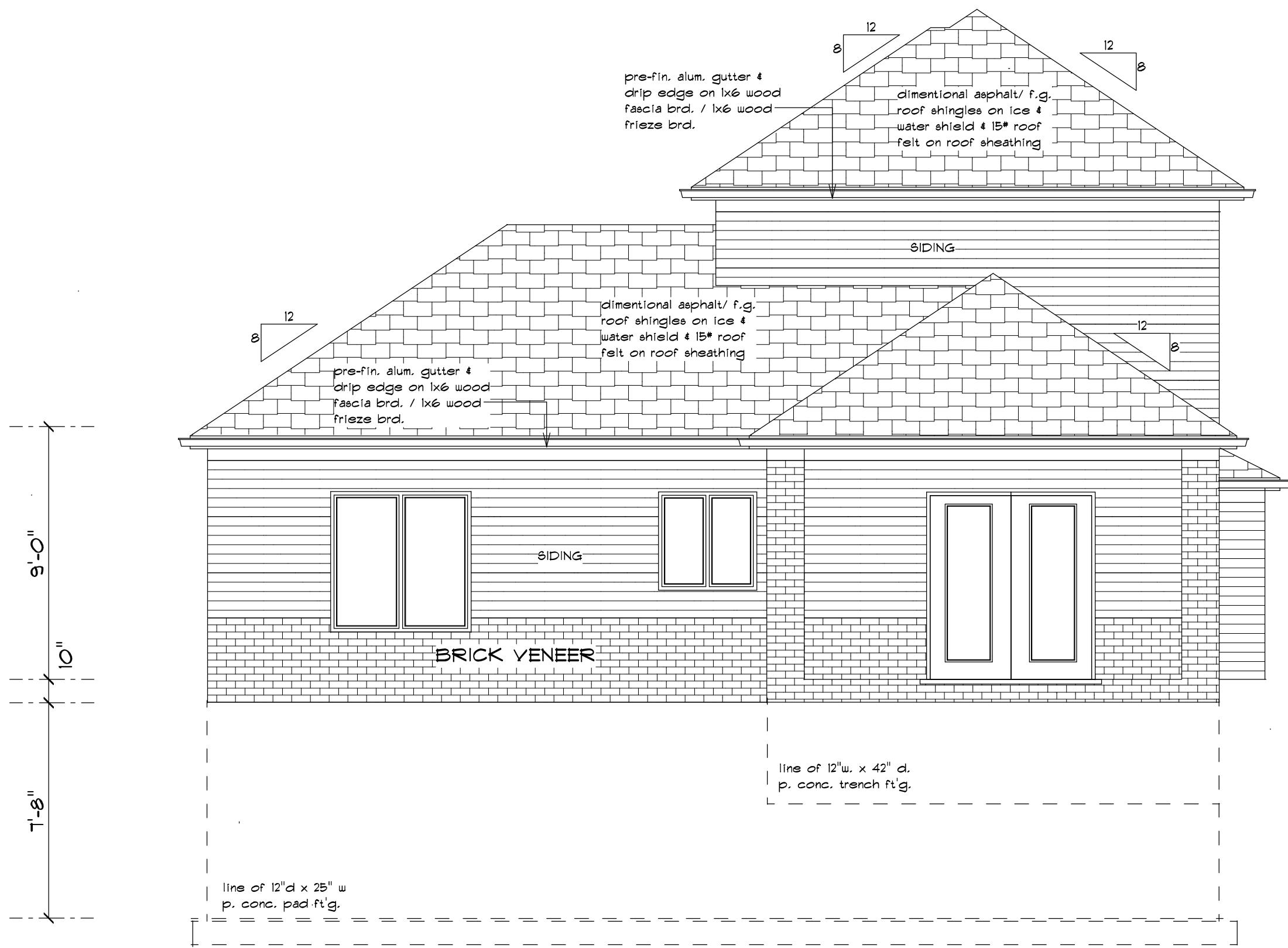
Project Number:
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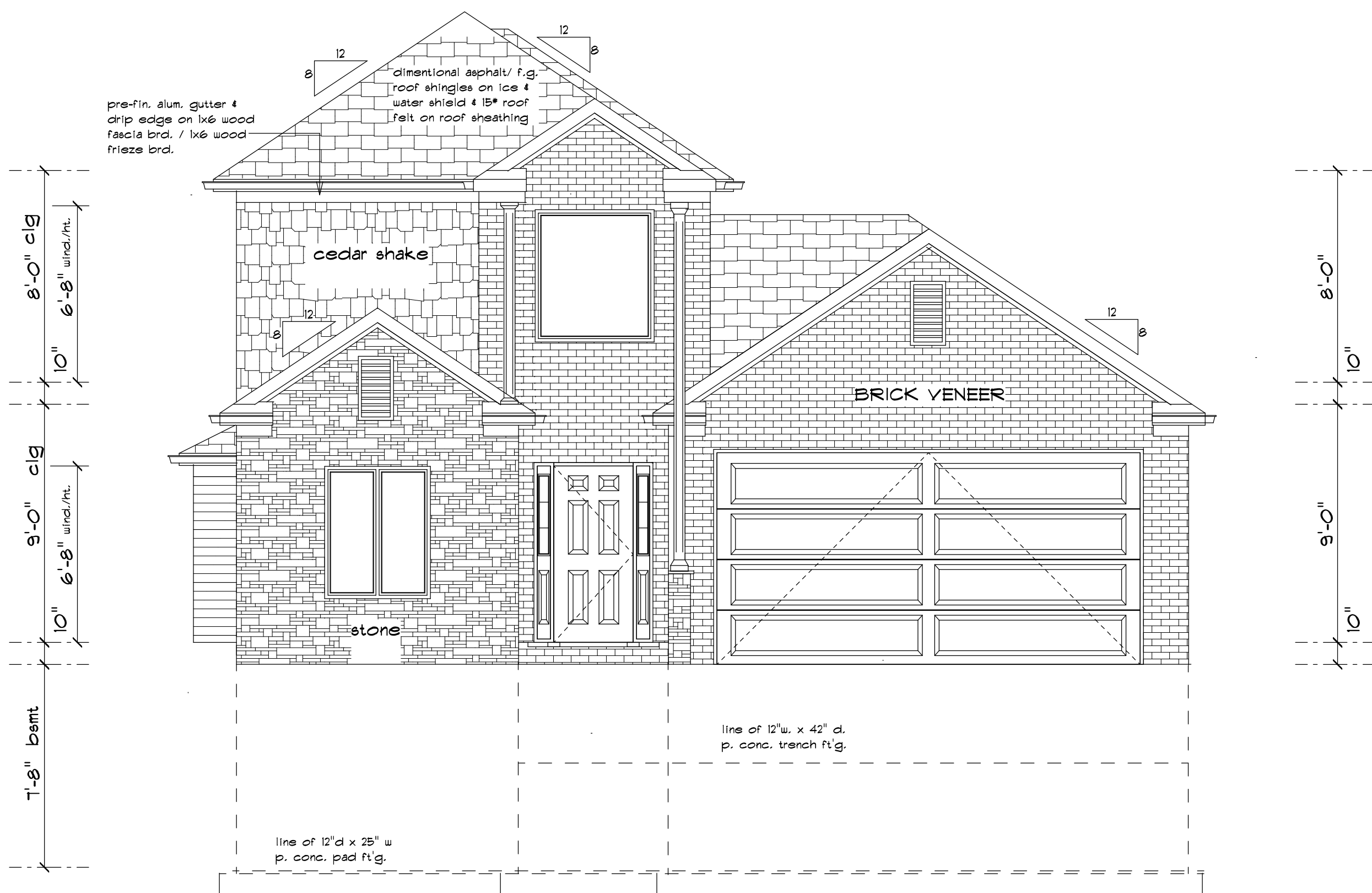
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Sheet nu.- 2



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Revisions

Date issued:
11/5/21

Project:
1892 sq ft split level

Client:
Golden Homes

Sheet title:
Front Elev.

Project Number:
#35

Issue:
Preliminary
Construction (x)
Record

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Sheet no.-

**COUNCIL REFERRAL by Mayor Ethan Baker – Resolution to Proclaim June 2022
Gun Violence Awareness Month in the City of Troy**

WHEREAS, Public safety and protecting the residents, businesses and visitors of the City of Troy remains the number one strategic priority of the Mayor and Troy City Council; and

WHEREAS, Ensuring public safety while protecting free speech and other basic Constitutional rights is among the Mayor and Troy City Council's primary responsibilities; and

WHEREAS, Gun violence, particularly within our nation's schools and in places of worship, is unacceptable and of constant and growing concern; and

WHEREAS, Local elected officials and local law enforcement officers know their communities best, are most familiar with local criminal activity and how to address it, and are uniquely positioned to understand how to keep their citizens safe; and

WHEREAS, We continue to support all law enforcement officials in their efforts to halt all acts of violence, including gun violence; and

WHEREAS, As a community, we renew our commitment to reduce gun violence and encourage responsible gun ownership to help keep our residents and community safe;

WHEREAS, It is important to speak out against all acts of hate and intolerance, respect others' points of view, and value and honor human life; and

WHEREAS, As a community, we must continue to be vigilant about intolerance and violent behavior and encourage others to follow the mantra "If you see something, say something."

NOW, THEREFORE BE IT RESOLVED, That the Mayor and Troy City Council declare June 2022 to be Gun Violence Awareness Month in the City of Troy and encourage all citizens to support our community's efforts to prevent the tragic effects of gun violence and to honor and value human lives; and

BE IT FURTHER RESOLVED, That we encourage responsible gun ownership and pledge to do all we can to reduce gun violence, encourage responsible gun ownership, and to help keep our residents and community safe.



**Interim Financial Report
3rd Quarter
For The Three Months Ended
March 31, 2022**

CITY OF TROY
QUARTERLY REPORT
THREE MONTHS ENDED March 31, 2022
HIGHLIGHTS

General Fund

Revenues

Total revenues are \$49.8 million to date and represent 84.7% of total budgeted revenues and other sources. This is a decrease of \$6.2 million or 11.1% compared to the same time period in the prior year and includes recognition of total annual tax revenues of \$36.3 million. Grant revenue has decreased because of the CARES Act funding received and recognized as revenue in the prior year. The City was awarded \$8.2 million in State and Local Fiscal Recovery ARPA funds in 2021, in which the City received \$4.1 million in May of 2021. These funds are currently in the General Fund as deferred revenue, but will need to be moved to the Capital Fund as the fund will be used for capital purposes. The City is expected to receive the remaining \$4.1 million before the fiscal year end; however, these funds will also need to be accounted for in the Capital Fund and will be shown as deferred revenue until expenditures are incurred.

Expenditures

Total General Fund expenditures to date are \$41.3 million or 65.5% of the annual budget. This is a decrease of \$2.4 million or 5.5% compared to the same time period in the prior year. The majority of departments appear to be within expected budgetary parameters to date.

Capital Fund

Revenues

Total revenues are \$13.3 million to date and represent 71.6% of total budgeted revenues and other sources. This amount is consistent with the prior year amount of \$13.3 million per expectations.

Expenditures

Expenditures for capital projects of \$8.3 million represent 29.9% of budgeted projects. This is down approximately \$0.5 million from the prior year.

Debt Service Fund

Revenues

Total revenues of \$0.0 million are down \$2.0 million or 100% compared to the prior year as expected due to the debt being paid off and no millage in 2022.

Expenditures

Total expenditures of \$0.0 million due to the debt being paid off in the prior year.

Major Streets Fund

Revenues

Total revenues of \$4.4 million represent 62.8% of total budgeted revenues. This is a decrease of \$0.4 million or 8.9% from the prior year. The decrease is due primarily to the timing of payments from the State as the current year has one fewer payment recorded. Based on review of the February 2022 ACT 51 distribution schedule, it is expected that the fund will generate amounts in excess of budgeted amounts by the end of the fiscal year due to an adjustment for the increase in the City's population based on the recent 2020 census.

Expenditures

Total expenditures of \$5.8 million represent 69.7% of total budgeted expenditures. This is a decrease of \$0.4 million over the prior year amount or 5.7%.

Local Streets Fund

Revenues

Total revenues of \$2.9 million represent 67% of total budgeted revenues. This is a decrease of \$0.2 million or 5.8% from prior year. The decrease is due primarily to the timing of payments from the State as the current year has one fewer payment recorded. Similar to the Major Streets fund it is expected that the fund will generate amounts in excess of budgeted amounts by the end of the fiscal year due to an adjustment for the increase in the City's population based on the recent 2020 census.

Expenditures

Total expenditures of \$3.4 million represent 65.1% of total budgeted expenditures. This is an increase of \$0.7 million over the prior year amount or 24.2% as expected.

Aquatic Center

Revenues

Total revenues of \$0.4 million represent 67.6% of total budgeted revenues. This is an increase of 100% as the Aquatic Center was closed in the prior year.

Expenses

Expenses of \$553 thousand or 79.7% compared to budget are substantially higher than the prior year amount due to the closure of the Aquatic Center in the prior year.

Sanctuary Lake Golf Course

Revenues

Revenues of \$1.3 million are down \$0.2 million or 12.1% compared to the prior year for the same time period. Total year to date rounds are 25,549 representing a decrease of approximately 8,744 rounds from the prior year. Average revenue per round is \$51.05 compared to prior year of \$43.25.

Expenses

Total expenditures of \$1.6 million are up \$0.4 million or 29.2% compared to the prior year within expectations.

In February, the City refinanced the golf course bonds to save on interest costs in future years. The City netted a savings of \$160,000. However, as in prior years, it is not anticipated that income from operations will cover the entire debt service amount budgeted at \$830 thousand.

Sylvan Glen Golf Course

Revenues

Revenues of \$1.1 million are consistent with the prior year to date amounts. Total year to date rounds are 29,530 representing a decrease of approximately 7,642 rounds from the prior year. Average revenue per round is \$30.93 compared to prior year of \$25.88.

Expenses

Total expenditures of \$1.0 million are flat compared to prior year but are in line with expectations. Weather conditions can have a significant impact on financial results.

Sanitary Sewer Fund

Revenues

Sanitary Sewer fund revenues of \$10.5 million are down \$1.0 million or 8.7% from the prior year to date. This is due to a reduction in water consumption (sold 327,458 mcf, down 50,954 mcf or 13.5%). Note: Sewer disposal charges are based upon water consumption.

Expenses

Sewer fund expenses of \$14.3 million are up \$2.4 million from the prior year to date due primarily to capital work on the Big Beaver Relief Drain.

Water Fund

Revenues

Water fund revenues of \$15.2 million are down \$1.9 million or 11.1% primarily due to a decrease in consumption (sold 327,458 mcf, down 50,954 mcf or 13.5%). Weather patterns can have a significant impact on consumption over the summer months.

Expenses

Water fund total expenses of \$17.6 million have increased \$0.7 million over the prior year amount or 4.1% as expected.

**Quarterly Financial Report
Aquatic Center Fund
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Aquatic Center Fund Revenues							
CHARGES FOR SERVICES	245,220	590,000	-5,065	(0.86)	600,000	412,429	68.74
INTEREST & RENT	998	26,800	585	2.18	33,000	15,953	48.34
OTHER REVENUE	-74,362	0	0	0.00	0	-421	0.00
	171,856	616,800	-4,479	-0.73	633,000	427,961	67.61
Aquatic Center Fund Expenditures							
Aquatic Center	405,631	891,170	269,403	30.23	693,724	552,938	79.71
	405,631	891,170	269,403	30.23	693,724	552,938	79.71

**Quarterly Financial Report
Capital Fund
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Capital Fund Revenues							
TAXES	6,941,975	7,172,751	6,942,510	96.79	7,008,000	6,997,906	99.86
GRANTS	95,289	160,000	94,394	59.00	1,720,000	122,549	7.12
CONTRIBUTIONS FROM LOCAL UNITS	222,411	620,000	202,237	32.62	570,000	273,910	48.05
CHARGES FOR SERVICES	172,749	326,000	111,424	34.18	326,000	91,946	28.20
INTEREST & RENT	-87,928	11,600	126,135	1087.37	36,600	139,005	379.79
OTHER REVENUE	275,249	30,000	214,649	715.50	30,000	71,943	239.81
OTHER FINANCING SOURCES	8,111,369	8,459,000	5,625,000	66.50	8,858,000	5,586,685	63.07
	15,731,112	16,779,351	13,316,349	79.36	18,548,600	13,283,944	71.62
Capital Fund Expenditures							
Capital Outlay	13,472,117	20,478,779	8,739,792	42.68	27,662,563	8,264,929	29.88
	13,472,117	20,478,779	8,739,792	42.68	27,662,563	8,264,929	29.88

**Quarterly Financial Report
General Debt Service Fund
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
General Debt Service Fund Revenues							
TAXES	1,957,965	1,944,240	2,000,764	102.91	0	1,993	0.00
GRANTS	39,022	0	39,022	0.00	0	0	0.00
INTEREST & RENT	-418	9,000	518	5.76	0	0	0.00
	1,996,569	1,953,240	2,040,304	104.46		1,993	199285.00
General Debt Service Fund Expenditures							
Debt Service	2,905,061	2,879,260	2,861,391	99.38	0	490	0.00
	2,905,061	2,879,260	2,861,391	99.38		490	48999.00

**Quarterly Financial Report
General Fund
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
General Fund Revenues							
TAXES	35,702,861	35,404,700	35,640,878	100.67	36,285,700	36,257,518	99.92
LICENSES AND PERMITS	2,575,883	2,948,520	1,818,484	61.67	2,692,978	1,809,806	67.20
GRANTS	14,508,368	12,438,909	9,858,152	79.25	8,454,449	5,353,499	63.32
CONTRIBUTIONS FROM LOCAL UNITS	83,193	99,390	80,329	80.82	26,000	50,444	194.01
CHARGES FOR SERVICES	6,824,049	5,652,950	3,153,853	55.79	7,448,396	3,863,512	51.87
FINES AND FORFEITURES	870,384	730,500	529,659	72.51	887,700	429,079	48.34
INTEREST & RENT	564,674	1,288,780	987,970	76.66	1,458,280	990,150	67.90
OTHER REVENUE	1,276,749	1,236,930	925,101	74.79	1,282,300	962,786	75.08
OTHER FINANCING SOURCES	233,977	339,355	3,078,744	907.23	315,835	131,866	41.75
	62,640,138	60,140,034	56,073,169	93.24	58,851,638	49,848,659	84.70
General Fund Expenditures							
General government	8,783,095	9,515,054	6,317,376	66.39	9,527,577	6,377,600	66.94
Public Safety	35,357,243	37,029,656	25,309,444	68.35	38,168,879	24,630,741	64.53
Public Works	1,795,445	1,981,432	4,541,537	229.20	2,137,070	2,000,244	93.60
Community Development	3,543,335	4,429,508	2,491,981	56.26	4,449,120	2,744,250	61.68
Recreation and Culture	5,514,447	7,634,812	4,339,090	56.83	7,837,375	4,843,373	61.80
Transfers Out & Other Uses	1,000,000	1,000,000	750,000	75.00	1,000,000	750,000	75.00
Recreation and culture-OLD	0	0	2,189	0.00	0	0	0.00
	55,993,564	61,590,462	43,751,618	71.04	63,120,021	41,346,208	65.50

