

Troy Police Department Chaplain Robert Cornwall performed the Invocation. The Pledge of Allegiance to the Flag was given.

**A. CALL TO ORDER:**

A Regular Meeting of the Troy City Council was held on Monday, February 27, 2023, 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-Absent
- Ellen Hodorek

Excuse Absent Council Members:

Resolution #2023-02-024  
Moved by Baker  
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hamilton at the Regular City Council of February 27, 2023, due to illness.

Yes: Baker, Abraham, Brooks, Chamberlain-Creanga, Erickson Gault, Hodorek  
No: None  
Absent: Hamilton

**MOTION CARRIED**

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

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**C-1 No Certificates of Recognition and Special Presentations**

**D. CARRYOVER ITEMS:**

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**D-1 No Carryover Items**

**E. PUBLIC HEARINGS:**

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**E-1 Public Hearing - Planned Unit Development (File Number PUD 019 JPLN2022-0013) – Proposed Village of Troy PUD, South Side of Long Lake, West of Rochester (Parcels #88-20-15-201-046 and #88-20-15-201-033), Section 15, Currently Zoned RT (One Family Attached Residential), R-1C (One Family Residential) and CB (Community Business) District**

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

Resolution #2023-02-025  
Moved by Chamberlain-Creanga  
Seconded by Erickson Gault

WHEREAS, The applicant, Robertson Brothers Homes, seeks Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Village of Troy Planned Unit Development (PUD), located on the south side of Long Lake, west of Rochester, in Section 15, approximately 20.48 acres in area; and,

WHEREAS, The Village of Troy PUD features 20 detached single-family homes, 56 attached single-family homes (2 stories) and 70 attached townhomes (3 stories); and,

WHEREAS, The PUD provides a walkable urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces; and,

WHEREAS, The PUD provides a compatible mix of open space, landscaped areas and pedestrian amenities, including incorporation of a regional trail way system; and,

WHEREAS, The PUD proposes appropriate land use transitions between the PUD and surrounding properties; and,

WHEREAS, The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities; and,

WHEREAS, The PUD provides a complementary variety of housing types;

BE IT RESOLVED, That CDP Approval and PDP Approval for the proposed Village of Troy PUD, **BE GRANTED**.

BE IT FURTHER RESOLVED, That Troy City Council hereby **GRANTS** CDP Approval and PDP Approval for the proposed amendment to Village of Troy PUD.

BE IT FURTHER RESOLVED, The subject property is hereby **REZONED** to Planned Unit Development (PUD #19).

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the proposed PUD Agreement, attached hereto, subject to further such minor, conforming and clarifying changes consistent with the terms thereof as may be approved by the Community Development Director, in consultation with the City Manager and City Attorney.

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are hereby **AUTHORIZED TO EXECUTE** the PUD Agreement for Village of Troy PUD on behalf of the City; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

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

Yes: Abraham, Brooks, Chamberlain-Creanga, Erickson Gault, Hodorek, Baker  
No: None  
Absent: Hamilton

**MOTION CARRIED**

The Meeting **RECESSED** at 8:58 PM.  
The Meeting **RECONVENED** at 9:03 PM.

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

Carla Reeb	Commented on the need for the Nature Center agreement to be revised to allow for beer and wine consumption on the premises
Jen Peters	Commented on the need for the Historic Village agreement to be revised to allow for beer and wine consumption on the premises

**Motion to Waive City Council Rule of Procedure #14 – Members of the Public and Visitors**

Resolution #2023-02-026  
Moved by Baker  
Seconded by Erickson Gault

RESOLVED, That Troy City Council hereby **WAIVES** City Council Rule of Procedure # to allow Mr. Nushaj to speak during Public Comment without having signed up during the required sign-up time.

Yes: Brooks, Chamberlain-Creanga, Erickson Gault, Hodorek, Baker, Abraham  
No: None  
Absent: Hamilton

**MOTION CARRIED**

Renis Nushaj	Commented on Item J-3a
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**G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Mayor Baker commented that City Council will speak about liquor licenses issues during Reports and Communications.

Mayor Baker stated that he is comfortable adjourning into closed session if City Council votes to do so.