**Quarterly Financial Report
Library Fund
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Library Fund Revenues							
TAXES	3,495,199	3,452,000	3,499,954	101.39	5,800,000	5,746,793	99.08
GRANTS	114,458	33,000	76,915	233.08	53,000	58,624	110.61
CONTRIBUTIONS FROM LOCAL UNITS	143,489	169,000	139,465	82.52	131,000	800	0.61
CHARGES FOR SERVICES	476	17,800	453	2.55	8,900	4,316	48.50
FINES AND FORFEITURES	2,768	50,000	2,288	4.58	25,000	3,593	14.37
INTEREST & RENT	-6,994	8,000	13,386	167.32	3,000	25,383	846.11
OTHER REVENUE	13,305	5,000	12,964	259.27	7,000	79,125	1130.36
	3,762,700	3,734,800	3,745,425	100.28	6,027,900	5,918,635	98.19
Library Fund Expenditures							
Recreation and Culture	3,905,600	4,127,518	2,359,658	57.17	5,827,898	3,524,051	60.47
	3,905,600	4,127,518	2,359,658	57.17	5,827,898	3,524,051	60.47

**Quarterly Financial Report
Local Street Fund
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Local Street Fund Revenues							
GRANTS	2,683,567	2,753,650	1,893,290	68.76	2,742,000	1,720,251	62.74
INTEREST & RENT	-20,890	32,000	25,017	78.18	32,000	20,082	62.76
OTHER FINANCING SOURCES	1,500,000	1,500,000	1,125,000	75.00	1,500,000	1,125,000	75.00
	4,162,677	4,285,650	3,043,307	71.01	4,274,000	2,865,333	67.04
Local Street Fund Expenditures							
Public Works	1,824,055	2,482,345	0	0.00	2,488,977	1,356,356	54.49
Recreation and Culture	622,151	689,110	0	0.00	694,600	515,816	74.26
Transfers Out & Other Uses	1,800,000	1,800,000	2,714,102	150.78	2,000,000	1,500,000	75.00
	4,246,205	4,971,455	2,714,102	54.59	5,183,577	3,372,173	65.05

**Quarterly Financial Report
Major Street Fund
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Major Street Fund Revenues							
GRANTS	6,785,651	6,976,570	4,788,543	68.64	6,948,200	4,370,615	62.90
INTEREST & RENT	-18,666	50,000	23,815	47.63	35,000	14,009	40.02
	6,766,985	7,026,570	4,812,358	68.49	6,983,200	4,384,624	62.79
Major Street Fund Expenditures							
Public Works	2,397,294	3,117,471	0	0.00	3,230,757	2,038,865	63.11
Recreation and Culture	43,551	110,690	0	0.00	112,307	29,164	25.97
Transfers Out & Other Uses	6,200,000	6,200,000	6,171,804	99.55	5,000,000	3,750,000	75.00
	8,640,845	9,428,161	6,171,804	65.46	8,343,064	5,818,029	69.73

**Quarterly Financial Report
Refuse Fund
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Refuse Fund Revenues							
TAXES	5,601,191	5,630,000	5,608,331	99.62	5,717,000	5,727,445	100.18
GRANTS	70,463	0	70,463	0.00	30,000	93,902	313.01
CHARGES FOR SERVICES	422	600	207	34.58	500	515	102.92
INTEREST & RENT	-13,980	40,000	18,726	46.82	10,000	25,471	254.71
	5,658,096	5,670,600	5,697,728	100.48	5,757,500	5,847,332	101.56
Refuse Fund Expenditures							
Sanitation	5,534,659	5,586,855	3,897,350	69.76	5,747,460	3,973,242	69.13
	5,534,659	5,586,855	3,897,350	69.76	5,747,460	3,973,242	69.13

**Quarterly Financial Report
Sanctuary Lake Golf Course
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sanctuary Lake Golf Course Revenues							
CHARGES FOR SERVICES	2,310,026	1,738,800	1,483,152	85.30	1,775,350	1,304,157	73.46
	2,310,026	1,738,800	1,483,152	85.30	1,775,350	1,304,157	73.46
Sanctuary Lake Golf Course Expenditures							
Sanctuary Lake	2,204,505	2,485,385	1,257,817	50.61	2,720,920	1,625,219	59.73
	2,204,505	2,485,385	1,257,817	50.61	2,720,920	1,625,219	59.73

**Quarterly Financial Report
Sewer Fund
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sewer Fund Revenues							
CONTRIBUTIONS FROM LOCAL UNITS	5,910	0	5,910	0.00	0	63,672	0.00
CHARGES FOR SERVICES	13,753,882	14,284,400	11,350,200	79.46	14,721,800	10,347,518	70.29
INTEREST & RENT	-109,203	300,000	179,949	59.98	200,000	115,847	57.92
OTHER REVENUE	962,189	0	0	0.00	0	0	0.00
	14,612,777	14,584,400	11,536,059	79.10	14,921,800	10,527,037	70.55
Sewer Fund Expenditures							
Sewer	15,092,151	26,668,550	11,878,719	44.54	20,108,603	14,251,675	70.87
	15,092,151	26,668,550	11,878,719	44.54	20,108,603	14,251,675	70.87

**Quarterly Financial Report
Sylvan Glen Golf Course
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sylvan Glen Golf Course Revenues							
CHARGES FOR SERVICES	1,597,244	1,146,070	961,883	83.93	1,180,120	913,380	77.40
INTEREST & RENT	202,040	182,400	184,008	100.88	182,400	169,740	93.06
OTHER REVENUE	750	0	750	0.00	0	0	0.00
	1,800,034	1,328,470	1,146,641	86.31	1,362,520	1,083,120	79.49
Sylvan Glen Golf Course Expenditures							
Sylvan Glen	1,260,070	1,366,480	947,191	69.32	1,303,150	974,231	74.76
	1,260,070	1,366,480	947,191	69.32	1,303,150	974,231	74.76

**Quarterly Financial Report
Water Fund
For the Period Ending March 31, 2022**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Water Fund Revenues							
CONTRIBUTIONS FROM LOCAL UNITS	0	0	0	0.00	0	63,672	0.00
CHARGES FOR SERVICES	20,482,601	20,947,500	16,945,169	80.89	21,406,500	14,994,496	70.05
INTEREST & RENT	-132,439	104,300	90,401	86.67	104,400	69,384	66.46
OTHER REVENUE	1,115,475	100,100	45,050	45.01	100,100	53,385	53.33
	21,465,637	21,151,900	17,080,620	80.75	21,611,000	15,180,937	70.25
Water Fund Expenditures							
Water	20,674,276	26,061,184	16,893,420	64.82	25,466,336	17,582,148	69.04
	20,674,276	26,061,184	16,893,420	64.82	25,466,336	17,582,148	69.04

City of Troy
Schedule of Cash and Investments
3/31/2022

Fund	Financial Institution	Type of Investment	Rate	Maturity Date	G/L Account	Balance per Bank (cost)	Deposits in Transit	Outstanding Checks	Transfers	Other Items	Balance per Books
Pooled Investment Fund	Comerica	Money Market	0.06%		751.1120	\$ 630,083.75					\$ 630,083.75
Pooled Investment Fund	Comerica	Checking Account	-		751.1001.001	\$ 17,599,111.61	\$ 51,235.79	\$ (152,176.46)	\$ -	\$ (31,700.05)	\$ 17,466,470.89
Pooled Investment Fund	Comerica	Cash & Cash Equivalents	0.00%		751.1001.230	\$ 63,094.83					\$ 63,094.83
Pooled Investment Fund	Comerica	Government & Municipal Bonds	0.02%		751.1120	\$ 24,009,589.90					\$ 24,009,589.90
Pooled Investment Fund	Fifth Third Bank	Cash & Cash Equivalents	0.14%		751.1001.230	\$ 2,356,632.07					\$ 2,356,632.07
Pooled Investment Fund	Fifth Third Bank	Government & Municipal Bonds	0.05%		751.1120	\$ 49,216,876.57					\$ 49,216,876.57
Pooled Investment Fund	Huntington Investment Co	Cash & Cash Equivalents	0.03%		751.1001.230	\$ 65,004.49					\$ 65,004.49
Pooled Investment Fund	Huntington Investment Co	Government Bonds	0.001%		751.1120	\$ 1,125,646.86					\$ 1,125,646.86
Pooled Investment Fund	Huntington Nat'l Bank	Money Market	0.01%		751.1001.140	\$ 615,562.81					\$ 615,562.81
Pooled Investment Fund	Independent Bank	Certificate of Deposit	0.08%	04/21/22	751.1003	\$ 5,981,016.10					\$ 5,981,016.10
Pooled Investment Fund	Level One Bank	Certificate of Deposit	0.20%	05/17/22	751.1003	\$ 221,786.86					\$ 221,786.86
Pooled Investment Fund	MBIA-Class	Money Market	0.03%		751.1120	\$ 1,816,996.96					\$ 1,816,996.96
Pooled Investment Fund	Morgan Stanley Smith Barney	Cash & Cash Equivalents	0.01%		751.1001.230	\$ 7,005,716.82					\$ 7,005,716.82
Pooled Investment Fund	Morgan Stanley Smith Barney	Certificate of Deposit	-		751.1120	\$ -					\$ -
Pooled Investment Fund	PNC Bank	Money Market	0.01%		751.1120	\$ 5,286,316.79					\$ 5,286,316.79
Pooled Investment Fund	Huntington (Formerly TCF Bank)	Money Market	0.01%		751.1120	\$ 5,146,023.24					\$ 5,146,023.24
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-		583.1001.100	\$ 801,567.54	\$ 15,842.16	\$ (26,163.93)			\$ 791,245.77
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-		583.1001.130	\$ 2,772.55	\$ -	\$ (3,082.53)			\$ (309.98)
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-		584.1001.100	\$ 671,639.48	\$ 2,250.39	\$ (2,480.52)		\$ (523.26)	\$ 670,886.09
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-		584.1001.130	\$ 2,812.92	\$ -	\$ -			\$ 2,812.92
Trust & Agency Fund	Comerica	Checking Account	-		701.1001.001	\$ 109,014.96	\$ -	\$ (27,183.95)	\$ 0.19	\$ -	\$ 81,831.20
Water Fund	Fifth Third Bank	Cash & Cash Equivalents	0.14%		591.1001.100	\$ 438,577.01					\$ 438,577.01
Water Fund	Fifth Third Bank	Government & Municipal Bonds	0.005%		591.1120	\$ 4,262,404.02					\$ 4,262,404.02
Total						\$ 127,428,248.14	\$ 69,328.34	\$ (211,087.39)	\$ 0.19	\$ (32,223.31)	\$ 127,254,265.97

2021 Annual Report





Troy Fire Department 2021 Year End Report

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A MESSAGE FROM CHIEF RICHARD RIESTERER



The following information highlights the annual report for the Troy Fire Department for calendar year 2021. It summarizes noteworthy events including various Fire and EMS statistics, and performance indicators for convenient reference.

Calendar year 2021 was busy for the Troy Fire Department. It started with the retirement with the retirement of Fire Chief Dave Roberts. After providing more than 42 years of dedicated service to the community, Dave felt it was time to hang up his helmet. We wish Dave the best during his well-earned retirement.

By design, our community expects the firefighters to respond to requests for assistance, both emergency and non-emergency. The Troy Fire Department responded to over 1100 requests for our services. This includes fires, rescues, and hazardous materials events. The department responded to 59 working structure fires, including 5 requests for mutual aid to our neighbors.

And these services are not limited to our human customers. The TFD responded to several requests to remove animals from harm's way including cats, ducks, and even a raccoon. To meet these expectations for fire and rescue services, the firefighters continued their ongoing education by participating in over 20,000 hours of ongoing education to maintain their skills. This includes those enrolled in the fire academy, regularly scheduled training, officer certifications, and all specialty training programs.

The Troy Fire Department continues to partner with the community, and look for ways to create valuable relationships such as the annual Citizen's Academy; participating in one or more charitable silent auctions for dinner at a fire station; hosting summer campers from Leader Dogs For The Blind; participating in the annual Stair Climb for Air to support the American Lung Association; and hosting the annual children's Shop With A Firefighter Christmas event that supports local families in need, to name a few. COVID 19 may have caused a slow-down for some of these events, but the fire service is committed to supporting these causes whenever possible.

The Firefighter's Memorial Project progressed even as COVID-19 did its best to derail one of the most aggressive recognition projects in the department's history. The fire department's mission statement makes it clear that "The department recognizes that its members are our most valuable resource, and the key to our future." The project will become a cornerstone of recognition, and pay tribute to our past members who are now deceased. With a partial capital funding allocation from the City, and through donations from various organizations and individuals from both inside and outside of the community, we are nearing completion of this project. The original timeline had to be altered as a result of the COVID-19 Pandemic. But through the efforts of many, we are expecting to hold the grand opening ceremonies in June 2022.

Overall, the Fire Department continues to attract volunteers and provide efficient fire suppression and rescue services through a cost effective, well trained, combination-style department, comprised primarily of dedicated volunteer firefighters. The Department also provides proactive fire prevention; fire safety education; and firefighter training services through the use of a small, committed, career staff in order to help reduce the risk of fire loss within our community. The fact that the Troy Fire Department is the largest combination-style fire department in Michigan, and the largest municipal fire department in Oakland County, yet operates at 1/2 to 1/3 the cost of comparably-sized career fire departments throughout the region, cannot be overstated and should not be overlooked.



Troy Fire Department 2021 Year End Report

As has always been identified in past reports, I would like to take this opportunity to express our appreciation to the Troy City Council, the many City departments with whom we work, and to the community for their continued support. I would also like to recognize and thank our members, both volunteer and career, their spouses and families; the local businesses who allow their employees the necessary time to volunteer with us; the Troy Firefighters Community Fund; the Troy Police and Fire Benevolent Association; and the Troy Fire Explorer Post 911. Each of these groups has a special role in supporting the Troy Fire Department as we proceed through our 82nd year of serving the community.

Sincerely,

Richard Riesterer
Fire Chief



Troy Fire Department 2020 Year End Report

FIRE STATION INFORMATION



Fire Station No. 1

1019 East Big Beaver

Apparatus: (2) 1,500 GPM Engines, (1)
100 ft. 1,500 GPM Aerial Platform
Ladder, (1) Mobile Command Post truck



Fire Station No. 2

5600 Livernois

Apparatus: (1) 1,500 GPM Engine, (1)
100 ft. 1,500 GPM Aerial Platform
Ladder, (1) 4x4 Grass Truck, (1) Boat



Fire Station No. 3

2400 West Big Beaver

Apparatus: (2) 1,500 GPM Engines,
(1) 100 ft. 1,500 GPM Aerial Platform
Ladder, (1) Air Tender truck



Fire Station No. 4

2117 East Maple

Apparatus: (1) 1500 GPM Engine, (1) 65
ft. 1,500 GPM Ladder, (1) Heavy Rescue
truck



Fire Station No. 5

6399 John R

Apparatus: (1) 1,500 GPM Engine, (1)
75 ft. 2,000 GPM Ladder, (1) Utility
truck



Fire Station No. 6

5901 Coolidge

Apparatus: (1) 1,500 GPM Engine, (1)
75 ft. 2,000 GPM Ladder



The Fire/Police Training Center

4850 John R

Apparatus: Special Teams vehicles



Administrative Offices

500 West Big Beaver

Staffing:

(1) Fire Chief, (2) Assistant Fire
Chiefs, (8) Staff Lieutenants,
(1) Administrative Assistant,
(1) part-time Administrative Aide, (4)
part-time Staff Assistants



Administrative Offices

Located in City Hall

Organization:

Administration
Fire Prevention
Operations



Troy Fire Department 2021 Year End Report

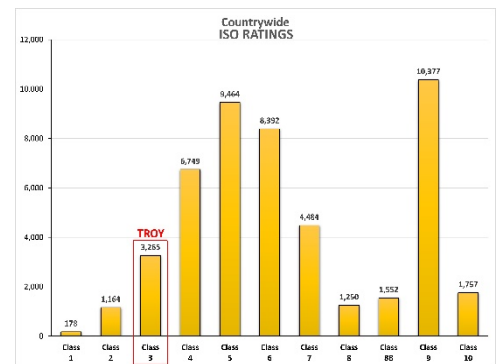
OPERATIONS DIVISION REPORT

The Troy Fire Department is comprised of six fire stations strategically located throughout the City. Firefighters, who are highly trained and certified by the State of Michigan, are on-call 24 hours a day to respond to requests for service such as fires, rescues, and other emergencies. The Troy Fire Department is unique in that staffing consists of an authorized strength of 180 volunteer members and 12 uniformed career staff members.

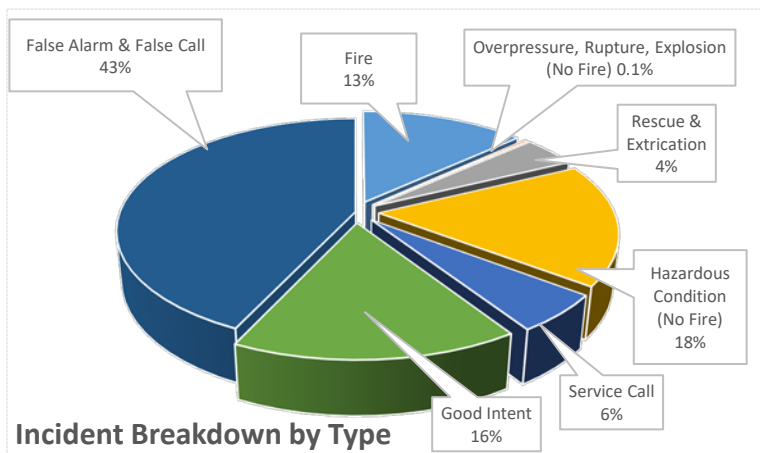
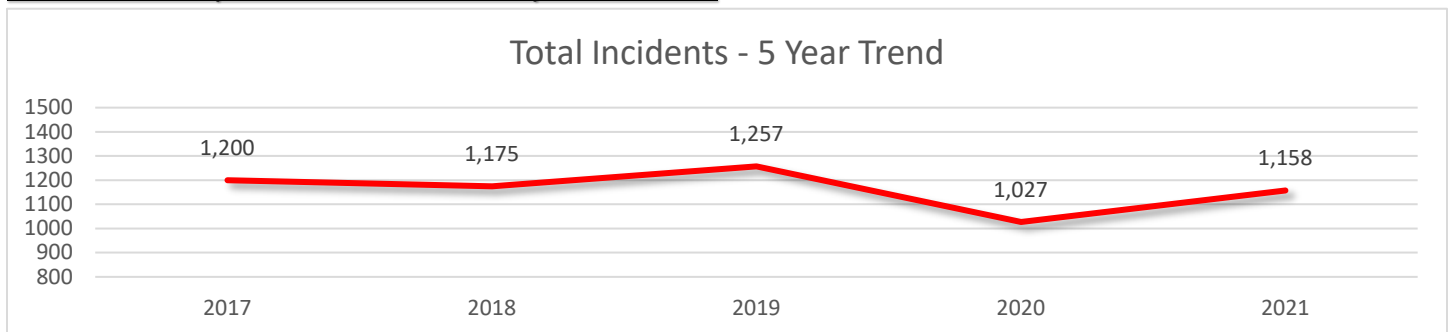
The Operations Division is led by Assistant Fire Chief Peter Hullinger, and is responsible for all matters related to fire suppression, training and resources. This includes responding to fires and other emergencies, the investigation of all fires, developing and providing training, conducting fire safety educational programs, and developing specifications for, as well as the acquisition and maintenance of apparatus, equipment and facilities.

ISO Property Protection Classification

The dedication of the fire department members and staff, along with the strategic location of facilities and purchase of equipment results in the fire department achieving a current ISO Property Protection Classification of 3. This rating is within the top 6% of all fire departments, career as well as paid on call / volunteer, in the United States. This rating is an independent evaluation, and provides residents as well as business owners a financial savings in property insurance.



Incident Response Metrics - Departmental



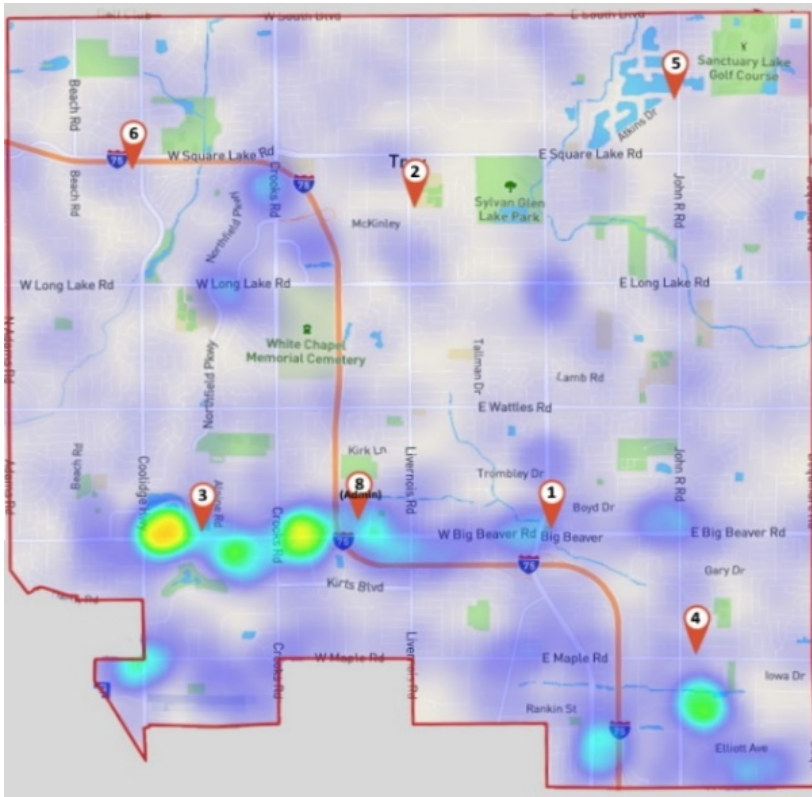
Nationwide, the fire service has seen the continued trend of an increase in call volumes year after year. As can be seen in the graph above, 2021 was back on trend for the Troy Fire Department, primarily due to the return to work from previous COVID-19 “stay-at-home” orders. The total number of incidents responded to by the TFD increased by 13% to 1,158; up from 1,027 in 2020. It is essential to note as well, that the incident volume does not include EMS incidents in the City of Troy.

Within the City of Troy, fires accounted for 13% of the total call volume, with the majority of calls responded to being false alarms or false calls at 43% of total incidents.

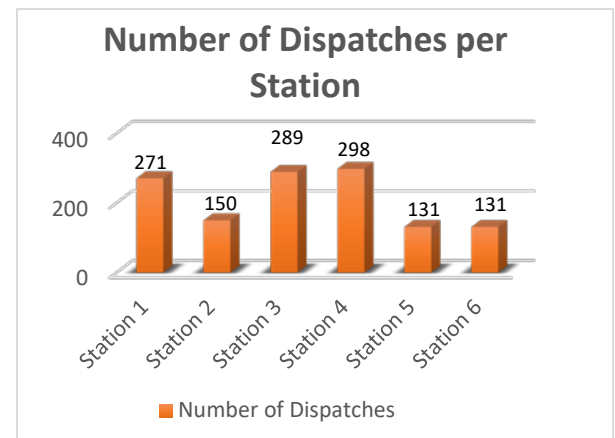


Troy Fire Department 2021 Year End Report

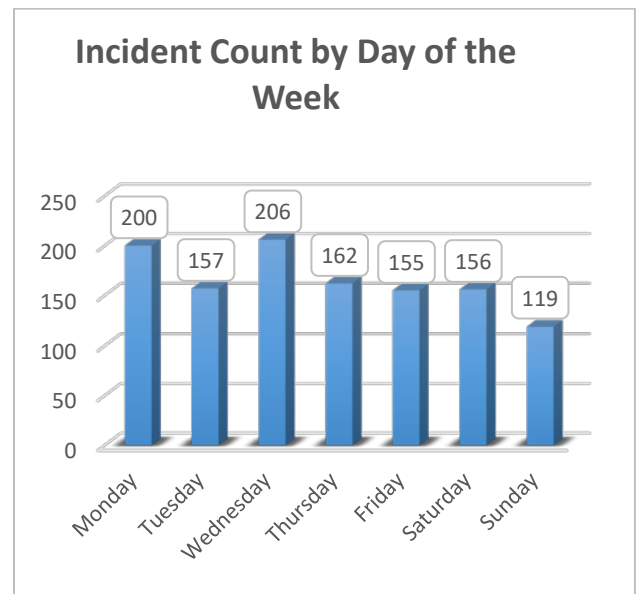
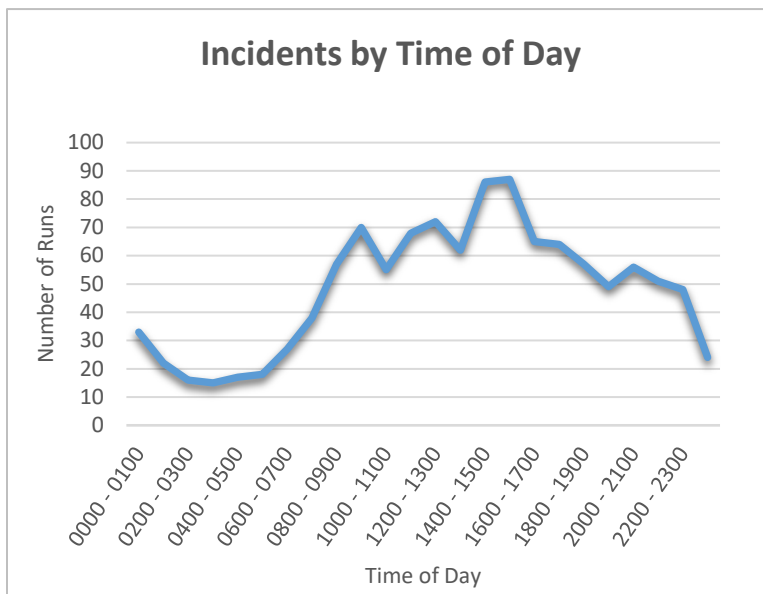
Incident Response Metrics - Stations



Last year Fire Station 4 was the busiest station with 298 dispatched incidents in 2021. The heat map of the City of Troy (left) shows the fire station locations, as well as the areas where the greatest concentration of calls occurred. The graph below shows how many times each station was dispatched, which is different from the total number of incidents responded to, as multiple stations may be dispatched or assigned to a single incident.



As can be seen below, calls for service are generally consistent throughout the week with the highest demand during weekdays, averaging more calls for service per day than weekends in 2021. Our peak hours for dispatched incidents were between the hours of 8:00 AM and 8:00 PM. Statistically, both the weekday and daytime response increase correlates to the substantial rise in the daytime business population within the City, which often doubles the evening resident count.



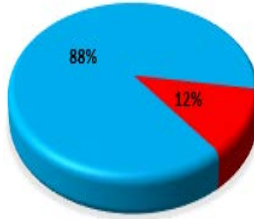


Troy Fire Department 2021 Year End Report

Number of Concurrent Incidents

Instances of 2 concurrent incidents	97
Instances of 3 concurrent incidents	19
Instances of 4 concurrent incidents	7
Instances of 5 concurrent incidents	5
Instances of 6 concurrent incidents	2
Instances of 7 or more concurrent incidents	10

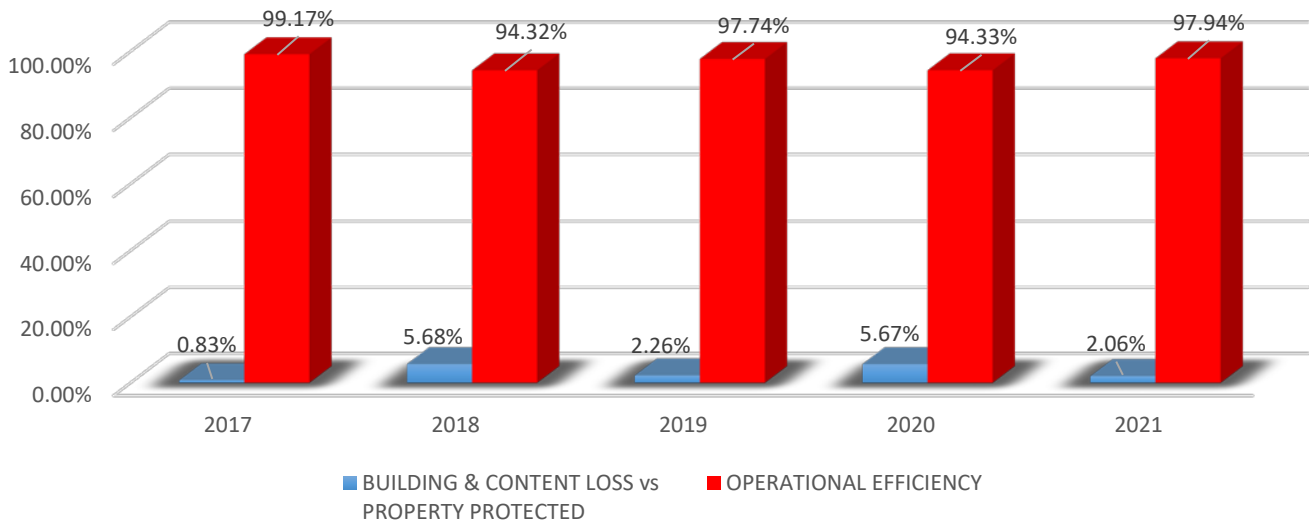
Concurrent Incidents:	140	12%
Total Incidents:	1158	88%



The Troy Fire Department prides itself on the dedication of its firefighters and the ability to handle whatever situation may be presented without relying on mutual aid from another fire department. The table and chart to the left shows the number of times that there was more than one incident ongoing simultaneously. 12% of the time there was a minimum of two incidents happening at the same time, and most impressively, on 10 occasions there was 7 or more calls being handled by the fire department concurrently.

Operational Efficiency

Loss vs. Operational Efficiency - 5 Year



In 2021, an estimated \$111.8M in property value was threatened by fire, while \$109.6M, or 97.94% of estimated threatened property value was protected from fire. Unfortunately, even with the application of effective firefighting efforts, the overall property value lost from fire increased by 16% this particular year. Below is listed some of the fires in 2020 with significant loss. The TFD is proud to report that of the 59 structure fires responded to, many of which were in high life safety occupancies like motels and apartment buildings, the City did not have any civilian or firefighter fatalities, and only 1 civilian injury occurred from fire.

Fires w/ Significant Loss

Location	Alarms	Summary
501 Executive Dr	3	Commercial Building Fire
850 Stephenson Hwy	1	Commercial Building Fire
1440 Madison Dr	1	Single Family Residential Fire
1142 Woodside Trail	1	Multifamily Residential Fire
1186 Woodside Trail	2	Multifamily Residential Fire
2849 Lovington	1	Single Family Residential Fire
200 W Maple Rd	1	Commercial Building Fire

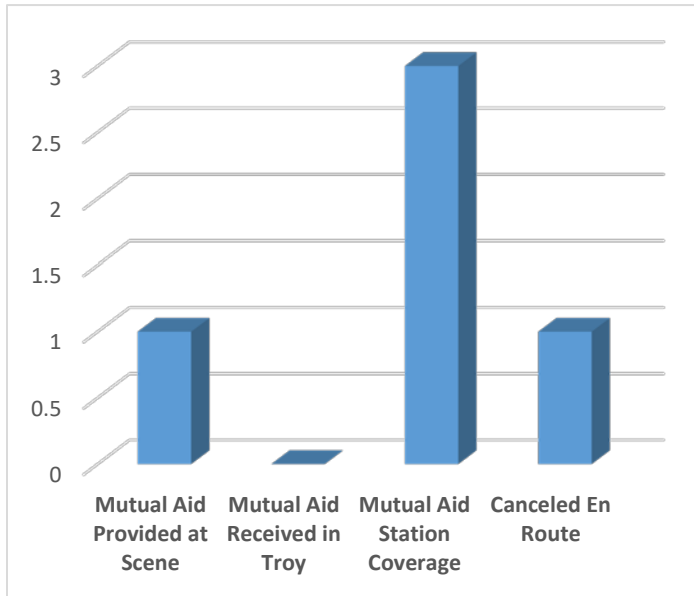




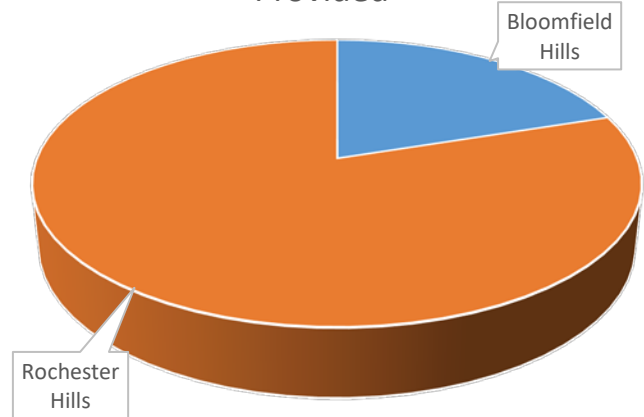
Troy Fire Department 2021 Year End Report

Mutual Aid

Mutual Aid Agreements facilitate the sharing of fire service resources and ideas to provide members with a trained, equipped, and coordinated response for all hazards. The City of Troy is a member of the Mutual Aid Box Alarm System Division 3201. In 2021 the TFD was dispatched 5 times for Mutual Aid assistance to other communities.



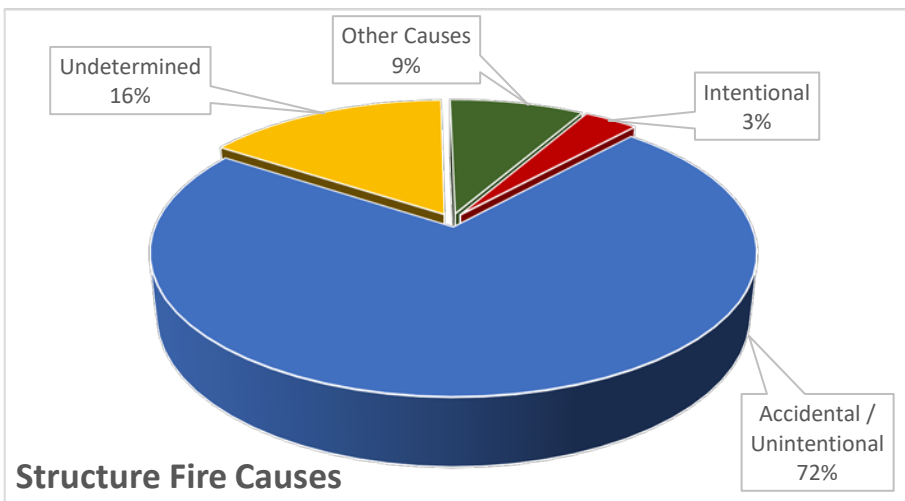
Department & Number of Mutual Aid Provided



Mutual Aid can be provided for a variety of needs. In 2020, 1 of these requests for assistance saw members of the TFD operating on the scene at fires, providing equipment and personnel to other communities. On 3 other occasions, the TFD provided apparatus and personnel to standby at another fire department's station. This is often necessary while that department is committed to a fire, to facilitate backup coverage in the event there are any additional fire dispatches in that community.

Fire Investigation

It is the responsibility of the Troy Fire Department to investigate all fires for origin and cause. If a fire is determined to be accidental, education is provided to the occupants in order to help prevent future fires. If a fire is determined to be intentional, it is pursued through the legal system for prosecution. Fire investigation is comprised of members of the Fire Administrative Staff, and Detectives from the Troy Police Department.



In 2021 structure fires accounted for 39% of all fires the Troy Fire Department responded to. Cooking fires remain as the number one cause of accidental fires within the City of Troy, being the primary cause in 16 of the 59, or 22%, of all structure fires.

With the assistance of the Troy Police Department and the Oakland County Prosecutor's Office, the TFD was able to obtain make one arrest for an intentionally set arson fire.



Troy Fire Department 2021 Year End Report

Training

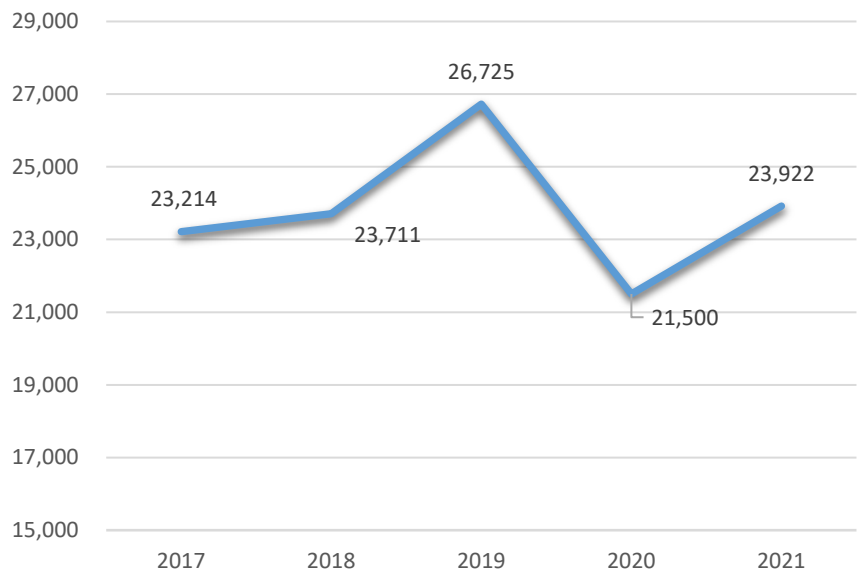
Training is overseen by a Staff Lieutenant who is responsible for developing and coordinating in-house and external training for current, as well as new, firefighters and officers. As in any job, training is a vital part of the organization, and our goal is for firefighters to constantly work on improving their skills so that they are always ready in the event of an emergency.