**H. POSTPONED ITEMS:**

**H-1 No Postponed Items**

**I. REGULAR BUSINESS:**

**I-1 Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – Election Commission, Traffic Committee**

**a) Mayoral Appointments: None**

**b) City Council Appointments:**

Resolution #2023-02-027  
Moved by Chamberlain-Creanga  
Seconded by Hodorek

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

**Election Commission**  
Appointed by Council  
2 Regular Members and 1 Charter Member  
1 Year Term

**Nominations to the Election Commission:**

**Term Expires: 1/31/2024**                      **Stephen Sadlier**                      **Democrat**  
Term currently held by: Stephen Sadlier

**Term Expires: 1/31/2024**                      **Ray Watts**                      **Republican**  
Term currently held by: Ray Watts  
(Republican Party Recommendation)

Yes: Chamberlain-Creanga, Erickson Gault, Hodorek, Baker, Abraham, Brooks  
No: None  
Absent: Hamilton

**MOTION CARRIED**

Resolution #2023-02-028  
Moved by Chamberlain-Creanga  
Seconded by Brooks

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

**Traffic Committee**  
Appointed by Council  
7 Regular Members  
3 Year Term

**Nominations to the Traffic Committee:**

<b>Term Expires: 7/31/2023</b>	<b>Deepti Aggarwal</b>	<b>Student</b>
	Term currently held by: Tyler Koralewski	
<b>Term Expires: 1/31/2026</b>	<b>Richard Kilmer</b>	
	Term currently held by: Richard Kilmer	
<b>Term Expires: 1/31/2026</b>	<b>Al Petrusis</b>	
	Term currently held by: Al Petrusis	
<b>Term Expires: 1/31/2026</b>	<b>Peter Ziegenfelder</b>	
	Term currently held by: Peter Ziegenfelder	

Yes: Erickson Gault, Hodorek, Baker, Abraham, Brooks, Chamberlain-Creanga  
No: None  
Absent: Hamilton

**MOTION CARRIED**

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

**a) Mayoral Nominations:**

Resolution #2023-02-029  
Moved by Baker  
Seconded by Chamberlain-Creanga

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

**Downtown Development Authority**  
Appointed by Mayor  
13 Regular Members  
4 Year Term

**Nominations to the Downtown Development Authority:**

**Term Expiring: 9/30/2026**      **John R. Richards, Jr.**      **In District (Resident Member)**

Term currently held by: Kathleen Garmo resigned 1/12/2023

Yes:            Hodorek, Baker, Abraham, Brooks, Chamberlain-Creanga, Erickson Gault  
No:             None  
Absent:        Hamilton

**MOTION CARRIED**

b)    **City Council Nominations: None**

**I-3    Request for Closed Session**

Resolution #2023-02-030  
Moved by Baker  
Seconded by Hodorek

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.267 (h)(MCL 15.243 (g)).

Yes:            Baker, Abraham, Brooks, Chamberlain-Creanga, Erickson Gault, Hodorek  
No:             None  
Absent:        Hamilton

**MOTION CARRIED**

**I-4    Standard Purchasing Resolution 4: OMNIA Partners Purchasing Cooperative – Troy Public Library Bookmobile (*Introduced by: Emily Dumas, Library Director, and Olivia Olson, Librarian*)**

Resolution #2023-02-031  
Moved by Hodorek  
Seconded by Erickson Gault

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *Farber Specialty Vehicles of Columbus, OH* for the purchase of a customized Farber Sprinter Bookmobile for an estimated cost of \$249,867 as detailed in the attached quote dated 2/17/2023 and as per the OMNIA Partners Cooperative Purchasing Contract #128867; not to exceed budgetary limitations.