Troy firefighters logged more than 23,900 hours of combined training hours in 2021, with the average firefighter individually attending nearly 155 hours of training. Each station conducted training weekly. In addition, fire officer training is held monthly. Above the regular department training in 2021, we hosted, advanced engine operator classes, vehicle extrication train-the-trainer, vehicle extrication technician class, and Career Survival & Emotional wellness seminar. We also hosted the North East Oakland Fire Academy, conducting initial required training for new members. Troy Fire Department Training Instructors and members of the Troy Police Department attended a tactical fire company train-the-trainer course. This allowed our departments to train together and better prepare our City for the event of an active assailant incident.



Training Hours by Year



In addition to training in the City of Troy, each of the 6 stations train at the Combined Regional Emergency Service Training facility at the Oakland Community College, Auburn Hills Campus. Training at CREST allows firefighters to train in live fire conditions, where they gain valuable experience in a safe and controlled environment.





Troy Fire Department 2021 Year End Report

Community Services

Community Services is managed by a Staff Lieutenant and is responsible for the interface of the Troy Fire Department with the community. A primary component of this is Community Risk Reduction, and includes conducting fire safety educational programs and demonstrations to pre-school and elementary students as well as civic, business, and special needs groups. Community Services is also the face of the department's social media presence, as well as a key component in the TFD's charitable endeavors.

2021 proved to be a challenging year for the Troy Fire Department providing Community Risk Reduction and Public Relations to the City of Troy. Due to the COVID-19 pandemic, and in-person gatherings restricted, a number of events, which would normally be hosted, had to be cancelled. These canceled events impacted schools, scouting, community groups, business outreach, and senior living facilities. Safety Town, however, was able to be held with a visit from a firefighter and a fire engine at the Troy Community Center, and several other school and scouting programs were able to be held as outdoor events as a means to get the safety messages to many pre-school and elementary age children.

Community Services continued to expand our social media presence, particularly through Facebook, in order to get our educational and safety messages out to as many community members as possible. The TFD also worked in collaboration with the Troy Police Department's Community Services Section at many community events as well.



The TFD had an active online Fire Prevention Week in October, with the annual Fire Station Open House. 2021 welcomed back an in-person, outdoor event with a strong turn out from the community. Our firefighters were excited to have the public back in the fire stations for this event as well. Demonstrations were presented to the viewers and firefighters provided valuable home fire safety tips. Multiple contests and prizes were awarded to residents throughout the week.

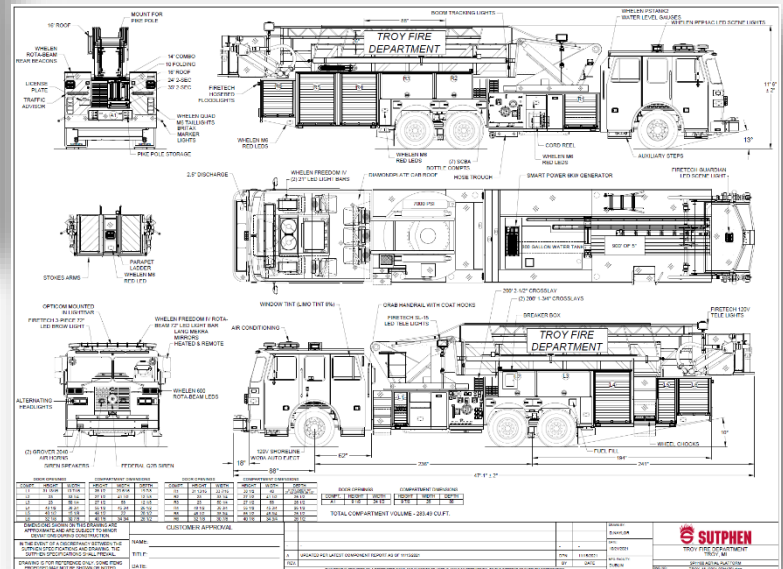




In the fire service, there is a constant need to ensure that the fire stations, apparatus, and equipment is ready to respond at all times. This is managed by a Staff Lieutenant, and requires regular inspections, certifications and maintenance, as well as a need to evaluate and purchase equipment based on new technologies.

As technology changes and improves almost everything in society, the fire service needs to follow suit. In 2021, all 6 fire stations received additional Hurst EDraulic tool, in the form of a StrongArm Multi-Tip tool, to build upon current systems. These new tools are cordless electric-hydraulic, and have much more power and versatility to be used where needed. These tools give firefighters the ability to respond quicker,

2021 was a challenging year with apparatus, unfortunately, (3) three front line apparatus had catastrophic failures. This included our Air Tender 3, Ladder 4 and Ladder 2. Several of these units were slated for budgetary replacement soon. City management and council were quick to authorize the budget amendments need to get replacement apparatus on order. Delivery for these trucks will be in late 2022 and early 2023.





Troy Fire Department 2021 Year End Report

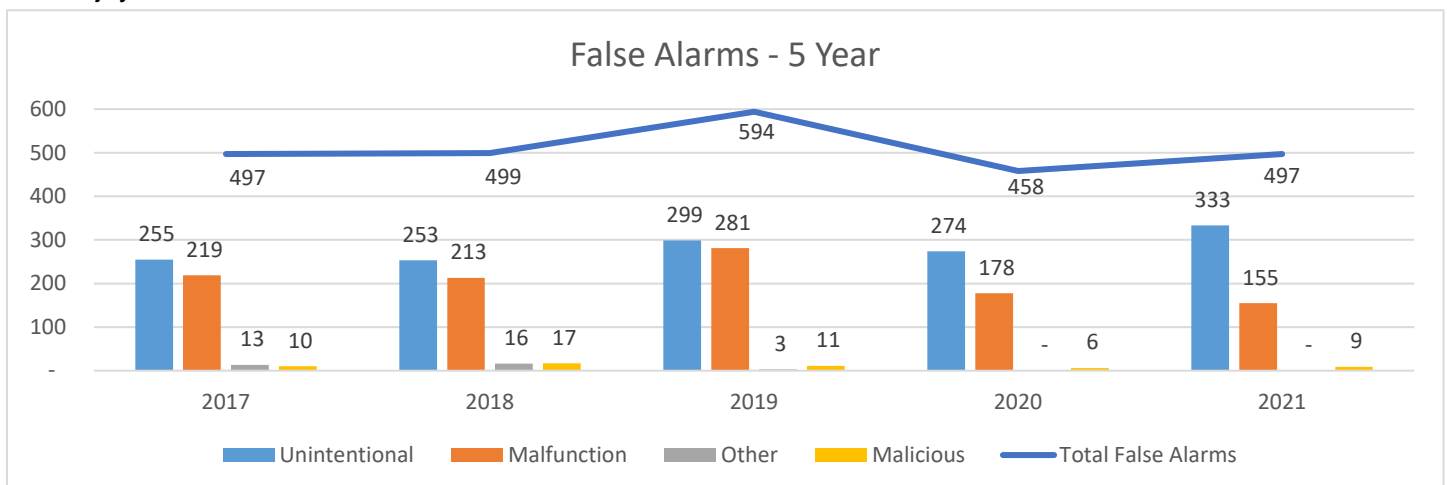
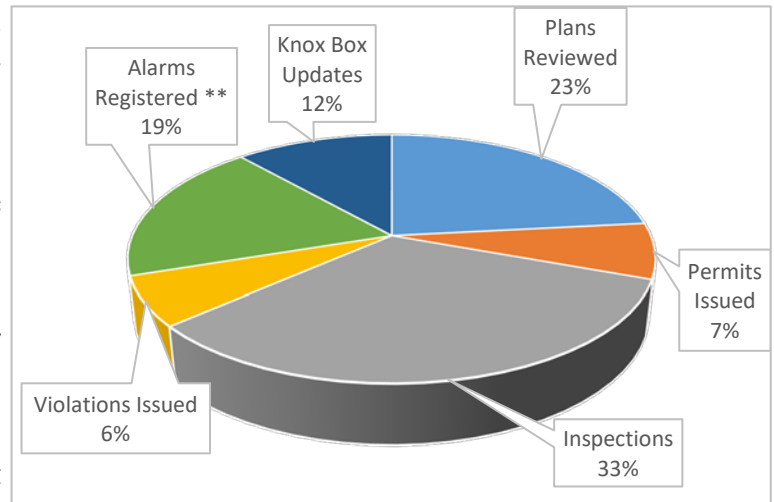
FIRE PREVENTION DIVISION REPORT

The Fire Prevention Division is led by Assistant Fire Chief Paul Firth, and is responsible for all matters related to fire prevention including inspections of new and existing buildings, code and ordinance enforcement, plan review, permitting, hazardous materials reporting, and fire alarm registration.

Fire Prevention Activities

Staff Lieutenants within this division enforce the fire prevention code and related standards by conducting life safety, building and occupancy inspections throughout the community. This also includes inspection and testing of fire protection systems including fire suppression, fire detection and fire alarms. During inspections, site-specific hazards and pre-incident survey information is documented. The documentation is provided electronically to responding firefighters during an incident. The Fire Prevention Staff reviews plans for new building construction, tenant renovations, fire protection systems, site plans, and subdivision plats. They work cooperatively with Building, Planning, Water, Streets, and Engineering Department personnel during the construction of new buildings

and site development. The Fire Prevention Staff reviews plans for the use, manufacture, transport and storage of hazardous materials. This keeps the community safe while maintaining compliance with local, state and federal laws and directives. Inspectors work closely with new and existing businesses to ensure a safe and productive environment for workers, and the community. When a fireworks permit is issued, a member of the fire prevention team reviews the products and the location setup to confirm a safe area is established for discharge of these devices. Their activity includes coordination between the vendor and the fire suppression team to allow for a safe and enjoyable event.



False alarms and false calls continue to be the top response category for the Troy Fire Department, making up roughly 43% of all dispatched incidents. This is partly due to the large number of fire suppression systems and monitored fire alarm systems throughout the City, and is a targeted focus area for Fire Prevention.

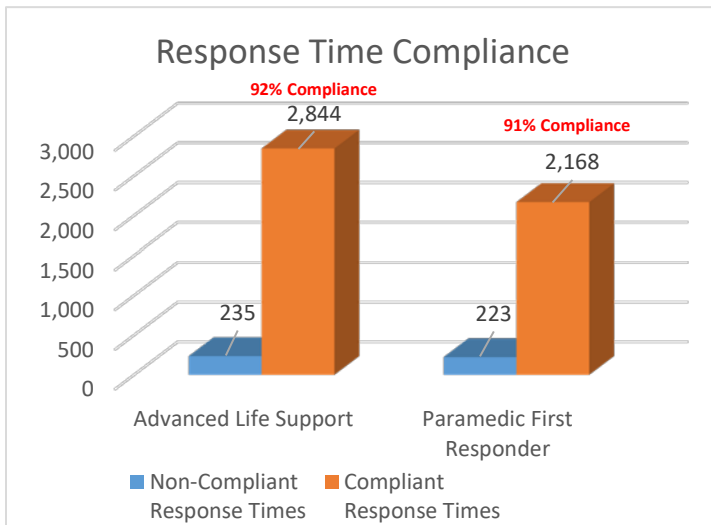


Troy Fire Department 2021 Year End Report

**All data & statistics regarding EMS provided by AMH*

EMERGENCY MEDICAL SERVICE (EMS)

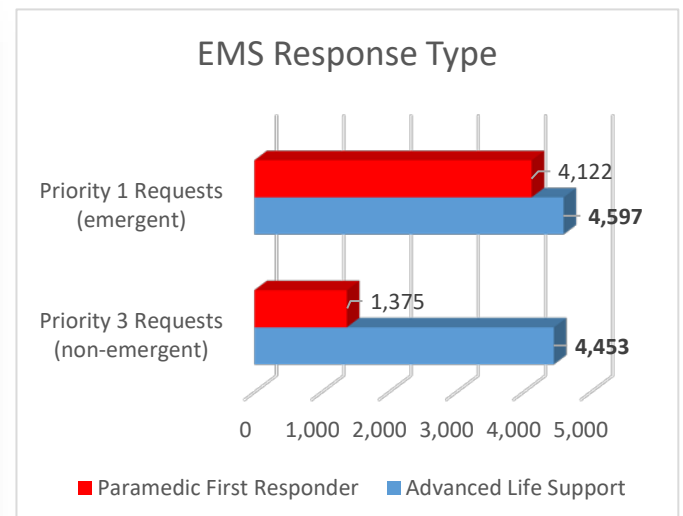
The City of Troy has adopted a proven, alternative method of providing EMS. Unlike many other municipal fire departments, the Troy Fire Department does not provide emergency medical service. Instead, a private provider, Alliance Mobile Health, is contracted to provide EMS via paramedic first responder and advanced life support ambulance service.



Paramedic First Responder units are dedicated to Troy and respond with ALS ambulances as part of a performance-driven service contract. This agreement requires that one of the dedicated PFR units to be on scene of medical emergencies within 5 minutes for 90% of priority calls, and an ambulance to be on scene within 8 minutes for 90% of priority calls.



The City of Troy receives nearly 9,000 requests for EMS annually; it would be difficult to retain volunteers and maintain efficient fire responses with this additional EMS workload. The Fire Department does, however, budget and oversee EMS, as well as provides extrication and physical rescue functions at incident scenes when necessary. In 2021, firefighters were also trained by Alliance Mobile Health to provide first-aid, CPR, and mass casualty procedures, which include triage, tourniquet application, wound packing, and patient handling, in order to assist EMS at a large scale medical incident with multiple casualties.





Troy Fire Department 2021 Year End Report

AWARDS AND RECOGNITION

Promotions

Drew Sackner – Station 1 Lieutenant

Jason Carroll – Station 4 Lieutenant

M.G Shapiro – Station 6 Lieutenant

David Hughson – Staff Lieutenant

Brandon Hall – Staff Lieutenant

Retirements

Eric Caloia – Staff Lieutenant (31 years)

Scott Stoglin – Station 2 Lieutenant (29 years)

Ronald Griffiths – Station 4 Captain (27 years)

Station Member of the Year Awards

Station Asst. Chief Donald Hudson – Station 1

Firefighter Kyle McIntyre – Station 3

Firefighter Adhithya “Adi” Ravishankar – Station 4

Firefighter Michael Sollars – Station 5

Firefighter Paul Chambers – Station 6

***NOTES CITY OF TROY FIREFIGHTER OF THE YEAR**



Troy Fire Department 2021 Year End Report

TROY ***FIRE***

NEEDS YOU TO JOIN OUR TEAM!



VISIT [TROYMI.GOV/FIRE](https://troymi.gov/fire) TO LEARN HOW TO BECOME A VOLUNTEER FIREFIGHTER

2022

CITY of TROY

Assessment Roll

&

Board of Review

Report

City of Troy

Board of Review

ANNUAL REPORT

2022 ASSESSMENT ROLL

2022 Board of Review:

John Howard Adams, Chairman
Frank Strahl
Michele Shoan

Submitted by: Kelly M. Timm, City Assessor

May 16, 2022

TO: The Honorable Mayor and City Council

FROM: Kelly M. Timm, City Assessor

RE: 2022 Assessment Roll Report and Board of Review Minutes

It is my pleasure to present to you the 2022 Assessment Roll Report and Board of Review Minutes for the City of Troy. The goal of the Assessing Department is to promote and maintain public trust in the assessment services provided. Our department provides the highest quality assessment services of real and personal property. We strive for the highest quality of professionalism and communication skills to ensure public trust in assessment practices. We continuously examine best practices to ensure proper administration of land division, exemption and record retention policies. The Assessing Department continues to provide useful information to the public through the internet.

This roll is the product of a full year's effort by the entire Assessing Department Staff. Without their able assistance, this roll would surely suffer. I am most appreciative of the efforts they expend every year to service the community.

The **2022 Assessment Roll** is summarized as follows:

Total Assessed Value	Total Taxable Value	Residential Taxable Value	Commercial Taxable Value	Industrial Taxable Value	Personal Taxable Value
7,507,426,870	5,754,238,160	3,833,877,750	1,177,946,600	374,129,120	368,284,690

The Assessed Value for 2022 reflects a **4.90%** increase from 2021. This year, the **Taxable Value** increased **6.98%**.

The following chart represents a **5-year history of Assessed and Taxable Values**:

Year	Assessed Value	Increase (Decrease)	%	Taxable Value	Increase (Decrease)	%
2022	7,507,426,870	351,192,140	4.90	5,754,238,160	375,665,490	6.98
2021	7,156,234,730	240,053,260	3.50	5,378,572,670	112,788,250	2.10
2020	6,916,181,470	379,817,300	5.80	5,265,784,420	179,789,310	3.30
2019	6,536,364,170	389,478,696	6.34	5,096,995,110	222,916,670	4.57
2018	6,146,885,474	252,643,754	4.29	4,873,078,440	193,280,000	4.13

The Consumer Price Index in Michigan for the 2022 Taxable Values was set at 3.3%, a multiplier of 1.033 (1.4% for 2021).

The following chart details the **Ratio of Taxable Value to Market Value** (2 times the Assessed Value) with and without Personal Property, since the passage of Proposal “A”.

Ratio of Taxable Value to Market Value since 1994					
Year	Assessed Value	Taxable Value	Ratio All	Personal Property	Ratio No Personal
2022	7,507,426,870	5,754,238,160	38.32	368,284,690	32.55
2021	7,156,234,730	5,378,572,670	37.58	365,554,540	36.91
2020	6,916,181,470	5,265,784,420	38.07	380,822,580	37.37
2019	6,536,364,170	5,095,995,110	38.98	386,182,310	38.29
2018	6,146,885,474	4,873,078,440	39.64	382,154,210	38.95
2017	5,894,241,720	4,467,788,440	39.70	384,517,840	38.98
2016	5,626,878,870	4,540,034,370	40.34	381,971,050	39.64
2015	5,313,611,700	4,504,785,190	42.39	437,230,620	41.71
2014	4,827,541,740	4,371,580,350	45.28	425,841,680	44.82
2013	4,491,432,340	4,310,263,448	47.98	414,094,580	47.78
2012	4,410,108,900	4,312,692,050	48.90	395,095,920	48.79
2011	4,540,412,680	4,448,750,160	48.99	384,084,890	48.90
2010	4,958,518,313	4,843,613,012	48.84	407,990,730	48.74
2009	5,838,869,239	5,459,779,936	46.75	448,100,230	46.48
2008	6,227,094,050	5,562,596,010	44.26	457,552,500	44.24
2007	6,422,659,810	5,550,516,437	43.21	464,213,650	42.68
2006	6,608,804,750	5,435,035,442	41.12	479,874,950	40.42
2005	6,525,074,330	5,264,351,550	40.33	503,497,670	39.53
2004	6,337,222,973	5,094,758,223	40.20	536,093,423	39.34
2003	6,188,084,256	4,978,263,437	40.22	584,236,696	39.21
2002	5,955,697,398	4,861,640,648	40.82	619,964,538	39.75
2001	5,652,563,942	4,686,250,942	41.45	649,562,212	40.34
2000	5,218,597,300	4,373,072,080	41.90	643,070,690	40.76
1999	4,696,926,183	4,183,560,453	44.54	666,496,353	43.63
1998	4,284,960,814	4,005,628,276	46.74	626,129,990	46.18
1997	3,954,663,960	3,775,248,837	47.73	579,417,710	47.34
1996	3,672,996,870	3,573,652,298	48.65	522,531,950	48.42
1995	3,463,173,910	3,425,410,880	49.45	507,025,520	49.36
1994	3,308,095,110	3,308,095,110	50.00	453,375,110	50.00

The **Personal Property Roll** for 2022 is \$368,284,690, an increase of \$2,730,150 or 0.74%. This is due to the continued phase in of the exemption of Industrial Personal Property, the normal replacement and depreciation of non-exempt property and fewer new commercial and utility purchases due to the pandemic.

The following chart illustrates the **5-year Personal Property Roll** history:

5 Year Personal Property History			
Year	Assessed/Taxable Value	Change	% +,-
2022	368,284,690	2,730,150	.74
2021	365,554,540	(15,268,040)	(4.00)
2020	380,822,580	(5,359,730)	(1.40)
2019	386,182,310	4,028,100	1.05
2018	382,154,210	(2,363,630)	(0.06)

The **Industrial Facilities Tax Roll** has a decrease of \$1,477,780 or 30.91%. This is due to the depreciation of the property and the expiration of multiple exemptions.

The chart below reflects a 5-year history of the tax abatement roll:

5 Year Industrial Facilities Tax Abatement History			
Year	Assessed/Taxable Value	Change	% +,-
2022	3,302,720	(1,477,780)	(30.91)
2021	4,780,500	(2,965,300)	(38.28)
2020	7,745,800	(433,630)	(5.30)
2019	8,179,430	(1,631,960)	(16.60)
2018	9,811,390	484,020	5.19

As you recall, the **Downtown Development Authority (DDA)** was reconfigured and the debt was refinanced for the 2022 year.

The history of the new DDA is only 9 years at this point.

The following chart details the **history of the DDA**:

DDA History and Capture Changes					
Year	TOTAL DDA Taxable Value	Real	Personal	Capture	Capture %+, -
2022	456,004,500	365,085,100	90,919,400	146,812,230	48.69
2021	407,929,380	320,436,970	87,492,410	98,737,110	(11.78)
2020	421,121,610	323,435,390	97,686,220	111,929,340	0.20
2019	420,883,490	321,085,080	99,798,410	111,691,220	11.16
2018	409,667,440	309,325,190	100,342,250	100,475,170	26.85
2017	388,398,470	287,767,050	100,631,420	79,206,200	6.59
2016	383,504,400	283,344,760	100,159,640	74,312,130	6.18
2015	379,177,070	277,522,820	101,654,250	69,984,800	(2.34)
2014	380,857,480	277,809,450	103,048,030	71,665,210	

The DDA taxable value for 2022 increased 48.69% due to new construction, uncapping, and the consumer price index.

The City of Troy has 6 **Brownfield Redevelopment Authorities (BRA)**, **TCF Bank**, **MJR**, **Somerset Shoppes**, **Troy Senior Leasing**, **Midtown Apartments** and **Harrison Poolside Troy** apartments.

The **TCF Brownfield** is in its 16th year. The 2022 Taxable Value is \$787,630, an increase of \$414,550 or 111.15% from the 2021 value. The increase is due to uncapping as the property changed hands on March 23, 2021.

TCF BRA History and Capture Changes					
Year	Total BRA	Real	Personal	Capture	Capture %+,-
2022	787,630	787,630	0	589,690	336.69
2021	373,080	373,080	0	175,140	3.0
2020	367,930	367,930	0	169,990	4.20
2019	361,070	361,070	0	163,130	5.47
2018	352,610	352,610	0	154,670	4.92
2017	345,360	345,360	0	147,420	2.13
2016	342,280	342,280	0	144,340	0.30
2015	341,260	341,260	0	143,320	3.89
2014	335,890	335,890	0	137,950	0.73
2013	334,880	334,880	0	136,940	(15.60)
2012	360,210	360,210	0	162,270	(12.08)
2011	382,510	382,510	0	184,570	(22.85)
2010	437,180	437,180	0	239,240	(21.71)
2009	503,530	503,530	0	305,590	(5.66)
2008	521,860	521,860	0	323,920	(4.91)
2007	538,570	538,570	0	340,630	

The **MJR Brownfield** expired 12/31/21, therefore the captured Taxable Value is 0.

The **Somerset Shoppes BRA** is in its 5th year. It shows a 2022 captured Taxable Value of \$1,087,040. This represents an increase of 13.65% due to new businesses opening in Somerset Shoppes.

Somerset Shoppes BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2022	2,930,290	2,025,440	904,850	1,087,040	13.65
2021	2,735,700	1,960,740	774,960	956,480	40.61
2020	2,459,440	1,791,000	668,440	680,220	998.0
2019	1,881,890	1,757,610	109,890	68,100	(15.95)
2018	1,778,870	1,640,330	138,540	81,020	

The **Troy Senior Leasing BRA** has no capture for 2022.

Troy Senior Leasing (MSC) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2022	738,480	738,480	0	0	
2021	695,500	695,500	0	0	
2020	685,900	685,900	0	0	
2019	893,400	893,400	0	13,560	

The **Midtown Apartments BRA** had new construction for 2022.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2022	6,058,630	6,058,630	0	4,201,880	28.41
2021	5,128,880	5,128,880	0	3,272,130	
2020	652,060	652,060	0	0	
2019	2,135,070	1,972,880	162,190	116,130	

The **Harrison Poolside Troy (HPT) BRA** had no captured Taxable Value for 2022.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2022	165,580	165,580	0	0	
2021	160,300	160,300	0	0	
2020	160,300	160,300	0	0	
2019	377,460	377,460	0	8,840	

This is the 19th year for the **Smart Zone (SZ), or LDFA** in the City of Troy. The Smart Zone is located near the southwest corner of E. Big Beaver and John R. It shows a decrease in Captured Taxable Value. This is due to the ongoing exemption of Industrial Personal Property adopted by the State starting in 2013.

The chart below details the **History of the SmartZone**.

SmartZone Totals					
Year	TOTAL SZ	Real	Personal	Capture	Capture %+,-
2022	20,490,250	17,330,750	3,159,500	6,042,870	(18.16)
2021	21,831,400	16,777,140	5,054,260	7,384,020	16.62
2020	20,779,280	16,545,550	4,233,730	6,331,900	9.26
2019	20,242,700	16,226,360	4,016,340	5,795,320	27.60
2018	18,989,235	14,277,910	4,711,325	4,541,855	(44.50)
2017	22,626,490	14,767,100	7,859,390	8,179,110	13.30
2016	21,666,445	13,301,350	8,365,095	7,219,065	(14.09)
2015	22,850,510	13,261,600	9,588,910	8,403,130	29.75
2014	20,923,395	13,052,800	7,870,595	6,476,015	6.10
2013	20,546,380	13,126,260	7,420,120	6,099,000	(6.80)
2012	20,096,250	12,118,900	7,977,350	6,546,350	14.27
2011	20,097,510	13,907,950	6,189,560	5,650,130	(46.09)
2010	24,927,370	17,102,270	7,825,100	10,479,990	(10.99)
2009	26,221,980	19,630,100	6,591,880	11,774,600	12.14
2008	24,947,540	18,428,290	6,519,250	10,500,160	(0.69)
2007	25,725,320	18,164,810	7,560,510	11,277,940	25.89
2006	23,405,930	16,888,080	6,517,850	8,958,550	11.50
2005	22,482,220	16,372,300	6,109,920	8,034,840	48.22
2004	19,867,910	15,089,770	4,778,140	5,420,530	

The State of Michigan introduced **2 New Tax Exemptions** of property starting with the 2014 year.

The first of these was an expansion of the **Veterans Exemption**. This legislation allows any veteran who is declared 100% disabled or 100% unemployable to be exempt from local property taxes. This benefit continues for the un-remarried surviving spouse.

The second exemption is the beginning of the proposed **phase out of Personal Property** statewide. This started with the **Small Parcel Exemption**. The Small Parcel Exemption is for Personal Property accounts that have a Market Value of \$80,000 or less, or, \$40,000 or less of Assessed Value.

For the 2022 Assessment Year there are **27,448** residential parcels in the City of Troy. They have an average Assessed Value (A/V) of \$179,442, and an average Market Value of \$358,884. The average Taxable Value (T/V) for these parcels is \$139,678.

There were **1,118** valid residential sales in the 2021 calendar year. The total sale price was \$468,929,840, with an **average sale price of \$419,436**. The lowest recorded residential sale was \$85,000 and the highest recorded residential sale was \$1,590,000.

There were also **275** sales of condominiums in 2021. They totaled \$72,897,325, with an average sale price of \$265,081. The lowest recorded condominium sale was \$85,000 and the highest recorded condominium sale was \$610,000.

There were approximately 2,500 deeds processed by the Office Assistant staff in the Assessing Department in 2021. The vast majority of these lead to the filing of a Property Transfer Affidavit that is also processed by this department. In addition, we handle approximately the same amount of Principal Residence Exemption Affidavits annually.

There are currently **1,943** Commercial or Industrial classed parcels in the City of Troy. These parcels encompass 5,589 businesses that file Personal Property returns in the City. The filing deadline is February 20th, of any given year. All of these returns are processed before the last scheduled session of the Board of Review.

Following this report is a variety of information that is valuable throughout the year. It includes:

Assessment Roll Summary or Quick Stats. This summarizes all of the information in the report, in an easy to use format.

Commercial/Industrial Roll by Use. Here you can find the total square footage of any use in the City, along with its acreage and average Market Value.

Local Millage Comparison. Which compares any local unit's millage rate in Oakland, Macomb or Wayne County to Troy's millage rate.

Top Twenty Taxpayers. A Listing of the Top Twenty Taxpayers in the entire City. Also, separate listings of the Top Twenty Taxpayers in each of the 7 school districts in Troy, along with the Top Twenty Taxpayers in the DDA.

I must also praise the staff of the Assessing Department for the valuable work they do on behalf of the citizens of the City of Troy. The telephone volume is staggering. Staff personally review and change dozens of Assessments, on top of the many that they each reviewed and were unable to change. In spite of the multitude of citizens we spoke with by telephone, I received not a single complaint. Staff's work this year was again, outstanding.

This year, all of this work was accomplished accurately and on time.

I should also mention the extraordinary work performed by the citizen volunteers who served on the 2022 Board of Review. Their work is difficult and stressful. This was another great job in a high stress environment.

The Minutes of the Board of Review close this report. I am available to answer any questions you may have.

Respectfully submitted by,

Kelly M. Timm
City Assessor

**2022 March Board of Review
2022 Assessment Roll Summary**

Type	Count	Assessed Value	Taxable Value
Agricultural Real	0	0	0
Commercial Real	1,031	1,653,860,230	1,177,946,600
Industrial Real	912	559,960,140	374,129,120
Residential Real	27,448	4,925,321,810	3,833,877,750
Total Real	29,391	7,139,142,180	5,385,953,470
Commercial Personal	5,205	257,175,180	257,175,180
Industrial Personal	384	34,723,270	34,723,270
Utility Personal	19	76,386,240	76,386,240
Deletes	0		
Total Personal	5,608	368,284,690	368,284,690
Total of Roll	34,999	7,507,426,870	5,754,238,160

Percent Changes by Class			
Assessed Value Percent Change		Taxable Value Percent Change	
	%		%
Residential	3.37%	Residential	5.29%
Commercial	10.32%	Commercial	14.86%
Industrial	6.33%	Industrial	8.04%
Personal	0.75%	Personal	0.75%
Overall A/V	4.91%	Overall T/V	6.98%

Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)				
	A/V %	T/V %		
Residential	65.61	66.63	Real	95.09
Commercial	22.03	20.47	Personal	4.91
Industrial	7.46	6.50		
Personal	4.91	6.40		
Total	100.00	100.00	Total	100.00

Averages				
	Sale Price	Market Value	Assessed Value	Taxable Value
Residential	419,436			
1,118 Sales @ \$468,929,840	High Sale	1,590,000	Low Sale	85,000
	Price	M/V	A/V	T/V
Condo	265,081			
275 Sales @ \$72,897,325	High Sale	610,000	Low Sale	85,000
	Price	M/V	A/V	T/V
Combined Residential & Condo	388,964			
1,393 Sales @ \$541,827,165	High Sale	1,590,000	Low Sale	85,000

**2022 March Board of Review
2022 Assessment Roll Summary**

Ratio of Taxable Value to Market Value

Total Market Value (including Personal Property)	15,014,853,740
Total Taxable Value (including Personal Property)	11,508,476,320
Ratio of T/V to M/V (including Personal Property) %	38.32

Total Market Value (No Personal Property)	14,278,284,360
Total Taxable Value (No Personal Property)	10,771,906,940
Ratio of T/V to M/V (No Personal Property) %	37.72

By Type (No Personal Property)		Assessed Value	Market Value	Taxable Value	Ratio
Commercial		1,653,860,230	3,307,720,460	1,177,946,600	35.61
Industrial		559,960,140	1,119,920,280	374,129,120	33.41
Residential		4,925,321,810	9,850,643,620	3,833,877,750	38.92

DDA Statistics

	Base	2022 T/V	2022 Capture
Total	309,192,270	456,004,500	146,812,230

Troy Brownfield #4 - TCF Bank Statistics

	Base	2022 T/V	2022 Capture
Total	197,940	787,630	589,690

Troy Brownfield #7 - Troy Senior Leasing Statistics

	Base	2022 T/V	2022 Capture
Total	879,840	738,480	0

Troy Brownfield #8 - Somerset Shoppes Statistics

	Base	2022 T/V	2022 Capture
Total	1,843,250	2,930,290	1,087,040

Troy Brownfield #9 - Mid Town Apartments Statistics

	Base	2022 T/V	2022 Capture
Total	1,856,750	6,058,630	4,201,880

Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics

	Base	2022 T/V	2022 Capture
Total	368,620	165,580	0

Troy Smart Zone (SZ) Statistics

	Base	2022 T/V	2022 Capture
Total	14,447,380	20,490,250	6,042,870

**2022 March Board of Review
2022 Assessment Roll Summary**

2021 Millage Rates (2022 rates are not Certified until late Fall)

School Code	School	P.R.E July	P.R.E Dec	Total P.R.E	Non-H July	Non-H Dec	Total Non-H
63150	Troy	29.6980	5.5709	35.2689	36.5370	13.4902	50.0272
63070	Avondale	28.9732	5.9263	34.8995	38.0632	15.0163	53.0795
63010	Birmingham	31.9974	4.9007	36.8981	37.8107	10.9258	48.7365
63080	Bloomfield	29.8096	6.5666	36.3762	35.7167	12.6699	48.3866
63280	Lamphere	33.7127	10.6660	44.3787	35.4802	12.4335	47.9137
63040	Royal Oak	30.3332	1.8358	32.1690	46.6341	1.8358	48.4699
50230	Warren	36.3244	1.8358	38.1602	49.2165	1.8358	51.0523

P.R.E. = Principal Residence Exemption (Homestead), Non-H = Non-Homestead

Top Twenty Taxpayers - 2022

Rank	Name	2022 A/V	2022 T/V	Parcels	Activity	% of Total T/V
1	Somerset Collection	75,344,490	60,876,330	5	Mall - Retail	1.06%
2	DTE Electric Co.	49,159,120	48,670,830	17	Utility	0.85%
3	Lithia Real Estate Inc	42,086,890	42,086,890	19	Automotive Dealer	0.73%
4	Troy Apts I-IV LLC	86,751,560	32,250,080	25	Apartments	0.56%
5	Troy Office Center LLC	28,843,380	27,373,740	6	Office Leasing	0.48%
6	Urbancal Oakland Mall	25,829,780	25,404,080	4	Mall - Retail	0.44%
7	Consumers Energy	23,873,690	23,685,220	12	Utility	0.41%
8	CC Troy Associates	36,410,880	22,898,130	4	Office Leasing	0.40%
9	Wilshire Plaza	18,911,890	17,303,600	3	Office Leasing	0.30%
10	Troy KS Development	17,546,160	16,903,700	4	Office Leasing	0.29%
11	LREH LLC	19,191,330	16,364,290	8	Office Leasing	0.28%
12	755 Tower Assoc	25,670,980	16,184,740	2	Office Leasing	0.28%
13	Bostick	20,196,910	15,440,620	30	Leasing-Multi Use	0.27%
14	Troy Beaver Realty	15,559,070	14,827,140	2	Office Leasing	0.26%
15	Delphi	28,255,440	14,565,330	2	Corp HQ	0.25%
16	Regents Park of Troy	15,002,450	14,552,220	3	Apartments	0.25%
17	American House of Troy	14,295,570	14,295,570	1	Apartments	0.25%
18	Mich Troy Technology	15,199,950	13,790,170	5	Office Leasing	0.24%
19	Zen Troy LLC	13,809,470	13,643,750	1	Apartments	0.24%
20	SCA-100 LLC	13,826,300	13,597,610	1	Office Leasing	0.24%
		585,765,310	464,714,040	154		8.08%

City of Troy - Assessing Department
2022 Commercial/Industrial Roll Summary by Use