Yes:            Abraham, Brooks, Chamberlain-Creanga, Erickson Gault, Hodorek, Baker  
No:             None  
Absent:        Hamilton

**MOTION CARRIED**

**J. CONSENT AGENDA:**

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

Resolution #2023-02-032-J-1a

Moved by Abraham

Seconded by Erickson Gault

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

Yes: Brooks, Chamberlain-Creanga, Erickson Gault, Hodorek, Baker, Abraham

No: None

Absent: Hamilton

**MOTION CARRIED**

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**J-1b Address of "J" Items Removed for Discussion by City Council**

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**J-2 Approval of City Council Minutes**

Resolution #2023-02-032-J-2

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

- a) City Council Minutes-Draft – February 13, 2023
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**J-3 Proposed City of Troy Proclamations:**

Resolution #2023-02-032-J-3

- a) Proclamation to Honor Lieutenant Thomas O'Herron 2022 Firefighter of the Year
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**J-4 Standard Purchasing Resolutions:**

- a) **Standard Purchasing Resolution 4: Sourcewell Purchasing Cooperative – Utility Tractor with Trailer and Related Equipment**

Resolution #2023-02-032-J-4a

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase a Kubota Utility Tractor with Trailer and related equipment from the authorized Michigan dealer; *ROSY BROS., INC. of Dryden, Michigan* utilizing the Sourcewell Cooperative Contract #031121-KBA for an estimated total cost of \$69,926.55 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

- b) **Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – 52-4 District Court Exterior Envelope Repairs**
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Resolution #2023-02-032-J-4b

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *National Restoration of Milford, MI*, for the 52-4 District Court Exterior Envelope Repairs for an estimated amount of \$60,000 as detailed in the attached proposal per the Oakland County Extended Purchasing Contract #006325, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

**c) Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Asphalt Paving Materials – Hot Patch**

Resolution #2023-02-032-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide Asphalt Paving Materials – Hot Patch with an option to renew for one (1) additional year to the lowest bidder(s) by line item to *Cadillac Asphalt of Farmington Hills, MI* as the primary supplier for items #1, #2, #3, #4, #5, #6 and #7 and *Sealmaster of Michigan/GemSeal of Romulus, MI* as the primary supplier for items #8, #9, #10 and #11 at unit prices contained in the bid tabulation opened February 16, 2023, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; to be ordered on an as needed basis and based on proximity; contracts expiring December 31, 2024.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the City to use secondary suppliers, *Ajax Materials Corporation of Troy, MI* for items #1, #2, #3, #6, #7 and #8 and *Cadillac Asphalt of Farmington Hills, MI* for item #9 in the event that the primary supplier is unable to provided materials as specified under the same pricing, terms and conditions as originally bid; to be ordered on an as needed basis and based on proximity.

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

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**J-5 2023 Specialized Services Operating Assistance Program**

Resolution #2023-02-032-J-5

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

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**J-6 Request for Recognition as a Nonprofit Organization from REACH Homeschool**



Resolution #2023-02-032-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the request from REACH Homeschool, asking that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining a charitable gaming license as recommended by City Management.

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

### **K-1 Announcement of Public Hearings:**

- a) March 13, 2023 – Long Lake and Crooks Planned Unit Development (File Number PUD2020-0018) – Revised Concept Development Plan, Northwest Corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) District
- b) March 13, 2023 – Zoning Ordinance Text Amendment (File Number ZOTA 257) – Places of Worship

### **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:**

Mark Gunn	Commented on the need for a resolution to the I-75 noise issue
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## **M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Mayor Baker responded that City Administration has been engaged with MDOT, as well as the representatives of the neighborhoods. He said that Council has taken action and he will follow up with City Administration to see if more can be done to assist the residents.

## **N. COUNCIL REFERRALS:**

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

### **N-1 No Council Referrals Submitted**

## **O. REPORTS:**

### **O-1 Minutes – Boards and Committees: None Submitted**

### **O-2 Department Reports:**

- a) Requested Revisions to Troy Historic Society and Troy Nature Society Agreements  
Noted and Filed

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**O-3** Letters of Appreciation: None Submitted

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

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**P. COUNCIL COMMENTS:**

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**P-1** No Council Comments

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**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):**

The Meeting **RECESSED** at 9:50 PM.  
The Meeting **RECONVENED** at 10:00 PM.

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**R. CLOSED SESSION**

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**R-1** Closed Session

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**S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 11:08 PM.



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Mayor Ethan Baker



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M. Aileen Dickson, MMC, MiPMC II  
City Clerk