Count	Use	Sq Ft	Acres	2022 A/V	2022 T/V	\$/SF 2 * A/V	\$/SF 2 * T/V
18	Auto Dealer	741,632	95.23	48,379,570	41,896,160	130.47	112.98
32	Bank	131,033	39.46	19,578,690	11,776,410	298.84	179.75
6	Barber/Beauty	11,540	1.89	861,770	629,650	149.35	109.12
3	Bowling Centers	109,975	15.15	2,710,450	1,464,850	49.29	26.64
4	Clubhouses	100,268	21.85	5,067,760	4,071,500	101.08	81.21
15	Day Care Centers	129,950	22.21	7,392,880	5,680,100	113.78	87.42
66	Engineering	2,679,349	227.64	86,863,230	66,816,870	64.84	49.88
5	Garage-Mini Lube	10,081	2.18	1,495,660	585,390	296.73	116.14
50	Garage-Service	243,505	38.33	20,476,580	11,113,170	168.18	91.28
2	Hangar-Storage	24,928	0.00	403,250	283,120	32.35	22.72
3	Health Club	161,623	16.29	5,493,510	4,565,200	67.98	56.49
1	Hospital	61,522	4.07	11,563,800	9,782,720	375.92	318.02
10	Hotel	1,253,970	50.38	46,425,090	41,062,060	74.04	65.49
38	Industrial - Lofts	1,771,500	113.43	37,770,390	23,911,910	42.64	27.00
632	Industrial LM	11,757,905	866.38	349,202,720	224,733,080	59.40	38.23
1	Kennel	9,199	2.05	836,290	785,250	181.82	170.73
22	Market	303,685	38.67	18,685,180	10,764,300	123.06	70.89
87	Medical	725,523	68.00	44,492,150	32,966,830	122.65	90.88
12	Mini Whse	1,041,774	43.23	20,163,660	14,521,340	38.71	27.88
2	Mortuary	30,404	3.68	1,359,000	1,139,880	89.40	74.98
4	Motel	278,988	14.13	8,177,660	7,813,430	58.62	56.01
58	Multiple Res	5,853,229	450.51	203,221,350	109,546,570	69.44	37.43
7	Multiple SC	336,542	29.97	24,876,440	17,520,610	147.84	104.12
257	Office	16,232,671	984.07	687,773,890	480,938,050	84.74	59.26
47	Restaurant	458,667	52.04	41,022,550	29,568,120	178.88	128.93
27	Restaurant FF	104,523	27.93	15,177,130	10,177,290	290.41	194.74
1	Retail, Apt up	3,520	0.05	84,670	54,900	48.11	31.19
43	Retail	502,602	50.92	25,704,880	19,743,640	102.29	78.57
7	Retail Department	1,358,484	64.46	45,447,620	32,744,960	66.91	48.21
13	Retail Discount	750,198	73.81	28,663,920	23,524,230	76.42	62.71
2	Retail Whse	370,213	38.17	11,636,040	8,744,300	62.86	47.24
23	Row/Town House	25,346	5.41	1,243,430	831,590	98.12	65.62
2	Skating Rink	278,254	23.90	9,563,710	8,915,480	68.74	64.08
1	Sheds - Lumber	18,180	1.20	149,050	109,200	16.40	12.01
4	Shop Cntr Comm'ty	434,513	36.53	18,600,870	8,600,180	85.62	39.59
65	Shop Cntr Nghbhd	1,117,031	120.14	69,109,150	48,187,230	123.74	86.28
3	Shop Cntr Regional	1,584,986	61.39	98,999,190	84,645,670	124.92	106.81
1	Theater	76,067	12.48	3,313,940	3,099,000	87.13	81.48
4	Veterinary	13,345	1.84	1,152,090	736,010	172.66	110.30
13	Whse Distribution	733,193	62.17	22,308,870	14,097,130	60.85	38.45
40	Whse Storage	1,253,348	93.80	34,670,870	22,987,140	55.33	36.68
2	Whse Transit	68,295	19.96	4,258,630	3,117,430	124.71	91.29

2022 Commercial/Industrial Summary by Type

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Oakland County

2021 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2021 Oakland County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Addison Twp	8.3106	Southfield Twp	0.6000
Auburn Hills	13.0702	Holly Twp	2.3948
Berkley	15.9886	Novi Twp	2.9663
Beverly Hills Village	13.9206	Rose Twp	2.9813
Bingham Farms Village	9.0000	Commerce Twp	3.0412
Birmingham	13.5896	Groveland Twp	4.4557
Bloomfield Hills	10.9600	Oakland Twp	5.6350
Bloomfield Twp	12.1734	Brandon Twp	6.4603
Brandon Twp	6.4603	Lyon Twp	6.7371
Clarkston Village	17.5522	Leonard Village	7.0000
Clawson	22.8139	Springfield Twp	7.3537
Commerce Twp	3.0412	Milford Village	7.7216
Farmington	19.8167	Franklin Village	7.7231
Farmington Hills	18.3628	Highland Twp	7.8442
Fenton	9.8822	Milford Twp	7.9241
Ferndale	26.1345	Ortonville Village	8.0000
Franklin Village	7.7231	Addison Twp	8.3106
Groveland Twp	4.4557	Orchard Lake Village (City)	8.3590
Hazel Park	35.6130	Bingham Farms Village	9.0000
Highland Twp	7.8442	Wolverine Lake Village	9.5730
Holly Twp	2.3948	White Lake Twp	9.8310
Holly Village (Ind Twp)	11.9176	Fenton	9.8822
Holly Village (RH)	15.4828	**Troy**	10.0154
Huntington Woods	24.9327	Orion Twp	10.0815
Independence Twp	10.6018	Waterford Twp	10.2310
Keego Harbor	15.1306	Novi	10.5376
Lake Angelus	11.2109	Rochester Hills	10.5510
Lake Orion Village	12.6756	Independence Twp	10.6018
Lathrup Village (City)	24.4906	Bloomfield Hills	10.9600
Leonard Village	7.0000	Oxford Village	11.1200
Lyon Twp	6.7310	Lake Angelus	11.2109
Madison Heights	26.2646	West Bloomfield Twp	11.7285
Milford Twp	7.9241	Holly Village (Ind Twp)	11.9176
Milford Village	7.7216	Oxford Twp	11.9466
Northville	16.6044	Bloomfield Twp	12.1734
Novi	10.5376	Lake Orion Village	12.6756
Novi Twp	2.9663	Rochester	12.8528
Oak Park	33.8541	Wixom	13.0201
Oakland Twp	5.6350	Auburn Hills	13.0702

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Oakland County

2021 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2021 Oakland County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Orchard Lake Village (City)	8.3590	Royal Oak Twp	13.0818
Orion Twp	10.0815	Birmingham	13.5896
Ortonville Village	8.0000	Beverly Hills Village	13.9206
Oxford Twp	11.9466	Keego Harbor	15.1306
Oxford Village	11.1200	Holly Village (RH)	15.4828
Pleasant Ridge	21.3110	Berkley	15.9886
Pontiac	17.4139	Northville	16.6044
Rochester	12.8528	South Lyon	17.0223
Rochester Hills	10.5510	Pontiac	17.4139
Rose Twp	2.9813	Royal Oak	17.4679
Royal Oak	17.4679	Clarkston Village	17.5522
Royal Oak Twp	13.0818	Sylvan Lake	17.6629
South Lyon	17.0223	Farmington Hills	18.3628
Southfield	28.1272	Walled Lake	19.6201
Southfield Twp	0.6000	Farmington	19.8167
Springfield Twp	7.3537	Pleasant Ridge	21.3110
Sylvan Lake	17.6629	Clawson	22.8139
** Troy **	10.0154	Lathrup Village (City)	24.4906
Walled Lake	19.6201	Huntington Woods	24.9327
Waterford Twp	10.2310	Ferndale	26.1345
West Bloomfield Twp	11.7285	Madison Heights	26.2646
White Lake Twp	9.8310	Southfield	28.1272
Wixom	13.0201	Oak Park	33.8541
Wolverine Lake Village	9.5730	Hazel Park	35.6130

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Macomb County

2021 Macomb County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2021 Macomb County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Armada Twp	2.2235	Chesterfield Twp	0.7624
Armada Village	12.3476	Richmond Twp	1.0586
Bruce Twp	1.7448	Washington Twp	1.5956
Center Line	34.2433	Bruce Twp	1.7448
Chesterfield Twp	0.7624	Lenox Twp	2.0167
Clinton Twp	5.3993	Armada Twp	2.2235
Eastpointe	26.5963	Macomb Twp	2.9907
Fraser	21.3685	Ray Twp	3.5964
Grosse Pointe Shores	17.7031	Clinton Twp	5.3993
Harrison Twp	9.1020	Harrison Twp	9.1020
Lenox Twp	2.0167	Shelby Twp	9.2999
Macomb Twp	2.9907	** Troy **	10.0154
Memphis	18.6160	New Haven Village	11.7500
Mount Clemens	21.5839	Armada Village	12.3476
New Baltimore	12.9782	New Baltimore	12.9782
New Haven Village	11.7500	Romeo Village (Bruce)	14.8976
Ray Twp	3.5964	Romeo Village (Washington)	14.8976
Richmond	15.8717	Richmond	15.8717
Richmond Twp	1.0586	Sterling Heights	16.6742
Romeo Village (Bruce)	14.8976	Grosse Pointe Shores	17.7031
Romeo Village (Washington)	14.8976	Memphis	18.6160
Roseville	27.7134	Utica	20.0853
Shelby Twp	9.2999	Fraser	21.3685
St Clair Shores	23.9435	Mount Clemens	21.5839
Sterling Heights	16.6742	St Clair Shores	23.9435
** Troy **	10.0154	Eastpointe	26.5963
Utica	20.0853	Warren	27.2265
Warren	27.2265	Roseville	27.7134
Washington Twp	1.5956	Center Line	34.2433

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Wayne County

2021 Wayne County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2021 Wayne County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate, without Transportation mills)	
City Village or Township	Millage Rate	City Village or Township	Millage Rate
Allen Park	23.9087	Canton Twp Chrtr	2.8857
Belleville	16.2043	Brownstown Twp	3.9971
Brownstown Twp	3.9971	Sumpter Twp	4.7175
Canton Twp Chrtr	2.8857	Plymouth Twp	5.1485
Dearborn	26.6700	Van Buren Twp	7.2674
Dearborn Heights	23.5646	Huron Twp	8.5702
Detroit	28.9520	Northville Twp	8.6118
Ecorse	38.1380	** Troy **	10.0154
Flat Rock	19.9861	Livonia	13.2480
Garden City	26.4906	Grosse Isle Twp	14.8046
Gibraltar	19.0046	Plymouth	15.0692
Grosse Isle Twp	14.8046	Northville	15.5063
Grosse Pointe	17.1801	Redford Twp	15.8700
Grosse Pointe Farms	16.7912	Romulus	15.8709
Grosse Pointe Park	16.8822	Belleville	16.2043
Grosse Pointe Shores	17.7031	Grosse Pointe Farms	16.7912
Grosse Pointe Woods	21.8829	Grosse Pointe Park	16.8822
Hamtramck	24.1380	Grosse Pointe	17.1801
Harper Woods	25.3302	Grosse Pointe Shores	17.7031
Highland Park	47.4869	Riverview	18.9100
Huron Twp	8.5702	Gibraltar	19.0046
Inkster	37.8837	Westland	19.5931
Lincoln Park	20.9404	Flat Rock	19.9861
Livonia	13.2480	Rockwood	20.4292
Melvindale	37.2892	Lincoln Park	20.9404
Northville	15.5063	Grosse Pointe Woods	21.8829
Northville Twp	8.6118	Woodhaven	22.4420
Plymouth	15.0692	Wyandotte	22.7500
Plymouth Twp	5.1485	Dearborn Heights	23.5646
Redford Twp	15.8700	Allen Park	23.9087
River Rouge	37.1339	Hamtramck	24.1380
Riverview	18.9100	Wayne	24.5579
Rockwood	20.4292	Trenton	24.7506
Romulus	15.8709	Harper Woods	25.3302
Southgate	26.7308	Taylor	25.9386
Sumpter Twp	4.7175	Garden City	26.4906
Taylor	25.9386	Dearborn	26.6700
Trenton	24.7506	Southgate	26.7308
** Troy **	10.0154	Detroit	28.9520
Van Buren Twp	7.2674	River Rouge	37.1339
Wayne	24.5579	Melvindale	37.2892
Westland	19.5931	Inkster	37.8837
Woodhaven	22.4420	Ecorse	38.1380
Wyandotte	22.7500	Highland Park	47.4869

2022
Top Twenty by Taxable Value
Troy City - All
City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	Somerset Collection	75,344,490	60,876,330	5	Mall - Retail	1.06
2	DTE Electric Co	49,159,120	48,670,830	17	Utility	0.85
3	Lithia Real Estate Inc	42,086,890	42,086,890	19	Automotive Dealer	0.73
4	Troy Apts I-IV LLC	86,751,560	32,250,080	25	Apartments	0.56
5	Troy Office Center LLC	28,843,380	27,373,740	6	Office Leasing	0.48
6	Urbancal Oakland Mall	25,829,780	25,404,080	4	Mall - Retail	0.44
7	Consumers Energy	23,873,690	23,685,220	12	Utility	0.41
8	CC Troy Associates	36,410,880	22,898,130	4	Office Leasing	0.40
9	Wilshire Plaza	18,911,890	17,303,600	3	Office Leasing	0.30
10	Troy KS Development	17,546,160	16,903,700	4	Office Leasing	0.29
11	LREH LLC	19,191,330	16,364,290	8	Office Leasing	0.28
12	755 Tower Assoc	25,670,980	16,184,740	2	Office Leasing	0.28
13	Bostick	20,196,910	15,440,620	30	Leasing - Multi Use	0.27
14	Troy Big Beaver Realty	15,559,070	14,827,140	2	Office Leasing	0.26
15	Delphi	28,255,440	14,565,330	2	Corporate HQ	0.25
16	Regents Park of Troy	15,002,450	14,552,220	3	Apartments	0.25
17	American House Troy	14,295,570	14,295,570	1	Apartments	0.25
18	Michigan Troy Technology	15,199,950	13,790,170	5	Office Leasing	0.24
19	Zen Troy LLC	13,809,470	13,643,750	1	Apartments	0.24
20	SCA-100 LLC	13,826,300	13,597,610	1	Office Leasing	0.24
Totals		585,765,310	464,714,040	154		8.08

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022
Top Twenty by Taxable Value
Avondale Schools 63070
City of Troy - Assessing Department

Rank	Name	2022 A/V	2022 T/V	Parcels	Activity	%
1	Northfield Commons	5,528,230	3,438,550	1	Retail Rental	0.06
2	Nino Salvaggios	4,651,240	3,420,000	2	Market	0.06
3	Caswell	6,444,470	3,347,470	5	Retail & Apartment	0.06
4	HCR Manorcare	5,065,150	3,302,120	1	Rehabilitation	0.06
5	Sunrise Senior Living	3,481,920	2,257,790	2	Senior Housing	0.04
6	DTE Electric	1,634,330	1,634,330	1	Utility	0.03
7	Consumers Energy	912,820	912,820	1	Utility	0.02
8	Petruzzello Trust	889,190	887,200	2	Catering	0.02
9	Trowbridge Homes	964,260	768,390	6	Residential	0.01
10	Troy Professional	1,145,450	768,210	2	Office Leasing	0.01
11	Bostick Trust	828,720	606,780	5	Leasing	0.01
12	Kroger Co	534,900	543,550	2	Market/Fuel	0.01
13	Amberwood Townhomes	648,430	518,740	1	Apartment	0.01
14	Comcast	514,310	514,310	1	Utility	0.01
15	Rest Ret/Off LLC	1,307,660	447,230	1	Office Leasing	0.01
16	Boji, Vince	427,580	427,580	1	Residence	0.01
17	Nikolla, Eranda	449,860	418,020	1	Residence	0.01
18	Giri, Brij	382,850	382,850	1	Residence	0.01
19	Abou, Basil	398,790	371,220	1	Residence	0.01
20	Dedaj, Ludovik	508,620	371,120	2	Residence	0.01
Totals		31,190,550	21,899,730	38		0.38

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022
Top Twenty by Taxable Value
Birmingham Schools 63010
City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	DTE Electric Co	6,842,120	6,825,850	2	Utility	0.12
2	Grand/Sakwa	7,407,410	5,780,500	3	Retail Rental	0.10
3	Target	6,020,010	4,476,180	2	Retail	0.08
4	Home Depot	5,471,240	3,716,050	2	Retail	0.06
5	SP Industrial	3,153,480	2,940,180	2	Industrial	0.05
6	International Transmission	2,816,780	2,816,780	1	Utility	0.05
7	Kroger	3,947,290	2,483,930	2	Market	0.04
8	Kohl's	2,889,430	2,341,640	2	Retail	0.04
9	LA Fitness	2,215,430	1,346,110	2	Gym	0.02
10	Consumers Energy	836,860	836,860	1	Utility	0.01
11	Secured Storage	1,126,700	750,520	2	Storage	0.01
12	Wolverine Carbide	1,244,910	712,850	1	Industrial	0.01
13	ESS Prisa LLC	1,070,870	706,660	1	Storage	0.01
14	Queen Nour LLC	755,690	688,960	6	Residential	0.01
15	Fields Christopher	674,730	674,730	1	Residence	0.01
16	Koneru Trust	660,840	660,840	1	Residence	0.01
17	Fishman Trust	653,750	653,750	1	Residence	0.01
18	Amina Properties LLC	632,610	632,610	1	Industrial	0.01
19	Sunblad, Kyle	609,430	609,430	1	Residence	0.01
20	3808 Poppleton Trust	557,580	557,580	1	Residence	0.01
Totals		49,587,160	40,212,010	35		0.70

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022

Top Twenty by Taxable Value

Bloomfield Hills Schools 63080

City of Troy - Assessing Department

Rank	Name	2022 A/V	2022 T/V	Parcels	Activity	%
1	Windemere Park of Troy	4,863,450	2,836,980	1	Senior Living	0.05
2	DTE Electric Co	1,103,740	1,092,260	2	Utility	0.02
3	Pllumaj, Arben	1,133,940	987,990	2	Residence	0.02
4	LREH California LLC	1,424,780	983,510	1	Office Leasing	0.02
5	Reid, John	1,219,450	943,400	1	Residence	0.02
6	Veluru, Ramesh	938,210	806,060	1	Residence	0.01
7	Malik, Asif	861,770	752,880	1	Residence	0.01
8	Dedvukaj, Deda	831,670	741,650	1	Residence	0.01
9	MacNeill, John	795,060	739,590	1	Residence	0.01
10	Varghese, Mathew	814,470	715,400	1	Residence	0.01
11	Kissoondial, PA	713,100	693,590	1	Residence	0.01
12	Rao, Anitha	701,490	679,310	1	Residence	0.01
13	Camaj, Martin	718,150	660,150	1	Residence	0.01
14	Khan, Amin	707,520	630,760	1	Residence	0.01
15	Jain, Nitin	715,020	611,390	1	Residence	0.01
16	Lee, Kuei	709,570	610,130	1	Residence	0.01
17	Hajjar, Riad	689,050	606,600	1	Residence	0.01
18	Choudhary, Shivani	704,410	603,440	1	Residence	0.01
19	Ibrahim, Chadi	746,640	597,520	1	Residence	0.01
20	Shah, Biren	581,770	581,770	1	Residence	0.01
Totals		20,973,260	16,874,380	22		0.29

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022

Top Twenty by Taxable Value

Lamphere Public Schools 63280

City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Count	Activity	%
1	Urbancal Oakland Mall	25,829,780	25,404,080	4	Mall/Retail	0.44
2	MGA Research Corp	9,783,540	9,783,540	1	Engineering	0.17
3	CR Oakland Square LLC	9,406,580	9,406,580	3	Retail	0.16
4	CR Oakland Plaza LLC	7,649,430	7,649,430	4	Retail	0.13
5	14 Mile & John R Holdings	6,837,900	6,837,900	2	Retail	0.12
6	Macy's	7,909,050	5,803,050	2	Retail	0.10
7	CTL Propco I LLC	4,575,330	4,575,330	1	Retail	0.08
8	Zago Properties LLC	3,812,940	3,812,940	1	Industrial	0.07
9	Urbancal Oakland II LLC	4,076,720	2,935,260	2	Mall/Retail	0.05
10	Wolverine Carbide	2,749,650	2,273,250	2	Industrial	0.04
11	400 John R Road LLC	3,053,060	2,268,810	1	Retail	0.04
12	Bostick West Prop LLC	2,324,860	1,623,040	4	Industrial Leasing	0.03
13	600 Data Center LLC	1,454,670	1,135,290	1	Office	0.02
14	Telli Invt LLC	1,034,580	1,034,580	1	Industrial	0.02
15	Managed Way Co	1,000,000	1,000,000	1	Personal Property	0.02
16	Vosburgh Investments LP	823,510	823,510	1	Restaurant	0.01
17	LGA 3 LLC	1,102,050	818,220	1	Industrial Leasing	0.01
18	Executive REIT	1,315,420	760,490	1	Industrial Leasing	0.01
19	Dai Lai Property Mgmt LLC	750,620	750,620	1	Industrial Leasing	0.01
20	Oakland Commerce	1,304,130	702,490	1	Industrial Leasing	0.01
Totals		96,793,820	89,398,410	35		1.55

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022
Top Twenty by Taxable Value
Royal Oak Schools 63040
City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	Cole OFC Troy MI LLC	4,324,210	3,711,700	1	Office Leasing	0.06
2	Troy Hotels Inc	4,455,450	3,542,200	1	Hotel	0.06
3	HOV Services Inc	2,913,740	2,913,740	1	Hotel	0.05
4	250 Stephenson Assoc	5,075,120	2,870,120	1	Office Leasing	0.05
5	Troy 500 & 750 Steph'n	4,047,420	2,802,010	2	Office Leasing	0.05
6	Holiday Inn Express	3,486,550	2,788,260	2	Hotel	0.05
7	SourceHOV LLC	2,915,040	2,411,840	1	Office Leasing	0.04
8	LREH Michigan LLC	3,660,820	2,333,580	1	Office Leasing	0.04
9	Kostal of America Inc	4,171,040	2,142,180	2	Corp HQ	0.04
10	Site One Landscape	1,366,460	1,093,270	2	Landscaping	0.02
11	501 Stephenson LLC	1,023,770	1,023,770	1	Industrial	0.02
12	Continental Catering	854,640	854,640	1	Commercial Catering	0.01
13	North American Bancard	824,940	824,940	1	Corp HQ	0.01
14	Phoenix Wire Works	1,433,430	791,530	1	Industrial	0.01
15	Source Corp BPS Inc	788,310	788,310	1	Industrial	0.01
16	FSC Con Troy MI LLC	1,310,580	724,250	1	Industrial	0.01
17	Intraco Corp	981,540	722,270	2	Office Leasing	0.01
18	Data Sales Company	657,390	657,390	1	Corp HQ	0.01
19	Deal Investment LLC	1,025,350	653,090	1	Office Leasing	0.01
20	St Real Estate Holdings	787,880	571,770	1	Medical Office	0.01
Totals		29,335,160	21,183,100	21		0.37

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022
Top Twenty by Taxable Value
Troy Schools 63150
City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	Somerset Collection	75,344,490	60,876,330	5	Mall - Retail	1.06
2	Lithia Real Estate Inc	37,873,750	37,873,750	17	Automotive Dealer	0.66
3	DTE Electric Co	36,680,100	36,219,560	9	Utility	0.63
4	Troy Apts I-IV LLC	86,751,560	32,250,080	25	Apartments	0.56
5	Troy Office Center	28,843,380	27,373,740	6	Office Leasing	0.48
6	CC Troy	36,529,390	22,166,640	4	Office Leasing	0.39
7	Consumers Energy	20,251,590	20,063,120	6	Utility	0.35
8	Wilshire Plaza	18,911,890	17,303,600	3	Office Leasing	0.30
9	Troy KS	17,546,160	16,903,700	4	Office Leasing	0.29
10	755 Tower	25,670,980	16,184,740	2	Office Leasing	0.28
11	Troy Beaver Realty	15,559,070	14,827,140	2	Office Leasing	0.26
12	Delphi	28,255,440	14,565,330	2	Office	0.25
13	Regents Park	15,002,450	14,552,220	3	Apartments	0.25
14	Zen Troy LLC	13,809,470	13,643,750	1	Apartments	0.24
15	SCA-100 LLC	13,826,300	13,597,610	1	Office Leasing	0.24
16	Zimmer US INC	12,555,320	12,555,320	1	Personal Property	0.22
17	VHS Childrens Hospital	14,050,280	12,269,200	2	Hospital	0.21
18	Nemer Troy Place	14,465,600	11,265,690	5	Office Leasing	0.20
19	Somerset Place	17,824,780	11,233,000	1	Office Leasing	0.20
20	Gables Of Troy	18,069,640	10,612,430	4	Office Leasing	0.18
Totals		547,821,640	416,336,950	103		7.24

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022

Top Twenty by Taxable Value

Warren Consolidated Schools 50230

City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	American House Troy	14,295,570	14,295,570	1	Senior Apartments	0.25
2	MI Troy Technology	15,199,950	13,790,170	5	Industrial Leasing	0.24
3	Edinburgh Properties	8,136,320	6,203,450	1	Apartments	0.11
4	920 on the Park	6,120,700	5,132,560	1	Senior Apartments	0.09
5	Home Properties	9,028,800	4,987,840	2	Apartments	0.09
6	Lithia Real Estate Inc	4,213,140	4,213,140	2	Auto Dealer	0.07
7	Bostick	6,318,710	4,183,550	15	Multi Use	0.07
8	DTE Electric Co	2,240,640	2,240,640	1	Utility	0.04
9	Holden Hayden LLC	2,227,220	2,227,220	1	Industrial	0.04
10	Indusco Investment	3,707,890	2,106,890	1	Industrial Leasing	0.04
11	Lukowski Yarema LLC	3,642,470	1,909,430	5	Manufacturing	0.03
12	Tire Wholesalers	2,215,220	1,654,370	2	Whse Tire	0.03
13	1099 Chicago Road LLC	2,322,140	1,387,690	1	Industrial Leasing	0.02
14	Phoenix Property LLC	1,372,820	1,372,820	2	Industrial	0.02
15	1740 E Maple LLC	1,491,340	1,297,010	1	Industrial Leasing	0.02
16	American Polish CC	2,203,210	1,253,450	3	Catering	0.02
17	Ring Road Properties LLC	1,510,000	1,250,400	1	Industrial Leasing	0.02
18	John R Spring Company LLC	3,792,190	1,225,930	1	Repair	0.02
19	Dequindre REIT	1,694,770	1,128,150	4	Industrial Leasing	0.02
20	Consumers Energy	1,126,970	1,126,970	1	Utility	0.02
Totals		78,564,500	58,691,680	50		1.02

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022
Top Twenty by Taxable Value
DDA
City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	Somerset Collection	75,344,490	60,876,330	5	Mall Retail	1.06
2	Troy Office Center	28,843,380	27,373,740	6	Office Leasing	0.48
3	CC Troy	36,410,880	22,898,130	4	Office Leasing	0.40
4	Wilshire Plaza	18,911,890	17,303,600	3	Office Leasing	0.30
5	755 Tower Associates LLC	25,670,980	16,184,740	2	Office Leasing	0.28
6	Zen Troy LLC	13,809,470	13,643,750	1	Apartments	0.24
7	VHS Childrens Hospital	14,050,280	12,269,200	2	Hospital	0.21
8	Troy KS Development	12,671,690	12,042,280	3	Office Leasing	0.21
9	Nemer Troy Place	14,465,600	11,265,690	5	Office Leasing	0.20
10	Somerset Place LLC	17,824,780	11,233,000	1	Office Leasing	0.20
11	Liberty Investments I	12,483,400	9,599,470	2	Office Leasing	0.17
12	Macy's	14,144,580	9,234,420	2	Retail	0.16
13	OVT Wilshire Owner LLC	7,631,050	7,631,050	1	Office Leasing	0.13
14	Galleria Of Troy LLC	9,289,370	7,510,530	1	Office Leasing	0.13
15	Nordstrom Inc	9,416,580	7,367,250	2	Retail	0.13
16	NS International LTD	8,113,760	6,118,570	2	Office Leasing	0.11
17	Saks	8,529,130	5,443,220	2	Retail	0.09
18	Neiman Marcus	6,253,200	5,269,360	2	Retail	0.09
19	Sheffield Owner LLC	15,147,420	5,234,140	2	Office Leasing	0.09
20	Troy 888 LLC	7,355,170	5,175,700	4	Office Leasing	0.09
Totals		356,367,100	273,674,170	52		4.76

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

City of Troy 2022

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

TUESDAY, MARCH 8, 2022 10:00 A.M.-4:00 P.M.

The 2022 Board of Review was called to order at 10:00 A.M. at Troy City Hall. Members present: Frank Strahl, Howard Adams, and Michele Shoan. Motion by Frank Strahl to appoint Howard Adams as Chairperson, Seconded by Michele Shoan, Motion Carried. Also present were City Assessor, Kelly Timm who served as the Secretary and Kim Harper, Deputy Assessor. Kelly Timm presented the 2022 Certified Assessment Roll to the Board, reviewed with the Board of Review how to conduct business, reviewed statutory or policy changes for the current year, and briefed the members on aspects of the 2022 Assessment Roll. There were no corrections of omissions or errors. Motion by Frank Strahl to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 4:00 PM. Actual hours in Session-6 hours. There were no scheduled appointments for this session.

City of Troy 2022

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

MONDAY, MARCH 14, 2022 9:00 A.M-5:00 P.M.

The 2022 Board of Review was called to order at 9:00 A.M. at Troy City Hall. Members present: Frank Strahl, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the 5 Petitions heard at this meeting. Motion by Frank Strahl to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 5:00 PM. Actual hours in Session-8 hours.

2022 March Board of Review Report

Appeal Date

03/14/2022

Appeal # / Time

03.01.20PM

Parcel ID #

88-20-15-480-014

MOSTAFA TRUST, ASHRAF**4032 CHATWAL CT**

THE PETITIONER SUBMITTED AN APPRAISAL DATED JANUARY 2021 FOR THE BOARD TO REVIEW. PETITIONER WOULD NOT LEAVE A COPY OF THE APPRAISAL FOR REVIEW. THE BOARD VOTED NO CHANGE.

2022 A/V

356,990

2022 T/V

303,830

2022 BoR A/V

356,990

2022 BoR T/V

303,830

Change A/V

0

Change T/V

0

Appeal Date

03/14/2022

Appeal # / Time

04.01.30PM

Parcel ID #

88-20-11-480-002

FARMER, TIFFANY**1798 WILMET**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2022 A/V

183,890

2022 T/V

163,910

2022 BoR A/V

183,890

2022 BoR T/V

163,910

Change A/V

0

Change T/V

0

Appeal Date

03/14/2022

Appeal # / Time

05.01.40PM

Parcel ID #

88-20-04-307-004

DESAI, AJITKUMAR & GIRA**6224 RIVERTON**

THE PETITIONER REQUESTED A CHANGE IN HOW TAX REVENUE IS COLLECTED. THE BOARD VOTED NO CHANGE.

2022 A/V

210,200

2022 T/V

123,610

2022 BoR A/V

210,200

2022 BoR T/V

123,610

Change A/V

0

Change T/V

0

Appeal Date

03/14/2022

Appeal # / Time

01.11.00AM

Parcel ID #

88-20-07-153-024

XU, WEIYANG**2825 LENOX**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME AND AN APPRAISAL FOR THE BOARD TO REVIEW. PETITIONER STATED THEY OVERPAID FOR THE HOUSE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$225,000.

2022 A/V

244,980

2022 T/V

244,980

2022 BoR A/V

225,000

2022 BoR T/V

225,000

Change A/V

-19,980

Change T/V

-19,980

Appeal Date**Appeal # / Time****Parcel ID #**

2022 March Board of Review Report

03/14/2022

02.11.20AM

88-20-09-402-009

MALAGA, MICHAEL D

5387 DANIELS

THE PETITIONER SUBMITTED EVIDENCE IN REGARDS TO THE LOCATION OF THE HOME IN REGARDS TO I
-75 FOR THE BOARD TO REVIEW. ALSO PRESENTED AN ANALYSIS OF OTHER RECENTLY SOLD HOMES
IN THE AREA. THE BOARD VOTED NO CHANGE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
367,800	367,800	367,800	367,800	0	0

City of Troy 2022

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

TUESDAY, MARCH 15, 2022 1:00 P.M - 9:00 P.M.

The 2022 Board of Review was called to order at 1:00 P.M. at Troy City Hall. Members present: Frank Strahl, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the 8 Petitions heard at this meeting. Motion by Frank Strahl to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 9:00 PM. Actual hours in Session-8 hours.

2022 March Board of Review Report

Appeal Date

03/15/2022

Appeal # / Time

06.01.00PM

Parcel ID #

88-20-22-204-010

TORTOLERO, RICARDO ANTONIO**3784 BRISTOL**

THE PETITIONER WANTED INFORMATION ON HOW THE ASSESSED AND TAXABLE VALUES WERE CALCULATED. HE REQUESTED A DECREASE IN ASSESSED VALUE. THE BOARD VOTED NO CHANGE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
143,480	140,900	143,480	140,900	0	0

Appeal Date

03/15/2022

Appeal # / Time

07.02.00PM

Parcel ID #

88-20-35-102-040

1400 ALLEN LLC**1400 ALLEN -1408**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
1,627,730	1,627,730	1,627,730	1,627,730	0	0

Appeal Date

03/15/2022

Appeal # / Time

08.04.10PM

Parcel ID #

88-20-01-351-028

LI, SANJUN**6230 BRITTANY TREE**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
201,740	189,280	201,740	189,280	0	0

Appeal Date

03/15/2022

Appeal # / Time

09.06.00PM

Parcel ID #

88-20-12-380-006

PALANIAPPAN, SWAMINATHAN**2227 RADCLIFFE**

THE PETITIONER REQUESTED THE TAXABLE VALUE TO DECREASE PER THE CONSUMER PRICE INDEX. THE BOARD VOTED NO CHANGE TO THE ASSESSED VALUE AND DECREASED THE TAXABLE VALUE TO \$262,620.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
265,580	265,580	265,580	262,620	0	-2,960

Appeal Date**Appeal # / Time****Parcel ID #**

2022 March Board of Review Report

03/15/2022

10.06.10PM

88-20-07-102-027

MICLEA, IOAN & GRIGORIANA

2800 LENOX

THE PETITIONER PRESENTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO DECREASE THE ASSESSED VALUE AND TAXABLE TO \$250,000

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
305,120	305,120	250,000	250,000	-55,120	-55,120

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2022	11.06.20PM	88-20-04-100-062
BISHARA, TOM Y & KHALIDA		754 ANDREW

THE PETITIONER SUBMITTED THE CONDITION OF BASEMENT FLOODING AND FLOOR SEWER DRAINAGE FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
299,690	209,720	299,690	209,720	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2022	12.06.40PM	88-20-27-354-001
KRASNIQI, SHKELZEN		102 VERMONT

THE PETITIONER PRESENTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE TO \$75,000.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
81,850	81,850	75,000	75,000	-6,850	-6,850

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2022	13.06.50PM	88-20-27-352-025
KRASNIQI, SHKELZEN		105 VERMONT

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO ASSESSED AND TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
215,720	150,200	215,720	150,200	0	0

City of Troy 2022

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

WEDNESDAY, MARCH 16, 2022 9:00 A.M. - 5:00 P.M.

The 2022 Board of Review was called to order at 9:00 A.M. at Troy City Hall. Members present: Frank Strahl, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the 6 Petitions heard at this meeting. Motion by Frank Strahl to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 5:00 PM. Actual hours in Session-8 hours.

2022 March Board of Review Report

Appeal Date

03/16/2022

Appeal # / Time

17.01.15PM

Parcel ID #

88-20-14-401-029

SCHMITZ, MARK & KALI**1661 ROCKFIELD**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
207,150	207,150	207,150	207,150	0	0

Appeal Date

03/16/2022

Appeal # / Time

18.01.20PM

Parcel ID #

88-20-27-358-020

KOTTAPALLI, SRINIVASA R & CHANDRA S

THE PETITIONER REQUESTED A REDUCTION IN ASSESSED AND TAXABLE VALUE. THE BOARD VOTED NO CHANGE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
45,520	30,400	45,520	30,400	0	0

Appeal Date

03/16/2022

Appeal # / Time

15.10.00AM

Parcel ID #

88-20-23-401-038

TROY 16 PROPERTIES**1607 E BIG BEAVER**

THE PETITIONER SUBMITTED AN APPRAISAL, COMPARABLES, AND BUILDING EXPENSES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
2,965,390	1,575,590	2,965,390	1,575,590	0	0

Appeal Date

03/16/2022

Appeal # / Time

16.10.40AM

Parcel ID #

88-20-08-476-014

ANSARA BROTHERS REAL ESTATE LLC**5460 CORPORATE**

THE PETITIONER (ATTORNEY) WANTED INFORMATION ON HOW THE ASSESSED AND TAXABLE VALUE WERE CALCULATED, REQUESTING A DECREASE IN ASSESSED VALUE. THE BOARD VOTED NO CHANGED TO THE ASSESSED AND TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
922,500	732,270	922,500	732,270	0	0

Appeal Date**Appeal # / Time****Parcel ID #**

2022 March Board of Review Report

03/16/2022

19.04.00PM

88-20-14-101-025

FLOAREA, MARIUS & SIMONA

1081 GLASER

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME AND COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$307,500 AND NO CHANGE TO THE TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
354,110	247,090	307,500	247,090	-46,610	0

Appeal Date	Appeal # / Time	Parcel ID #
03/16/2022	14.09.30AM	88-20-20-401-018
SUDA, ERIC		3129 ALPINE

THE PETITIONER SUBMITTED AN APPRAISAL AND COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO ASSESSED AND TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
347,050	299,470	347,050	299,470	0	0

City of Troy 2022

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

THURSDAY, MARCH 17, 2022 1:00 P.M. - 2:00 P.M.

The 2022 Board of Review was called to order at 1:00 P.M. at Troy City Hall. Members present: Frank Strahl, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. The Board of Review signed the L-4037 Certification of the Board of Review. Motion by Frank Strahl to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 2:00 PM. Actual hours in Session-1 hour.

2022 MARCH BOARD OF REVIEW

All Appeals

Parcel Number	2022 Orig. SEV	2022 Revised SEV	Difference	2022 Orig. TV	2022 Revised TV	Difference
88-20-07-153-024	244,980	225,000	-19,980	244,980	225,000	-19,980
88-20-09-402-009	367,800	367,800	0	367,800	367,800	0
88-20-15-480-014	356,990	356,990	0	303,830	303,830	0
88-20-11-480-002	183,890	183,890	0	163,910	163,910	0
88-20-04-307-004	210,200	210,200	0	123,610	123,610	0
88-20-22-204-010	143,480	143,480	0	140,900	140,900	0
88-20-35-102-040	1,627,730	1,627,730	0	1,627,730	1,627,730	0
88-20-01-351-028	201,740	201,740	0	189,280	189,280	0
88-20-12-380-006	265,580	265,580	0	265,580	262,620	-2,960
88-20-07-102-027	305,120	250,000	-55,120	305,120	250,000	-55,120
88-20-04-100-062	299,690	299,690	0	209,720	209,720	0
88-20-27-354-001	81,850	75,000	-6,850	81,850	75,000	-6,850
88-20-27-352-025	215,720	215,720	0	150,200	150,200	0
88-20-20-401-018	347,050	347,050	0	299,470	299,470	0
88-20-23-401-038	2,965,390	2,965,390	0	1,575,590	1,575,590	0
88-20-08-476-014	922,500	922,500	0	732,270	732,270	0
88-20-14-401-029	207,150	207,150	0	207,150	207,150	0
88-20-27-358-020	45,520	45,520	0	30,400	30,400	0
88-20-14-101-025	354,110	307,500	-46,610	247,090	247,090	0
88-20-06-276-006	358,570	324,500	-34,070	358,170	324,500	-33,670
88-20-08-253-009	301,930	270,000	-31,930	301,930	270,000	-31,930
88-20-16-226-045	281,660	261,340	-20,320	277,330	261,340	-15,990
88-20-18-203-004	331,440	324,500	-6,940	331,440	324,500	-6,940
88-20-19-126-013	177,240	167,600	-9,640	177,240	167,600	-9,640
88-20-21-276-003	139,770	136,170	-3,600	139,770	136,170	-3,600
88-20-07-126-009	334,550	305,000	-29,550	220,120	220,120	0
88-20-02-277-022	209,970	209,970	0	209,970	165,650	-44,320
88-20-35-276-001	294,910	218,470	-76,440	294,910	218,470	-76,440
88-20-29-401-014	376,090	238,570	-137,520	182,720	182,720	0
88-20-29-401-021	474,600	400,000	-74,600	474,600	400,000	-74,600
88-20-29-401-026	4,551,170	3,580,580	-970,590	4,551,170	3,580,580	-970,590
88-20-18-251-002	308,210	287,500	-20,710	308,210	287,500	-20,710
88-20-29-401-020	245,640	149,690	-95,950	245,640	149,690	-95,950
88-20-27-429-042	179,060	143,250	-35,810	78,060	78,060	0
88-20-31-226-016	2,374,590	2,374,590	0	2,080,070	1,826,800	-253,270
88-20-31-226-017	2,849,820	2,849,820	0	1,542,550	1,386,460	-156,090
88-20-28-203-035	4,478,860	4,478,860	0	3,702,250	3,702,250	0
88-20-25-104-016	78,270	78,270	0	78,270	78,270	0
88-20-05-101-010	195,130	195,130	0	195,130	195,130	0

2022 MARCH BOARD OF REVIEW

All Appeals

Parcel Number	2022 Orig. SEV	2022 Revised SEV	Difference	2022 Orig. TV	2022 Revised TV	Difference
88-20-29-326-028	2,407,720	2,407,720	0	2,407,720	2,407,720	0
88-20-29-401-028	1,017,390	1,017,390	0	1,017,390	1,017,390	0
88-20-29-401-031	4,032,040	4,032,040	0	4,032,040	4,032,040	0
88-20-29-401-032	5,890,940	5,890,940	0	5,890,940	5,890,940	0
88-20-29-426-011	2,317,990	2,317,990	0	2,317,990	2,317,990	0
88-20-29-426-021	1,437,680	1,437,680	0	1,437,680	1,437,680	0
88-20-29-426-027	1,273,170	1,273,170	0	1,273,170	1,273,170	0
88-20-29-426-028	484,160	484,160	0	484,160	484,160	0
88-20-29-426-030	4,339,350	4,339,350	0	4,339,350	4,339,350	0
88-20-29-426-033	1,402,210	1,402,210	0	1,402,210	1,402,210	0
88-20-29-426-055	3,843,340	3,843,340	0	3,843,340	3,843,340	0
88-20-29-426-056	3,559,740	3,559,740	0	3,559,740	3,559,740	0
88-20-35-276-005	3,994,670	3,994,670	0	3,994,670	3,994,670	0
88-20-26-102-004	34,950	34,950	0	25,290	25,290	0
88-20-01-451-018	287,190	0	-287190	287,190	0	-287,190
88-20-02-132-008	169,760	0	-169760	169,760	0	-169,760
88-20-02-203-021	171,320	0	-171320	171,320	0	-171,320
88-20-02-229-004	194,500	0	-194500	194,500	0	-194,500
88-20-03-103-003	232,330	0	-232330	232,330	0	-232,330
88-20-03-177-001	132,080	0	-132080	132,080	0	-132,080
88-20-03-277-005	272,260	0	-272260	200,210	0	-200,210
88-20-03-277-006	123,610	0	-123610	123,610	0	-123,610
88-20-03-279-012	128,420	0	-128420	74,250	0	-74,250
88-20-03-451-001	163,830	0	-163830	163,830	0	-163,830
88-20-04-252-005	176,800	0	-176800	176,800	0	-176,800
88-20-04-257-004	122,240	0	-122240	122,240	0	-122,240
88-20-04-477-022	169,090	0	-169090	169,090	0	-169,090
88-20-05-151-037	195,940	0	-195940	195,940	0	-195,940
88-20-05-228-010	196,210	0	-196210	196,210	0	-196,210
88-20-06-352-025	425,220	0	-425220	425,220	0	-425,220
88-20-08-152-006	170,580	0	-170580	170,580	0	-170,580
88-20-09-227-017	191,550	0	-191550	191,550	0	-191,550
88-20-09-277-024	119,980	0	-119980	119,980	0	-119,980
88-20-10-376-010	152,090	0	-152090	152,090	0	-152,090
88-20-11-102-010	134,710	0	-134710	134,710	0	-134,710
88-20-11-176-051	169,130	0	-169130	149,200	0	-149,200
88-20-11-276-006	164,280	0	-164280	164,280	0	-164,280
88-20-11-377-012	125,760	0	-125760	125,760	0	-125,760
88-20-11-426-002	194,760	0	-194760	194,760	0	-194,760

2022 MARCH BOARD OF REVIEW

All Appeals

Parcel Number	2022 Orig. SEV	2022 Revised SEV	Difference	2022 Orig. TV	2022 Revised TV	Difference
88-20-11-480-001	207,520	0	-207520	207,520	0	-207,520
88-20-12-128-027	176,280	0	-176280	176,280	0	-176,280
88-20-12-153-003	155,240	0	-155240	155,240	0	-155,240
88-20-12-183-008	156,100	0	-156100	144,760	0	-144,760
88-20-12-204-031	107,710	0	-107710	107,710	0	-107,710
88-20-12-226-008	205,720	0	-205720	205,720	0	-205,720
88-20-12-255-005	246,340	0	-246340	133,850	0	-133,850
88-20-12-276-006	143,240	0	-143240	143,240	0	-143,240
88-20-12-327-027	182,500	0	-182500	182,500	0	-182,500
88-20-12-376-005	191,890	0	-191890	191,890	0	-191,890
88-20-13-128-003	139,350	0	-139350	122,510	0	-122,510
88-20-13-351-043	161,350	0	-161350	161,350	0	-161,350
88-20-13-379-010	146,820	0	-146820	96,750	0	-96,750
88-20-13-478-021	140,650	0	-140650	140,650	0	-140,650
88-20-14-202-013	158,210	0	-158210	100,450	0	-100,450
88-20-14-307-064	220,980	0	-220980	220,980	0	-220,980
88-20-14-328-021	159,720	0	-159720	159,720	0	-159,720
88-20-14-352-009	167,550	0	-167550	167,550	0	-167,550
88-20-15-103-020	145,420	0	-145420	145,420	0	-145,420
88-20-15-104-003	128,950	0	-128950	128,950	0	-128,950
88-20-15-204-009	236,790	0	-236790	236,790	0	-236,790
88-20-15-428-004	200,430	0	-200430	200,430	0	-200,430
88-20-15-451-007	151,420	0	-151420	151,420	0	-151,420
88-20-16-228-002	176,160	0	-176160	111,790	0	-111,790
88-20-17-100-023	303,010	0	-303010	220,320	0	-220,320
88-20-17-202-006	257,670	0	-257670	257,670	0	-257,670
88-20-18-353-012	148,880	0	-148880	148,880	0	-148,880
88-20-18-477-014	190,960	0	-190960	190,960	0	-190,960
88-20-19-202-012	192,740	0	-192740	192,740	0	-192,740
88-20-19-427-003	260,450	0	-260450	260,450	0	-260,450
88-20-20-101-016	237,520	0	-237520	166,950	0	-166,950
88-20-20-226-041	199,720	0	-199720	199,720	0	-199,720
88-20-20-227-007	197,430	0	-197430	197,430	0	-197,430
88-20-23-404-003	150,970	0	-150970	150,970	0	-150,970
88-20-23-410-005	289,670	0	-289670	289,670	0	-289,670
88-20-24-103-014	215,760	0	-215760	215,760	0	-215,760
88-20-24-128-011	139,810	0	-139810	139,810	0	-139,810
88-20-25-182-013	114,870	0	-114870	114,870	0	-114,870
88-20-25-326-008	86,310	0	-86310	86,310	0	-86,310

**2022 MARCH BOARD OF REVIEW
All Appeals**

Parcel Number	2022 Orig. SEV	2022 Revised SEV	Difference	2022 Orig. TV	2022 Revised TV	Difference
88-20-25-326-056	139,260	0	-139260	139,260	0	-139,260
88-20-25-478-009	127,410	0	-127410	127,410	0	-127,410
88-20-27-155-028	128,650	0	-128650	128,650	0	-128,650
88-20-30-101-013	163,600	0	-163600	163,600	0	-163,600
88-20-30-126-019	193,470	0	-193470	193,470	0	-193,470
88-20-30-126-043	109,980	0	-109980	109,980	0	-109,980
88-20-12-254-023	144,210	0	-144210	144,210	0	-144,210
TOTAL	91,613,990	72,843,730	-18,770,260	86,032,760	67,746,840	-18,285,920

Board of Review Action Report

Required by State Tax Commission Bulletin 17 of 2007

March Session

State Tax Commission Bulletin 17 of 2007 states that the STC is requiring that all Boards of Review maintain appropriate documentation of their decisions including minutes, a copy of the form 4035 and the 4035a whenever the Board of Review makes a change that causes the Taxable Value to change, and a Board of Review Action Report

The Board of Review Action Report is a report summarizing the actions of the Board of Review. It must include a total assessed and taxable value changed, assessed and taxable value change by classification, total poverty exemption appeals made and number approved, and total number of classification appeals made and number of classification changes made.

OAKLAND

CITY OF TROY

03/17/2022

2022 Board of Review Action Report

Code	Classification	No. of Appeals	No. Granted	Total Assessed Value Change	Total Taxable Value Change
Real Property					
100	Agricultural	0	0	\$0	\$0
200	Commercial	19	4	\$-1,108,110	\$-1,379,950
300	Industrial	6	3	\$-246,990	\$-246,990
400	Residential	107	92	\$-13,786,680	\$-13,030,500
500	Timber-Cutover	0	0	\$0	\$0
600	Developmental	0	0	\$0	\$0
Personal Property					
150	Agricultural	0	0	\$0	\$0
250	Commercial	69	62	\$-1,409,530	\$-1,409,530
350	Industrial	40	32	\$-2,218,950	\$-2,218,950
450	Residential	0	0	\$0	\$0
550	Utility	0	0	\$0	\$0
Total		241	193	\$-18,770,260	\$-18,285,920

No. of Poverty/Vet Exemptions Applied For	No. of Poverty/Vet Exemptions Granted
80	77

Local unit retains original. File report and minutes with local unit clerk (MCL 211.33)

Copy sent to County Equalization Department by May 1



500 West Big Beaver
Troy, MI 48084
troymi.gov

O-02d

FROM THE OFFICE OF THE CITY MANAGER

Date: May 19, 2022
To: Mark F. Miller, City Manager
From: Robert J. Bruner, Assistant City Manager
Subject: Proclamations and Congratulatory Certificates

Background

City Council Rules of Procedure are the guidelines set by City Council for its meetings. The most recent Rules adopted on November 22 include the following:

7. PROCLAMATIONS AND CONGRATULATORY CERTIFICATES:

City Council receives requests for proclamations to honor or celebrate milestones or achievements of Troy residents and businesses, and also to raise awareness of certain events or causes. Proclamations are intended to positively impact the community and convey an affirmative message to Troy residents, and are discretionary. Any person requesting a proclamation for presentation at a regular City Council meeting shall submit a written request to the City Manager or his/her designee. Proclamations must be approved by City Council at a regular meeting preceding the requested presentation date. If a presentation is requested, the proclamation will be included under the topic of Certificates of Recognition and Special Presentations.

Congratulatory certificates are public announcements made by City Council at ribbon cutting ceremonies, grand openings and other events outside of regular City Council meetings. Any request for such a congratulatory certificate should be submitted to the City Manager or his/her designee in advance of the planned business celebration and will not require City Council action.



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FROM THE OFFICE OF THE CITY MANAGER

City Council held a special meeting on February 28, 2022 to discuss proclamations and provide City staff with direction regarding potential criteria. Four themes emerged: health, safety, welfare and local impact. The November 8, 2021 City Council agenda included the attached report with a list of 2022 proclamations. These proclamations may be categorized as follows:

Health

Heart Healthy Month
Colorectal Cancer Awareness Month
Autism Awareness Month
Nurses Week
Mental Health Awareness Month
Men's Health Month
PTSD Awareness Month
World Fragile X Day
National Disability Independence Day
Childhood Cancer Awareness Month
National Recovery Month
National Suicide Awareness Month
Mental Illness Awareness Week
Breast Cancer Awareness Month
Lung Cancer Awareness Month

Safety

Police Week
National EMS Week
Building Safety Month
Motorcycle Awareness Month
National Gun Violence Awareness Day
Fire Prevention Month

Welfare

International Women's Day
Education and Sharing Day USA
Child Abuse Prevention & Awareness Month
Fair Housing Month
National Library Month
Do Something Good for Your Neighbor Day
USPS Letter Carrier Food Drive
Parks & Recreation Month
Welcoming Week
Kinship Care Month
International Day of Peace
Arbor Day
America Recycles Month
National Family Caregivers Month

Local

Athens High Spirit Week
Walsh College – 100th Anniversary 2022
Beaumont Troy – 45th Anniversary 2022

These lists omit observances that do not fit into the categories described above. Some cities specifically avoid topics like politics and religion. For example:

- Proclamation requests must not take sides in matters of political controversy, ideological or religious beliefs, or individual conviction (Atlanta, GA)
- Proclamations will not be issued for campaigns or events contrary to City policies, events or organizations with no direct relationship to the City, for-profit causes, or pending ballot or legislative issues (Colorado Springs, CO)
- We generally avoid anything commercial, promotional, or for-profit (Des Moines, IA)



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FROM THE OFFICE OF THE CITY MANAGER

Limiting proclamations for annual special days, weeks, and months to those recognized by presidential proclamation may help the City avoid unintended controversy. Recent examples include Emergency Medical Services Week, and Peace Officers Memorial Day and Police Week. Lists can be found online:

<https://www.whitehouse.gov/briefing-room/presidential-actions/>

<https://www.federalregister.gov/presidential-documents/proclamations>

City Council discussed the possibility of adopting an annual list of special days, weeks and months. Using the list of presidential proclamations, this annual list might observances like include:

January

National Human Trafficking Prevention Month
National Mentoring Month

February

American Heart Month
National Black History Month

March

Read Across America Day
Greek Independence Day
Irish-American Heritage Month
National Colorectal Cancer Awareness Month
Women's History Month

April

Earth Day
Education and Sharing Day, USA
National Public Health Week
National Volunteer Week
National Cancer Control Month
National Child Abuse Prevention Month
National Donate Life Month

May

Peace Officers Memorial Day and Police Week
Public Service Recognition Week
Emergency Medical Services Week
Asian American and Native Hawaiian/Pacific Islander Heritage Month
Jewish American Heritage Month
National Building Safety Month
National Mental Health Awareness Month

June

Lesbian, Gay, Bisexual, Transgender, and Queer Pride Month
National Caribbean-American Heritage Month
National Immigrant Heritage Month
Flag Day and National Flag Week
Juneteenth Day of Observance

July

Anniversary of the Americans With Disabilities Act

August

National Employer Support of the Guard and Reserve Week
Women's Equality Day

September

Patriot Day and National Day of Service and Remembrance
Constitution Day and Citizenship Day, and Constitution Week
National Voter Registration Day
National Small Business Week
Minority Enterprise Development Week
National Childhood Cancer Awareness Month
National Ovarian Cancer Awareness Month
National Preparedness Month
National Prostate Cancer Awareness Month
National Recovery Month
National Sickle Cell Awareness Month
National Hispanic Heritage Month



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FROM THE OFFICE OF THE CITY MANAGER

October

National Manufacturing Day
German-American Day
Indigenous Peoples' Day
Blind Americans Equality Day
Fire Prevention Week
National Community Policing Week
National Breast Cancer Awareness Month
National Domestic Violence Awareness and Prevention Month

November

Critical Infrastructure Security and Resilience Month
National Alzheimer's Disease Awareness Month
National Diabetes Month
National Entrepreneurship Month
National Family Caregivers Month
National Native American Heritage Month
America Recycles Day

December

National Impaired Driving Prevention Month
World AIDS Day
International Day of Persons with Disabilities
Human Rights Day and Human Rights Week
Bill of Rights Day

This list is for discussion purposes only. It is not all-inclusive and is not a recommendation. Further deliberation is suggested before adopting a list.

Potential Guidelines

Based on past practice, City Council discussion, and research, the following potential guidelines are presented for consideration:

- Proclamations may be issued to promote annual special days, weeks and months recognized by presidential proclamation.
- Proclamations may be issued to promote public awareness campaigns related to health, safety and welfare.
- Proclamations may be issued to recognize individuals, events and organizations in the City.
- Proclamations may not be issued to individuals, events or organizations outside the City.
- Proclamations may be issued to recognize events or organizations outside the City with a local partner.

Proclamations may be issued for the following:

- Events: To support charitable fundraising events of local non-profit organizations.
- Individuals: To recognize individuals who have made a significant contribution to the community.
- Organizations: To raise public awareness of local issues that impact community health, safety and welfare.

Proclamations may not be issued for the following:

- Politics
- Ideology
- Religion

Beth L Tashnick

Subject: Evaluation of gentlemen who changed out our water meters**From:** Patricia Szmit**Sent:** Tuesday, May 10, 2022 10:24 AM**To:** Paul D Trosper**Subject:** Evaluation of gentlemen who changed out our water meters

Good morning.

I just wanted to pass on a favorable comment on one of your team members who recently visited my home on 5/6/22 at 847 Harris Drive, as well as my friend's home at 575 Sylvanwood Dr, in Troy to exchange our water meters.

From the moment Jeremy arrived, he was respectful, and knowledgeable as he explained what he was doing and why he was doing it. He took great care to ensure we understood how we should maintain our new system – stating that we should shut off the main water valves if leaving the home for an extended number of days (like a vacation), or simply periodically checking the meter to ensure it is running safely. After changing out my water meter at 847 Harris Dr., Jeremy followed me to the 575 Sylvanwood Dr. residence (which was also on the schedule to be changed right after my meter.) I needed to be at this residence because one of the owners who lives there is legally blind and had a stroke in Jan of 2021. Jeremy was very respectful and thoughtful the entire time, and again followed his standard protocol of ensuring we understood what maintenance should be done periodically to check the unit.

I know people are quick to complain about services when they are not satisfied, but I wanted to ensure I passed along a favorable evaluation – as this is also a favorable evaluation of Jeremy's supervisors up the chain of command, as well.

Thank you.

Regards,

Pat Szmit

Patricia A. Szmit

Troy, MI 48083